

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Monday, June 29, 2020

10:00 AM

Via Video Conferencing

**Development Plan Review Hearing**

**\*\*\*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 June 29, 2020, at 10:00 a.m., the Development Plan Review Hearing will occur by video conferencing. There will be no in-person public meeting location.*

*To watch and participate by video conferencing:*

- Visit <https://zoom.us/join>.*
- Type in Meeting ID 837 0510 1846 and click "Join".*
- Enter Meeting Password 216476 and click "Join Meeting".*
- As an added security measure, upon joining, you will be placed in a "Waiting Room", and the Administrator will grant access to participate.*

*To participate by telephone:*

- Dial (669) 900-9128*
- Enter Meeting ID 837 0510 1846 followed by #*
- For Participant ID, press #*
- Enter Password 216476 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.*
- The deadline to submit your comments is Monday, June 29 by 9:00 a.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 "DPR Public Comment 6-29-2020" and indicate if you are commenting on a specific agenda item.*

**PLEASE NOTE:**

*Any member of the public may speak on any item under review by the Development Services Director after "being recognized" by the Director. After the Director recognizes you, state your name and address. Generally, after the item is introduced, the order of presentation begins with staff introduction and presentation. The project applicant or his/her authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow.*

*Staff and the public are reminded that they must preserve order and decorum throughout the Hearing. In that regard, staff and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Development Services Director constitutes a violation of these rules.*

- Each speaker will be permitted to speak for three (3) minutes to address items that are listed on the agenda or topics which are within the jurisdictional authority of the Development Services Director.*
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the hearing will be permitted. Any person not adhering to these rules may be asked to leave.*
- We ask that you please respect the business nature of this hearing and the order required for the proceedings conducted.*

*At the close of testimony, the matter will return to the Director for discussion and action.*

**GENERAL INFORMATION:**

*Director Hearings are scheduled on a submittal basis and usually scheduled once an application is ready to be scheduled. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act. Interested persons must request the accommodation at least two working days in advance of the meeting by contacting the Planning Division at (909) 620-2090.*

*All documents submitted for the public hearing will become public information. Plans and other supporting documents are available at the Development Services Department at 505 N. Garey Avenue. They are also posted on the City of Pomona's website(<http://www.ci.pomona.ca.us>).*

*Plans and other supporting documents may be viewed any day. Copies will be provided at cost when feasible. The Development Services Department is generally open 7:30 a.m. to 6:00 p.m., Mondays through Thursdays. Reduced hours may be in effect.*

*We appreciate your interest in the conduct of your City's business. Information about the City or the items discussed in this report may be referred to: City of Pomona, Development Services Department, 505 N. Garey Avenue, Pomona, CA 91769, 909-620-2090.*

**A. CALL TO ORDER:**

*Anita D. Gutierrez, AICP, Development Services Director*

**B. PLEDGE OF ALLEGIANCE:**

*Anita D. Gutierrez, AICP, Development Services Director*

**C. ROLL CALL:**

*Anita D. Gutierrez, AICP, Development Services Director*

**D. CONSENT CALENDAR:**

*All items listed on the Consent Calendar may be enacted by a single motion without separate discussion.*

**E. HEARING ITEMS:****1. Development Plan Review (DPR 103207-2019)**

Project Address: 1833 N. Garey Avenue

Project Applicant: Pierre Khabbaz for RAFA LA Development LLC

Project Planner: Alex Jimenez, Assistant Planner

Council District: CC District No. 6

A request to develop an approximately 47,610-square foot, three-story mixed-use building containing 35 residential units, approximately 6,640-square foot commercial retail space, 85-space at-grade and subterranean parking garage, and various onsite landscape and hardscape improvements on a vacant 0.66-acre lot (Renewal of previously approved DPR 1207-2015). The proposed project meets the guidelines for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32-In-fill Development).

Recommendation:

The Planning Division recommends the Director of Development Services adopt the attached Resolution approving Development Plan Review (DPR 103207-2019) (Attachment 1), subject to conditions.

**Attachments:**

[Staff Report](#)

[Attachment 1 - Draft Resolution No. 20-XX](#)

[Attachment 2 - Vicinity Map & Aerial Photograph](#)

[Attachment 3 - DPR Resolution No. 16-001](#)

[Attachment 4 - TRACTMAP Resolution No. 16-029](#)

[Attachment 5 - Project Plans](#)

[Attachment 6 - Site Photographs](#)

[Attachment 7 - Public Hearing Notice & 1,000' Radius](#)

**ADJOURNMENT:**

*The City of Pomona Development Plan Review Hearing is hereby adjourned to a date, time, and location to be determined.*

**CERTIFICATION OF POSTING AGENDA:**

*I, Gustavo N. Gonzalez, AICP, Planning Manager for the City of Pomona, hereby certify that the agenda for the June 29, 2020 meeting of the Development Plan Review Hearing 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 June 25, 2020. I declare under the penalty of perjury that the foregoing is true and correct.*

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