

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, October 13, 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 October 13, 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 884 0138 0440 and click "Join".
- Enter Webinar Password 910276 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/88401380440?pwd=Zy9POTFMVGVhOHZzemxsUkdvOHBLdz09>

To participate by telephone

- Dial (669) 900-9128
- Enter Webinar ID 884 0138 0440 followed by #
- For Participant ID, press #
- Enter Password 910276 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, October 13 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 10-13-2021" and indicate if you are commenting on a specific agenda item.

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.

Speaker Times:

After the public hearing is opened, the chair will first call upon the applicant or their representative(s) to speak. The applicant has up to eight (8) minutes to address the Commission.

After the Applicant has had an opportunity to speak, the Chair will call upon any members of the public wishing to speak on the item. Each person speaking either in favor or in opposition shall be allowed to speak for not more than three (3) minutes, provided that, due to the number of speakers, the Chair, with the consensus of the Commission, may reduce the time each speaker is allowed to speak.

After all speakers have had an opportunity to speak, the Applicant shall have up to five (5) minutes for rebuttal of any opposition raised.

The Planning Commission may permit the applicant to exceed the preceding time limits if the Commission determines that the proposed project's complexity requires additional time for the applicant to make an adequate presentation.

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. COMMISSIONER COMMUNICATION:

F. 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 September 22, 2021.

Attachments: [PC Action Minutes 9-22-2021](#)

2. Time Extension (EXT 016937-2021)

Project Address: 888 W. Mission Blvd

Project Applicant: Golcheh Development and Investments

Project Planner: Ata Khan, Planning Manager

Council District: 2

A request for a one-year time extension Tentative Parcel Map (PM 7354-2017) to combine ten lots into three parcels in the Midtown Segment of the Pomona Corridors Specific Plan.

Recommendation:

Staff recommends that the Planning Commission approve Time Extension No. 016937-2021 for the one-year time extension request for Tentative Parcel Map (TPM 007354-2017).

Attachments: [Staff Report](#)
 [Attachment 1: Approved Project Plans](#)
 [Attachment 2: PC Resolution No. 18-033 \(CUP\)](#)
 [Attachment 3: PC Resolution No. 17-043 \(TPM\)](#)

G. DISCUSSION ITEMS:

1. **Study Session: Public Draft of Pro Housing Pomona, Sixth Cycle Housing Element.** The public draft of Pro Housing Pomona, the City's Housing Element update for the Sixth Cycle, 2021-2029, is available for public review through November 1. Staff will facilitate a public study session, which includes an overview of the draft, and a public discussion.

Attachments: [PC Study Session-10-132021-HE6](#)
 [Pro Housing Pomona Public Draft](#)

H. PUBLIC HEARING:

1. **Tentative Tract Map No. 83313 (TRACTMAP 15269-2021)**

Project Address: 528 E. Grove St.

Project Applicant: Crestwood Communities

Project Planner: Vinny Tam, Senior Planner

Council District: CC District No. 6

A request to subdivide a 3.58 acre site located at 528 E. Grove St. under a Tentative Tract Map for condominium purposes in association with the development of 38 detached, two-story, residential units, as well as on-site and off-site improvements including, utilities, private streets, and open space. The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). 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 the Planning Commission adopt the attached resolution approving

Tentative Tract Map No. 83313 (TRACTMAP 15269-2021), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft Resolution \(TRACTMAP 15269-2021\)](#)

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

[Attachment 3 - Site Photographs](#)

[Attachment 4 - Project Plans](#)

[Attachment 5 - CEQA Exemption Report](#)

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

[Attachment 7 - Letter of Support](#)

[Attachment 8 - Staff Presentation](#)

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of October 27, 2021 starting at 7:00 p.m., which will occur via video conference.

CERTIFICATION OF POSTING AGENDA:

I, Ata Khan, Planning Manager for the City of Pomona, hereby certify that the agenda for the October 13, 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.pomonaca.gov on October 8, 2021. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Ata Khan, Planning Manger