

# City of Pomona

505 S. Garey Ave  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, November 14, 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 Kyle Brown

**B. PLEDGE OF ALLEGIANCE:**

Chairperson Kyle Brown

**C. ROLL CALL:**

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

**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) 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.
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:**

1. Time Extension (EXT 10679-2018)

Project Address: 1833 N. Garey Avenue

Project Applicant: Mel-Pomona, LLC

Project Planner: Sandra Elias, Assistant Planner

Council District: CC District No. 6

Request for a one-year time extension for Tentative Tract Map (TRACTMAP 4490-2016/TTM 74171) for the approved subdivision to create thirty-five (35) residential and five (5) condominiums for a mixed-use development project on a 0.66 acre parcel located on a property located at 1833 N. Garey Avenue within the Workplace Gateway Segment of the Pomona Corridors Specific Plan (PCSP).

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 10679-2018), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - PC Resolution 16-029](#)

[Attachment 2 - Application submitted by applicant on September 18, 2018 and I](#)

[Attachment 3 - Approved Project Plan Reductions](#)

### **F. HEARING ITEMS:**

1. Conditional Use Permit (CUP 9813-2018) (***continued from October 10, 2018***)

Project Address: 2322-2350-2370 S. Garey Avenue

Project Applicant: Grand Sequoia Global Holding Corp.

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 3

Application for a Conditional Use Permit to allow the operation of a boarding school on an 8.75 acre site at 2322-2350-2370 S. Garey Avenue in the Neighborhood Parkway Segment of the Pomona Corridors Specific Plan. 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 15301, (Class 1 - Existing Facilities).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 9813-2018), with conditions.

**Attachments:**     [Memorandum to Staff Report](#)  
                          [Attachment 1: Draft PC Resolution](#)  
                          [Attachment 2: October 10, 2018 Staff Report \(CUP 9813-2018\)](#)  
                          [Attachment 3: October 10, 2018 Draft PC Resolution \(CUP 9813-2018\)](#)  
                          [Attachment 4: Exhibit A to Draft PC Resolution: Initial Study– Class 1 Categoric:](#)  
                          [Attachment 5: Location Map & Aerial Photograph \(CUP 9813-2018\)](#)  
                          [Attachment 6: Project Narrative \(CUP 9813-2018\)](#)  
                          [Attachment 7: Radius Map & Public Hearing Notice \(CUP 9813-2018\)](#)  
                          [Attachment 8: Project Plan Reductions \(CUP 9813-2018\)](#)

2. Modification of Conditional Use Permit (MODCUP 10790-2018)

Project Address: 101 W. Mission Blvd. #101

Project Applicant: John Peña

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 2

Modification of Conditional Use Permit (MODCUP 10790-2018) modifying Conditional Use Permit (CUP 06-005) and Conditional Use Permit (CUPM 06-005) to allow changing one restaurant into two restaurants totaling 6,800 square feet, with a shared bonafide kitchen, and changes to exterior façades, patio expansion and modification of certain conditions at 101 West Mission Boulevard #101 located in the Downtown Core Segment of the Pomona Corridors Specific Plan (APN 8341-008-042).

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 15301, (Class 1 - Existing Facilities).

Recommendation:

Staff recommends that the Planning Commission approve Modification of Conditional Use Permit (MODCUP 10790-2018), subject to conditions.

**Attachments:**     [Staff Report](#)  
                          [Attachment 1- PC Resolution](#)  
                          [Attachment 2 - Applicant's Restaurant Narrative](#)  
                          [Attachment 3 - CUP 06-005 & CUPM 06-005 Staff Report without attachments.r](#)  
                          [Attachment 4 - Resolution Nos. 06-016 and 09-015.pdf](#)  
                          [Attachment 5 - Location Map & Aerial Photograph.doc](#)  
                          [Attachment 6 - HOA Letter.pdf](#)  
                          [Attachment 7 - Public Notice and Radius Map.pdf](#)  
                          [Attachment 8 - Reduction Plans](#)

**G. PLANNING COMMISSION COMMUNICATION:****H. DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:****ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of November 28, 2018 starting at 7:00 p.m. in the City Council Chambers.*

**CERTIFICATION OF POSTING AGENDA**

*I, Mario Suarez, Development Services Director for the City of Pomona, hereby certify that the agenda for the November 14, 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 November 8, 2018. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/ Mario Suarez, AICP, Development Services Director*