

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, February 10, 2021

7:00 PM

Via Video Conference

### Planning Commission

*Chair Alfredo Camacho*  
*Vice-Chair Kristie Kercheval*  
*Commissioner Yesenia Miranda Meza*  
*Commissioner Gwen Urey*  
*Commissioner Carlos Gomez*  
*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 February 10, 2021, 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 830 3351 8088 and click "Join".
- Enter Webinar Password 754997 and click "Join Webinar".
- You can also access the meeting by copying and pasting the link below to your web browser to join the webinar:
- <https://us02web.zoom.us/j/83033518088?pwd=TFVoOTdKY0xnSG5LSzgydkthOWWxdz09>

*To participate by telephone*

- Dial (669) 900-9128
- Enter Webinar ID 830 3351 8088 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, February 10 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 2-10-2021" 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 Yesenia Miranda Meza, Commissioner Gwen Urey, Commissioner Carlos Gomez, 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 January 27, 2021.

**Attachments:**     [PC Action Minutes 1-27-2021](#)

2. Time Extension (EXT-015431-2021)

Project Address: 1175 East Holt Avenue

Project Applicant: Janner Chu

Project Planner: Ata Khan, Supervising Planner

Council District: District No. 4

A request for a one-year time extension for Tentative Parcel Map No. 82199

(PARCELMAP 10083-2018) to subdivide an approximately 1.75 acre parcel into three parcels on a site located at 1175 & 1199 East Holt Avenue within the City Gateway Segment of the Pomona Corridors Specific Plan.

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT-015431-2021) granting a one-year time extension for Tentative Parcel Map No. 82199 (PARCELMAP 10083-2018), subject to the conditions of PC Resolution No. 19-016, approved on March 27, 2019.

Attachments:      [Staff Report](#)

[Attachment No. 1 -- PC Resolution No. 19-016](#)

## **F. HEARING ITEMS:**

**1. Tentative Tract Map No. 83141 (TRACTMAP 13947-2020) (Continued from January 27, 2021)**

Project Address: 875 W. Orange Grove Ave.

Project Applicant: Crestwood Communities

Project Planner: Vinny Tam, Senior Planner

Council District: District No. 1

A request to subdivide a 3.60 acre site under a Tentative Tract Map for condominium purposes in association with the development of 33 detached, two-story, single-family residential units, as well as on-site and off-site improvements including, utilities, private streets, and private and common open space. In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for an exemption under Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) of CEQA. The proposed project is consistent with the City's General Plan; the proposed project will not result in any peculiar impacts that were not identified as a significant impact under the 2014 General Plan Update EIR (GPU EIR); the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment that were not identified as significant in the GPU EIR; the proposed project will not result in a potentially significant offsite impact or cumulative impact not discussed in the GPU EIR; the proposed project will not result in a more severe impact due to substantial new information that was not known at the time the GPU EIR; and the site can adequately be served by all required utilities and public services. Therefore, no further action is required and a Notice of Determination (Section 15094) will be filed indicating that the project is eligible for an exemption under CEQA Guidelines Section 15183.

Recommendation:

Staff recommends that the Planning Commission adopt the attached resolutions approving Tentative Tract Map No. 83141 (TRACTMAP 13947-2020), subject to conditions.

**Attachments:**     [Staff Report](#)  
                              [Attachment 1 - Draft Resolution \(TRACTMAP 13497-2020\)](#)  
                              [Attachment 2 - Staff Report from Planning Commission Meeting of 1/27/21](#)  
                              [Attachment 3 - RF Exposure Study](#)  
                              [Attachment 4 - Vicinity Map & Aerial Photograph](#)  
                              [Attachment 5 - Site Photographs](#)  
                              [Attachment 6a - Project Plans with 33 Units](#)  
                              [Attachment 6b - Project Plans with 32 Units](#)  
                              [Attachment 7 - CEQA Exemption Report](#)  
                              [Attachment 8 - Radius Map & Public Hearing Notice](#)

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

### **H. DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:**

### **I. DISCUSSION:**

1. Housing Element Outreach Plan.
2. Permitting Tandem Parking on Parcels Regulated by the Pomona Zoning Ordinance

The Planning Division will facilitate a discussion on tandem parking on parcels regulated by the Pomona Zoning Ordinance. Staff recommends that the Planning Commission adopt a Resolution permitting tandem parking on parcels regulated by the Pomona Zoning Ordinance at the discretion of the Development Services Director.

**Attachments:**     [Staff Report](#)  
                              [Draft Resolution](#)

### **ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of February 24, 2021 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 February 10, 2021 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 February 4, 2021. I declare under the penalty of perjury that the foregoing is true and correct.*

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