

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, October 27, 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 Assembly Bill 361 and Resolution No. 2021-137 adopted October 4, 2021 regarding the Brown Act, please note the following:

On October 27, 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 813 1959 4613 and click "Join".*
- Enter Webinar Password 644218 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/81319594613?pwd=NFpmVTgzdE9MMTJ0M1Vlc0YveUlnUT09>*

To participate by telephone

- Dial (669) 900-9128*
- Enter Webinar ID 813 1959 4613 followed by #*
- For Participant ID, press #*
- Enter Password 644218 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 27 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 10-27-2021" 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 October 13, 2021.

Attachments: [PC Action Minutes 10-13-2021](#)

2. Time Extension (EXT 17095-2021)

Project Address: 2005 W Holt Avenue

Project Applicant: APC Towers III, LLC

Project Planner: Alina Barron, Associate Planner

Council District: CC District No. 1

A request for a third, one-year time extension for Wireless Communication Facility Permit (WIRE 10534-2018) which proposes a new freestanding 65-foot high wireless communication facility designed as a tree in the parking lot of a commercial office development located at 2005 W. Holt Avenue in the Downtown Gateway Segment of the Corridors Specific Plan.

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 17095-2021) granting a one-year time extension for Wireless Communication Facility Permit (WIRE 10534-2018).

Attachments:

[Staff Report](#)

[Attachment 1 - PC Resolution No. 18-041](#)

[Attachment 2 - Approved Project Plan per Conditions of Approval](#)

[Attachment 3 - Applicant's Request for Time Extension](#)

G. PUBLIC HEARING:

1. Conditional Use Permit (CUP 14390-2020), Tentative Tract Map (TRACT MAP 14391-2020) & Major Oak Tree Permit (14388-2020)

Project Address: 1137-1149 W. Phillips Blvd.

Project Applicant: Khurshid Khan

Project Planner: Lynda Ramos, Assistant Planner

Council District: CC District No. 2

A request to merge two vacant lots together totaling 0.9 acres to develop 12, two-story, attached condominiums with two-car garages as well as associated on-site improvements including, utilities, landscaping, common and private open space. The request will require approval of a Conditional Use Permit, Tentative Tract Map, and Major Oak Tree Permit. The property is located in the R-2 (Low Density Multiple-Family Zone).

Recommendation:

Staff recommends that the Planning Commission adopt the attached draft resolutions approving Conditional Use Permit (CUP 14390-2020), Tentative Tract Map (TRACT MAP 14391-2020) & Major Oak Tree Permit (14388-2020), subject to conditions (Attachments 1-3).

Attachments:

[Staff Report](#)

[Attachment 1 - Draft Resolution \(CUP 14390-2020\)](#)

[Attachment 2 - Draft Resolution \(TRACT MAP 14391-2020\)](#)

[Attachment 3 - Draft Resolution \(MAJOTP 14388-2020\)\)](#)

[Attachment 4 - Site Photos](#)

[Attachment 5 - Project Plans](#)

[Attachment 6 - Protected Tree Report](#)

[Attachment 7 - Sight Distance Analysis](#)

[Attachment 8 - Public Hearing Notice](#)

[Attachment 9 - Environmental Review](#)

[Attachment 10 - Presentation Slides](#)

2. Conditional Use Permit (CUP 16572-2021)

Project Address: 1087 E. Holt Avenue

Project Applicant: David Perez

Project Planner: Alan Fortune, Assistant Planner

Council District: CC District No. 4

Request to modify a Conditional Use Permit (CUP 16572-2021) to reestablish a Type 41 Alcohol License (on-sale beer and wine) for on-site consumption in conjunction with an existing full-service restaurant located in a commercial shopping center. The project is within the existing building footprint and tenant space. The site is in the City Gateway Segment of the Pomona Corridors Specific Plan (PCSP).

Recommendation:

Staff recommends that the Planning Commission adopt the attached draft approving Conditional Use Permit (CUP 16572-2021), subject to conditions (Attachment 1).

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution 21-031](#)

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

[Attachment 3 - Conditional Use Permit \(Resolutuion 8326\)](#)

[Attachment 4 - Project Plans](#)

[Attachment 5 - Census Tract & Police Reporting District Exhibit](#)

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

[Attachment 7 - Site Photographs](#)

[Attachment 8 - Staff Presentation](#)

3. Tentative Tract Map No. 83362 (TRACTMAP 12535-2019)

Project Address: 650 W. Grand Avenue

Project Applicant: Yan Ling Wang

Project Planner: Alex Jimenez, Associate Planner

Council District: CC District No. 2

A request to subdivide a 0.77 acre site under a Tentative Tract Map for condominium purposes in association with the development of eight detached, two-story, residential units, and one existing unit, as well as on-site improvements. The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed activity of subdividing meets the criteria for the common sense exemption (Sec. 15061), in that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Recommendation:

Staff recommends that the Planning Commission adopt the attached resolution approving Tentative Tract Map No. 83362 (TRACTMAP 12535-2019) subject to conditions.

Attachments: [Staff Report](#)
 [Attachment No. 1 - Draft PC Resolution](#)
 [Attachment No. 2- Location Map & Aerial Photograph](#)
 [Attachment No. 3 - Site Photographs](#)
 [Attachment No. 4 - Project Plans](#)
 [Attachment No. 5 - Radius Map & Public Hearing Notice](#)
 [Attachment No. 6 - Presentation Slides](#)

H. DISCUSSION CALENDAR:

1. Second Review of Conditional Use Permit (CUP 9813-2018) to operate a boarding school on the 8.75 acre property located at 2322-2370 S. Garey Avenue

Attachments: [Staff Report](#)
 [Approved Resolution \(CUP 9813-2018\)](#)

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of November 10, 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 27, 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 21, 2021. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Ata Khan, Planning Manager