

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Special Meeting Agenda

Wednesday, November 18, 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

*****IMPORTANT NOTICE DUE TO COVID-19*****

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 November 18, 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 Webinar ID 865 4544 9966 and click "Join".*
- Enter Webinar Password 754997 and click "Join Webinar".*
- You can also access the webinar by copying and pasting the link below to your web browser:
https://us02web.zoom.us/webinar/register/WN_3cFMgEUoQO-kTRRZwYFJNw*

To participate by telephone

- Dial (669) 900-9128*
- Enter Webinar ID 865 4544 9966 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, November 18 by 6:00 p.m.*
- Please email your comments to DevServicesComments@ci.pomona.ca.us.*
- Comments must be limited to 200 words.*
- Please title your email "Planning Commission Public Comment 11-18-2020" and indicate if you are commenting on a specific agenda item.*

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 October 28, 2020.

Attachments: [Draft PC Action Minutes 10-28-2020](#)

2. Time Extension (EXT 14857-2020)

Project Address: 55-65 Rancho Camino Drive

Project Applicant: David Wang, for YK America Inc.

Project Planner: Lynda Lara, Assistant Planner

Council District: District No. 5

A request for a one-year time extension for Tentative Parcel Map No. 73821 (PARCEL MAP 9454-2018) which proposes to subdivide an existing 14.88-acre site into four lots for the development of a new hotel and mixed-use tower.

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 14857-2020) granting a one-year time extension for Tentative Parcel Map No. 73821 (PARCEL MAP 9454-2018).

Attachments:

[Staff Report](#)

[Attachment 1 - PC Resolution No. 18-052](#)

[Attachment 2 - 11-28-20 PC Staff Report](#)

[Attachment 3 - 11-28-20 Approved Project Plans](#)

F. HEARING ITEMS:**G. PLANNING COMMISSION COMMUNICATION:****H. DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:****I. DISCUSSION:**

1. Housing Policy and Implementation

Staff will facilitate a discussion on housing policy and implementation, including the implications of recent changes to State law, a review of the City's housing density framework from the 2014 General Plan, and expectations for the forthcoming update to the City's Housing Element.

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of December 9, 2020 starting at 7:00 p.m., which will occur via video conference.

CERTIFICATION OF POSTING AGENDA:

I, Anita D. Gutierrez, AICP, Development Services Director for the City of Pomona, hereby certify that the agenda for the November 18, 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 on November 12, 2020. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Anita D. Gutierrez, AICP, Development Services Director