



## NOTICE OF THE PLANNING COMMISSION OF THE CITY OF POMONA

*On March 16, 2020, the City Council declared a local emergency in response to the global COVID-19 outbreak. Preserving the health and safety of our employees and the public is our top priority.*

In accordance with California Governor's Executive Order N-25-20 regarding the Brown Act and guidance from the California Department of Public Health on gatherings, please note the following:

On September 23, 2020, at 7:00 p.m., the Planning Commission meeting will occur via video conference. **There will be no in-person public meeting location.**

### **To watch and participate by video conference**

- Visit <https://zoom.us/join>.
- Type in Meeting ID 850 9299 2825 and click "Join".
- Enter Meeting Password 754997 and click "Join Meeting".
- You can also access the meeting by clicking on the following link:  
<https://us02web.zoom.us/j/85092992825?pwd=QmttR2NCZVpIM2R1VVZwM293VStNdz09>
- Public comment may be made using the "Raise Hand" button for audio comments (limited to three minutes per speaker), or the "Q/A" button for written comments (limited to 375 words).

### **To participate by telephone**

- Dial (669)900-9128
- Enter Meeting ID 850 9299 2825 followed by #
- For Participant ID, press #
- Enter Password 754997 followed by #

### **To submit comments by email**

- Comments for public participation or for a specific item on the agenda will be accepted by email.
- Comments will be read into the record by the Planning Commission Secretary.
- The deadline to submit your comments is Wednesday, September 23 by 6:00 p.m.
- Please email your comments to [DevServicesComments@ci.pomona.ca.us](mailto:DevServicesComments@ci.pomona.ca.us).
- Comments must be limited to 200 words.
- Please title your email "Planning Commission Public Comment 9-23-2020" and indicate if you are commenting on a specific agenda item.

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, September 23, 2020

7:00 PM

Via Video Conference

### Planning Commission

*Chair Alfredo Camacho*  
*Vice-Chair Kristie Kercheval*  
*Commissioner Jorge Grajeda*  
*Commissioner Gwen Urey*  
*Commissioner Richard Bunce*  
*Commissioner Ron VanderMolen*  
*Commissioner Kyle Brown*

**PLEASE NOTE:**

Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the Planning Commission and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Planning Commission or the presiding officer constitutes a violation of these rules.

- The conduct of Planning Commission meetings is governed by the portion of the California Government Code commonly known as the "Brown Act" and by the Pomona Planning Commission Rules of Procedure.
- The Planning Commission meeting is for conducting the City's business, and members of the audience must obey the rules of decorum set forth by law. This means that each speaker will be permitted to speak for three minutes to address items that are listed on the Planning Commission agenda or topics which are within the jurisdictional authority of the City.
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the meeting will be permitted. Any person not adhering to the Rules of Procedure or conduct authorized by the Brown Act may be asked to leave.
- All comments directed to the Planning Commission or to any member of the Planning Commission must be directed to the Chairperson (or Vice Chairperson if the Chairperson is absent). We ask that you please respect the business nature of this meeting and the order required for the proceedings conducted.

**A. CALL TO ORDER:**

Chairperson Alfredo Camacho

**B. PLEDGE OF ALLEGIANCE:**

Chairperson Alfredo Camacho

**C. ROLL CALL:**

Chairperson Alfredo Camacho, Vice-Chairperson Kristie Kercheval, Commissioner Jorge Grajeda, Commissioner Gwen Urey, Commissioner Dick Bunce, Commissioner Ron VanderMolen and Commissioner Kyle Brown.

**D. PUBLIC COMMENT:**

1. At this time, the general public is invited to address the Planning Commission concerning any items that are not listed on the agenda, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Comments from the public of any nonagenda items will be limited to three (3) minutes in accordance with City policy.

2. Any applicant or member of the public wishing to speak on any item that is listed on the agenda is requested to adhere to the following protocol procedures/guidelines:

a) When called upon, the person shall state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chairperson may, at his/her discretion, request that the group choose a spokesperson to address the Commission.

b) All remarks should be addressed to the Planning Commission as a whole, and not to individual Commissioners. Questions, if any, should be directed to the presiding Chairperson who will determine whether, or in what manner an answer will be provided.

3. Together the Planning Commission members, City Staff and public honor Pomona's important City meeting values:

a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.

b) To affirm Pomona's dedication to lead as a Compassionate City.

Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together.

**E. CONSENT CALENDAR:**

*All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.*

1. Approval of Draft Planning Commission Action Minutes meeting of August 12, 2020 and September 9, 2020.

**Attachments:**     [Draft PC Action Minutes 8-12-2020](#)  
                              [Draft PC Action Minutes 9-9-2020](#)

2. **Time Extension (EXT 14373-2020) (Continued from September 9, 2020)**

Project Address: 665 East Sixth Street  
Project Applicant: Pengyu Zhu  
Project Planner: Ata Khan, Supervising Planner  
Council District: District No. 2

A request for a time extension for Conditional Use Permit (CUP 5344-2016) for the development of two condominium units located at 665 East Sixth Street within the Downtown Pomona Specific Plan.

**Recommendation:**

Staff recommends that the Planning Commission approve Time Extension (EXT 14373-2020) granting a 12-month time extension for Conditional Use Permit (CUP 5344-2016) subject to the conditions of PC Resolution No. 18-040 approved on October 10, 2018.

**Attachments:**     [Staff Report](#)  
                              [Attachment 1 - Copy of Application/Justification](#)  
                              [Attachment 2 - Approved Project Plans](#)  
                              [Attachment 3 - PC Resolution No. 18-040](#)

3. **Time Extension (EXT 014232-2020)**

Project Address: 888 W. Mission Blvd  
Project Applicant: ATC Design Group  
Project Planner: Gustavo N. Gonzalez, Planning Manager  
Council District: 2

A request for a one-year time extension for Conditional Use Permit (CUP 007353-2017) to allow the development of approximately 16,433 square feet of new retail space in two new buildings and one existing building on a 1.45 acre lot; and a Tentative Parcel Map (PM 7354-2017) to combine two lots into one lot on parcels in the Midtown Segment of the Pomona Corridors Specific Plan.

**Recommendation:**

Staff recommends that the Planning Commission approve Time Extension No. 014232-2020 only for the one-year time extension request for Tentative Parcel Map

(TPM 007354-2017) and deny the one-year time extension request for the Conditional Use Permit (CUP 007353-2017).

**Attachments:**     [Staff Report](#)  
                              [Attachment 1 - Applicant's Time Extension Application](#)  
                              [Attachment 2 - Approved Project Plans](#)  
                              [Attachment 3 - PC Resolution No. 18-033 \(CUP\)](#)  
                              [Attachment 4 - PC Resolution No. 17-043 \(TPM\)](#)

## **F. HEARING ITEMS:**

1. Revocation (REV 14240-2020)

Project Address: 692 E Phillips Blvd

Project Applicant: City of Pomona

Project Planner: Alina Barron, Assistant Planner

Council District: CC District No. 3

A City-initiated request for revocation of Conditional Use Permit (PC Resolution No. 5446) for the expansion of a board and care facility to 46 beds on an existing property located in the R-1- E - Single-Family Residential Overlay. Pursuant to Section 15061(b) (3) of the California Environmental Quality Act, the proposed project is covered by the general rule exemption which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The Categorical Exemption will be considered by the Planning Commission at the public hearing for this project scheduled for September 23, 2020.

Recommendation:

Staff recommends that the Planning Commission adopt the attached draft Resolution recommending approval of Revocation (REV 14240-2020), subject to conditions.

**Attachments:**     [Staff Report](#)  
                              [Attachment 1 - Draft PC Resolution](#)  
                              [Attachment 2 - PC Resolution No. 5446](#)  
                              [Attachment 3 – Location Map & Aerial Photograph](#)  
                              [Attachment 4 – Site Photographs](#)  
                              [Attachment 5 - Public Hearing Notice & Radius Map](#)

## **G. PLANNING COMMISSION COMMUNICATION:**

## **H. DEVELOPMENT SERVICES DIRECTOR/PLANNING MANAGER COMMUNICATION:**

## **I. DISCUSSION:**

1. Time Extensions Requests.

**Attachments:**[Staff Memo](#)[PZO Section .580 \(Conditional Use Permits\)](#)**ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of October 14, 2020 starting at 7:00 p.m., which will occur via video conference.*

**CERTIFICATION OF POSTING AGENDA:**

*I, Gustavo N. Gonzalez, AICP, Planning Manager for the City of Pomona, hereby certify that the agenda for the September 23, 2020 meeting of the Planning Commission was posted in City Hall, near the door of the City Council Chambers, and on the City's website [www.ci.pomona.ca.us](http://www.ci.pomona.ca.us) on September 17, 2020. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/Gustavo N. Gonzalez, AICP, Planning Manager*