



505 S. Garey Ave
Pomona, CA 91766

City of Pomona

Planning Commission

Action Minutes

Chairperson Dr. Kyle Brown
Vice-Chairperson Ron VanderMolen
Commissioner Jorge Grajeda
Commissioner Alfredo Camacho
Commissioner Gwen Urey
Commissioner Richard Bunce
Commissioner Kristie Kercheval

Wednesday, April 22, 2020

7:00 PM

Council Chambers

CALL TO ORDER

Chairperson Brown called the Planning Commission meeting to order at 7:05 p.m. via teleconference.

PLEDGE OF ALLEGIANCE

Chairperson Brown led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Dr. Kyle Brown
Vice-Chairperson Ron VanderMolen
Commissioner Jorge Grajeda
Commissioner Alfredo Camacho
Commissioner Gwen Urey
Commissioner Richard Bunce
Commissioner Kristie Kercheval

Absent: None

Staff Present: Anita D. Gutierrez, Development Services Director
Gustavo N. Gonzalez, Planning Manager
Ata Khan, Senior Planner
Eunice Im, Assistant Planner
Alan Fortune, Planning Technician
Jeff Hamilton, Contract Planner
Rene Guerrero, Public Works Director

Arnold Dichosa, City Engineer

CONSENT CALENDAR

1. Time Extension (EXT 13454-2020)

Location: 22122 Valley Boulevard

Request: A one-year time extension for Conditional Use Permit (CUP 12-012) and Tentative Parcel Map (TPM 7550-2017), which proposes five new tilt-up warehouses.

A motion was made by Commissioner Bunce, seconded by Vice-Chair VanderMolen, carried by 7 “yes” votes and 0 “no” vote (7-0-0-0) to approve all of the items on the Consent Calendar in one motion and without discussion.

Chairperson Dr. Kyle Brown - yes; Vice-Chairperson Ron VanderMolen - yes; Commissioner Grajeda - yes; Commissioner Camacho - yes; Commissioner Urey - yes; Commissioner Bunce - yes; Commissioner Kercheval - yes.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 2 minutes (7:16 p.m. to 7:18 p.m.)

2. Time Extension (EXT 13522-2020)

Location: 1439 S. Palomares Street

Request: A one-year time extension for Conditional Use Permit (CUP 7985-2017), which proposes to construct three detached, two-story single-family structures, totaling six units.

A motion was made by Commissioner Bunce, seconded by Vice-Chair VanderMolen, carried by 7 “yes” votes and 0 “no” vote (7-0-0-0) to approve all of the items on the Consent Calendar in one motion and without discussion.

Chairperson Dr. Kyle Brown - yes; Vice-Chairperson Ron VanderMolen - yes; Commissioner Grajeda - yes; Commissioner Camacho - yes; Commissioner Urey - yes; Commissioner Bunce - yes; Commissioner Kercheval - yes.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 2 minutes (7:16 p.m. to 7:18 p.m.)

PUBLIC HEARING ITEMS**1. Conditional Use Permit (CUP 13505-2020)**

Location: 2400 Valley Boulevard

Request: A conditional use permit to allow an upgrade from an existing Type 20 Alcohol License (off-sale beer and wine) to a Type 21 Alcohol License (off-sale general) for off-site consumption in conjunction with an existing bona-fide grocery store in the C-2 - Neighborhood Shopping Center Zone.

Environmental Determination: Per the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, 15301, in that the proposed project only involves the permitting of alcohol sales at an existing facility.

Resolution No. 20-015

A motion was made by Commissioner Grajeda, seconded by Commissioner Bunce, carried by 7 “yes” votes and 0 “no” vote (7-0-0-0) to approve with a condition to ensure that the landscaping is consistent with the Pomona Zoning Ordinance.

Chairperson Dr. Kyle Brown - yes; Vice-Chairperson Ron VanderMolen - yes; Commissioner Grajeda - yes; Commissioner Camacho - yes; Commissioner Urey - yes; Commissioner Bunce - yes; Commissioner Kercheval - yes.

OPPOSITION: None

IN SUPPORT: The applicant spoke in support of the project.

DISCUSSION TIME: 29 minutes (7:18 p.m. to 7:47 p.m.)

2. Major Wireless Communication Facility (WIRE 13283-2020)

Location: 1748 Alameda Street

Request: A Major Wireless Communication Facility Permit to allow the installation of a new unmanned and freestanding 46-foot tall wireless communication facility with associated equipment designed as a eucalyptus tree and an 8-foot tall concrete masonry unit (CMU) enclosure with a wrought iron lid on an undeveloped property located in the Workplace Gateway segment of the Pomona Corridors Specific Plan (PCSP).

Environmental Determination: Per the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 3 (New Construction of Small Structures) Categorical Exemption pursuant to Article 19, 15303, in that the proposed project consists of the installation of a new freestanding wireless communication facility.

A motion was made by Chairperson Brown, seconded by Vice-Chairperson VanderMolen, carried by 7 “yes” votes and 0 “no” vote (7-0-0-0) to continue this item to

the Planning Commission meeting of May 13, 2020 and direct staff to return with additional information related to site coverage and alternative sites and a draft resolution of denial.

Chairperson Dr. Kyle Brown - yes; Vice-Chairperson Ron VanderMolen - yes; Commissioner Grajeda - yes, Commissioner Camacho - yes; Commissioner Urey - yes; Commissioner Bunce - yes; Commissioner Kercheval - yes.

OPPOSITION: Four persons spoke in opposition to the project.

IN SUPPORT: The applicant spoke in support of the project.

DISCUSSION TIME: 1 hour, 42 minutes (7:47 p.m. to 9:29 p.m.)

3. Specific Plan Amendment (SPA 9814-2018), Change of Zone (ZONE 10750-2019), Variance (VAR 12495-2019), Development Plan Review (DPR 6423-2016), Initial Study/Mitigated Negative Declaration (ENV 6424-2019)

Location: 1490 W. Mission Boulevard

Request: 1) Specific Plan Amendment to include the entire project site in the Pomona Corridors Specific Plan (CSP); 2) Zone Change to designate the entire project site PCSP and remove the southerly two-thirds of the site from the R-2 -(Low Density Multi-Family Residential) Zone; 3) Variances to allow for less than five feet of separation from the easterly property line to the proposed driveway and to allow fewer trees along the interior property lines than required; and 4) Development Plan Review for development of a new 41-unit apartment project in the Pomona Corridors Specific Plan - Midtown Segment and R-2 - Low Density Multiple Family Zone.

Environmental Determination: Per the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) were prepared consistent with CEQA Section 15070 to assess the potential effects of this project on the environment.

Resolution No. 20-016

Resolution No. 20-017

Resolution No. 20-018

Resolution No. 20-019

Resolution No. 20-020

A motion was made by Commissioner Bunce, seconded by Chairperson Brown, carried by 6 “yes” votes and 1 “no” vote (6-1-0-0) to recommend City Council approval with a minor deviation to the minimum front coverage requirement.

Chairperson Dr. Kyle Brown - yes; Vice-Chairperson Ron VanderMolen - yes; Commissioner Grajeda - yes, Commissioner Camacho - no; Commissioner Urey - yes; Commissioner Bunce - yes; Commissioner Kercheval - yes.

OPPOSITION: One person spoke in opposition to the project.

IN SUPPORT: The applicant spoke in support of the project.

DISCUSSION TIME: 59 minutes (9:29 p.m. to 10:28 p.m.)

Adjournment

The Planning Commission meeting was adjourned by Chairperson Brown at 10:36 p.m. to the next regularly scheduled meeting of May 13, 2020 at 7:00 p.m.

Respectfully submitted,

Anita D. Gutierrez, AICP
Development Services Director

Prepared by,

Gustavo Gonzalez
Planning Manager