

# City of Pomona

505 S. Garey Ave  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, August 8, 2018

7:00 PM

Council Chambers

**Planning Commission**

**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 the Council Chambers.
- 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 in the Council Chambers.

**A. CALL TO ORDER:**

Chairperson Luis M. Juarez

**B. PLEDGE OF ALLEGIANCE:**

Chairperson Luis M. Juarez

**C. ROLL CALL:**

Chairperson Luis M. Juarez, Vice Chairperson Tomas Ursua, Commissioner Jorge Grajeda, Commissioner Ismael Arias, Commissioner Kyle Brown, Commissioner Carolyn Hemming, and Commissioner Mario Ramos.

**D. SELECTION OF NEW CHAIRPERSON AND VICE-CHAIRPERSON:**

1. Selection of New Chairperson and Vice-Chairperson

**Attachments:**     [New Chairperson and Vice-Chairperson Memo](#)  
[Planning Commission Rules of Procedure/By-Laws](#)

**E. 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) Prior to the meeting, or during the meeting prior to an agenda item being discussed, any person wishing to address the Planning Commission shall complete a speaker card and submit it to the Development Services Manager. Speaker cards are available in the foyer of the City Council Chambers and from the Minutes Clerk.
- b) When called upon, the person shall come to the podium, 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.

c) 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.

## **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. Unofficial Planning Commission Minutes of June 26, 2018

**Attachments:**     [Unofficial Planning Commission Minutes of June 26, 2018](#)

## **G. HEARING ITEMS:**

1. Conditional Use Permit (CUP 7985-2017), Tentative Tract Map (TRACTMAP 8522-2017), Revocation of Conditional Use Permit (CUP 13-013); Revocation of Tentative Tract Map (TPM 13-001)

Project Address: 1439 S. Palomares

Project Applicant: Chang Qing-Pan

Project Planner: Vinny Tam, Senior Planner

Council District: CC District No. 3

A request to construct three detached, two-story single-family structures, totaling six units, as well as associated on site improvements for a property located at 1439 S. Palomares St. The request also includes a proposed subdivision of the subject site for condominium purposes. Staff will also process the revocation of Conditional Use Permit (CUP 13-017) for the development of six attached residential units and the revocation of Tentative Tract Map 13-001 for condominium purposes on property located at 1439 S. Palomares St. because these previous entitlements were not exercised. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303, (Class 3 - New Construction or conversion of Small Structures).

### **Recommendation:**

The Planning Division recommends that the Planning Commission adopt the attached draft Resolutions approving Conditional Use Permit (CUP 7985-2017), Tentative Tract Map (TRACTMAP 8522-2017), revocation of Tentative Tract Map (TPM 13-001) and revocation of Conditional Use Permit (CUP 13-013), subject to conditions.

- Attachments:**     [Staff Report](#)  
[Attachment 1 - Draft PC Resolution for CUP 7985-2017](#)  
[Attachment 2 - Draft PC Resolution for TRACTMAP 8522-2017 and Revocation](#)  
[Attachment 3 - Draft PC Resolution for Revocation of CUP 13-013](#)  
[Attachment 4 - Location Map and Aerial Photograph](#)  
[Attachment 5 - Public Hearing Notice and 400' Radius Map](#)  
[Attachment 6 - Conceptual Project Plans.pdf](#)

## **H. DISCUSSION:**

1. Present Results of Staff Meetings with Community Members, Fairplex and Los Angeles County, Recommendations for City Council Draft Ordinance, and Provision of an Alternative Fairgrounds District Ordinance and Next Steps. 601-1101 W. McKinley Avenue and 2250 Fair Avenue (File Case No. 9778-2018)

- Attachments:**     [Staff Report](#)  
[Attachment 1 - 7-30-18 Letter Received - Fairplex](#)  
[Attachment 2 - 5-9-18 "Blue Box" Analysis of Draft City Council Ord.](#)  
[Attachment 3 - Alternative Ordinance with Redlines](#)  
[Attachment 4 - Alternative Ordinance without Redlines](#)  
[Attachment 5 - LA County, Ch 11.07 - Public Events](#)

## **I. PLANNING COMMISSION COMMUNICATION:**

## **J. DEVELOPMENT SERVICES MANAGER COMMUNICATION:**

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

## **ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of August 22, 2018 starting at 7:00 p.m. in the City Council Chambers.*

## **CERTIFICATION OF POSTING AGENDA**

*I, Emily Stadnicki, Development Services Manager for the City of Pomona, hereby certify that the agenda for the August 8, 2018 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 August 3, 2018. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/ Emily Stadnicki, Development Services Manager*