

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, February 24, 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 24, 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 880 9052 7698 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/88090527698?pwd=SktxS2l3c2lkNWVkemdEa1B1cEZVUT09>

To participate by telephone

- Dial (669) 900-9128
- Enter Webinar ID 880 9052 7698 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 24 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 2-24-2021" 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 February 10, 2021.

Attachments: [PC Action Minutes 2-10-2021](#)

F. HEARING ITEMS:

1. Tentative Tract Map No. 83085 (TRACTMAP 13750-2020)

Project Address: 1300 W. Mission Blvd.

Project Applicant: Denn Engineers, George Shweiri

Project Planner: Vinny Tam, Senior Planner

Council District: CC District No. 2

A request to approve a Tentative Tract Map No. 83085 (TRACTMAP 13750-2020) for condominium purposes for 33 residential units at a property located at 1300 W. Mission Blvd. in the Pomona Corridors Specific Plan (PCSP), Midtown Gateway Segment. Staff reviewed the proposal in accordance with the California Environmental Quality Act (CEQA) guidelines and has determined that the project meets the criteria for a General Rule Exemption pursuant to Article 5, 15061(b)(3) which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Therefore, no further environmental review is required. The General Rule Exemption will be considered by the Planning Commission at the public hearing for this project.

Recommendation:

Staff recommends that the Planning Commission adopt the attached PC Resolutions approving Tentative Tract Map No. 83085 (TRACTMAP 13750-2020), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution for TRACTMAP 13750-2020](#)

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

[Attachment 3 - Site Photographs](#)

[Attachment 4 - DPR Reso. No. 16-003](#)

[Attachment 5 - Approved Plans for DPR 3391-2015](#)

[Attachment 6 - Tentative Tract Map No. 83085](#)

[Attachment 7 - 400' Radius Map and Public Hearing Notice](#)

2. Major Wireless Communication Facility (WIRE-14173-2020)

Project Address: 158 W. Willow Street

Project Applicant: Smartlink LLC on behalf of AT&T

Project Planner: Alina Barron, Assistant Planner

Council District: CC District No. 6

A request for a Major Wireless Communication Facility Permit to allow the installation of a new unmanned and freestanding 64-foot tall wireless communication facility with associated equipment designed as a eucalyptus tree and landscape improvements on an existing commercial parking located in the Neighborhood Center segment of the Pomona Corridors Specific Plan (PCSP). Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the criteria for a Class 3 (New Construction of Small Structures) Categorical Exemption pursuant to Article 19, 15303, in that the proposed project consists of the installation of a new free standing wireless communication facility. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission adopt the attached draft Resolution

recommending approval of Major Wireless Communication Facility Permit (WIRE 14173-2020), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution](#)

[Attachment 2 - Project Plans](#)

[Attachment 3 - Site Photographs](#)

[Attachment 4 - Vicinity Map & Aerial](#)

[Attachment 5 - Photo Simulations](#)

[Attachment 6 - Alternative Site Analysis](#)

[Attachment 7 - Coverage Maps](#)

[Attachment 8 - Staff Report for 1748 Alameda Street](#)

[Attachment 9 - Public Hearing Notice](#)

3. Conditional Use Permit (CUP 14326-2020)

Project Address: 1194 W. First Street

Project Applicant: Antonio Monreal

Project Planner: Alex Jimenez, Assistant Planner

Council District: CC District No. 2

A request for a Conditional Use Permit to allow the development of a 2,000 square-foot structure on an undeveloped 0.16 acre lot in the M-1(Light Industrial) Zone and S-Overlay (Supplemental) District. The proposed project meets the guidelines for a Categorical Exemption in compliance with Article 19, Section 15303 (Class 3-New Construction or Conversion of Small Structures).

Recommendation:

Staff recommends that the Planning Commission adopt the attached draft Resolution approving Conditional Use Permit (CUP 14326-2020), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution](#)

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

[Attachment 3 - Site Photographs](#)

[Attachment 4 - Project Plans](#)

[Attachment 5 - Sample and Material Board](#)

[Attachment 6 - Radius Map and Public Hearing Notice](#)

G. PLANNING COMMISSION COMMUNICATION:

H. DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:

I. DISCUSSION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of March 10, 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 24, 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 on February 18, 2021. I declare under the penalty of perjury that the foregoing is true and correct.

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