

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, April 24, 2019

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 Alfredo Camacho-Gonzalez, Commissioner Gwen Urey, Commissioner Dick Bunce, Commissioner Ron Vander Molen, 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 Director. 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:**

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 Minutes meeting of March 27, 2019.

**Attachments:**     [Planning Commission Meeting Minutes of March 27, 2019](#)

2. Time Extension (EXT 11650-2019)

Project Address: 424-446 W. Commercial Street

Project Applicant: AMCAL Multi-Housing, Inc.

Project Planner: Vinny Tam, Senior Planner

Council District: District No. 1

A request for a one-year time extension for Conditional Use Permit (CUP 4100-2016) which proposes a 61 unit Multi-Family Residential development on a 55,386 square foot (1.27 acre) lot on a property located at 424-446 W. Commercial Street in within the MU-HDR (Mixed Use - High Density Residential) zone of the Downtown Pomona Specific Plan (DPSP).

**Recommendation:**

Staff recommends that the Planning Commission approve Time Extension (EXT 11650-2019) granting a one-year time extension for Conditional Use Permit (CUP 4100-2016) subject to the conditions of PC Resolution No. 16-017 approved on May 25, 2016.

**Attachments:**     [Staff Report](#)

[Attachment 1 - PC Resolution No. 16-017](#)

[Attachment 2 - Approved Project Plans](#)

[Attachment 3 - Application for Time Extension dated March 25, 2019](#)

[Attachment 4 - Decision Letter for Time Extension \(EXT 9608-2018\) dated Nov](#)

3. Time Extension (EXT 11704-2019)

Project Address: 1198-1236 S. San Antonio Avenue

Project Applicant: Shahram Tork

Project Planner: Sandra Elias, Assistant Planner

Council District: CC District No. 3

Request for a one-year time extension for Tentative Tract Map (TRACTMAP 4947-2016) and Conditional Use Permit (CUP 4607-2016) for the approved 14-unit residential condominium development on a property located at 1198-1236 S. San Antonio Avenue within the R-2 Low Density Multiple Family with Supplemental Use Overlay (R-2-S) zone.

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 11704-2019), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1a - City Council Resolution No. 2017-119](#)

[Attachment 1b - City Council Resolution No. 2017-121](#)

[Attachment 2 - Applicant's Time Extension Application Submitted on April 2, 201](#)

[Attachment 3 - Statement from applicant dated April 2, 2019](#)

[Attachment 4 - Approved Project Plans](#)

**F. HEARING ITEMS:****1. Change of Zone (ZONE 10882-2018) & Conditional Use Permit (CUP 10881-2018)**

Project Address: 1531 & 1533 W. Orange Grove Avenue

Project Applicant: Cheng Shan Cheng

Project Planner: Vinny Tam, Senior Planner

Council District: CC District No. 1

A request to change the zoning district from R-1-6,000, Single-family residential district to R-1-E Overlay, Single-family residential overlay district for a property located at 1531 & 1533 West Orange Grove Avenue. The request also includes the proposed construction of a new 1,652 square foot single family structure and two-car garage, a 704 square foot addition to an existing 800 square foot single family residence and new single-car garage, and a 339 square foot addition to an existing 1,163 square foot single family residence. 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 General Rule Exemption in compliance with Article 5, Section 15061(b)(3) as well as 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 recommend City Council approval for Change of Zone (ZONE 10882-2018) and Conditional Use Permit (CUP 10881-2018), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution for CUP 10881-2018](#)

[Attachment 2 - Draft PC Resolution for ZONE 10882-2018](#)

[Attachment 3 - Vicinity Map & Aerial Photograph](#)

[Attachment 4 - Site Photographs](#)

[Attachment 5 - Project Plans](#)

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

**G. PLANNING COMMISSION COMMUNICATION:**

**H. DIRECTOR COMMUNICATION:**

1. Staff Presentation on Planning topic.

**I. DISCUSSION:****ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the Joint City Council Special Meeting of May 1, 2019 starting at 5:00 p.m. at the Ganesha Park Community Center.*

**CERTIFICATION OF POSTING AGENDA:**

*I, Anita D. Gutierrez, AICP, Development Services Director for the City of Pomona, hereby certify that the agenda for the April 24, 2019 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 April 18, 2019. I declare under the penalty of perjury that the foregoing is true and correct.*

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