



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, July 8, 2020

7:00 PM

Via Video Conference

CALL TO ORDER

Vice-Chairperson VanderMolen called the Planning Commission meeting to order at 7:01 p.m. Via Video Conference.

PLEDGE OF ALLEGIANCE

Commissioner Camacho led the Pledge of Allegiance.

ROLL CALL

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

Absent: Chairperson Dr. Kyle Brown

Staff Present: Anita D. Gutierrez, Development Services Director
Gustavo N. Gonzalez, Planning Manager
Eunice Im, Assistant Planner
Lynda Lara, Assistant Planner
Marco Martinez, Deputy City Attorney

A Motion by Commissioner Urey, Seconded by Commissioner Bunce, carried by 6 “yes” votes and 0 “no” vote (6-0-0-1) to move the Selection of New Chairperson and Vice-Chairperson to the end of the agenda.

SELECTION OF NEW CHAIRPERSON AND VICE-CHAIRPERSON

1. Selection of New Chairperson and Vice-Chairperson

A motion was made by Commissioner Camacho, seconded by Commissioner VanderMolen, carried by 6 “yes” votes and 0 “no” vote to continue the item to the next meeting of July 22, 2020.

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: 14 minutes (7:05 p.m. to 7:19 p.m.)

PUBLIC COMMENT

None

CONSENT CALENDAR

1. Time Extension (EXT 13811-2020)

Location: 2145 N. Garey Ave.

Request: A request for a one-year time extension for Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017).

A motion was made by Commissioner Urey, seconded by Commissioner Camacho, carried by 6 “yes” votes and 0 “no” vote (6-0-0-1) to approve the item on the Consent Calendar in one motion and without discussion.

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: 1 minute (7:06 p.m. to 7:07 p.m.)

PUBLIC HEARING ITEMS

1. Conditional Use Permit (CUP 013582-2020) (Continued from June 24, 2020)

Location: 961 E. Phillips Blvd.

Request: A request for Conditional use Permit (CUP 013582-2020) to permit the development of twelve (12) unit townhome on a .89 acre lot.

Environmental Determination: Per the California Environmental Quality Act (CEQA), the proposed project, meets the criteria for a Class 32 (In-fill Development) Categorical Exemption pursuant to Article 19, 15332.

Resolution No. 20-024

A motion was made by Commissioner Kercheval, seconded by Commissioner Grajeda, carried by 6 “yes” votes and 0 “no” vote (6-0-0-1) to approve Conditional Use Permit (CUP 013582-2020) to permit the development of twelve (12) unit townhome on a .89 acre lot, subject to the affirmation mentioned conditions.

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: 21 minutes (7:08 p.m. to 7:29 p.m.)

A motion was made by Commissioner Urey, seconded by Vice-Chairperson VanderMolen carried by 6 “yes” votes and 0 “no” vote (6-0-0-1) to move item G4.

2. Major Site Development Permit (MAJSDP 13631-2020)

Location: 55-65 Rancho Camino Drive

Request: An amendment to a previously-approved Major Site Development Permit to redesign a proposed mixed-use project consisting of a hotel, health club, and multi-family residential units in the Transit Oriented District Neighborhood segment of the Phillips Ranch Specific Plan (PRSP).

Environmental Determination: Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.) and CEQA Guidelines Section 15162, the proposed modifications to the Project remain consistent with the Certified Pomona Hyatt Place Hotel Project Final Environmental Impact Report (FEIR) adopted in 2018 and will not create new significant

impacts than those otherwise disclosed in FEIR. Therefore, no further environmental review is required.

A motion was made by Commissioner Camacho, seconded by Commissioner Urey, carried by 6 “yes” votes and 0 “no” vote (6-0-0-1) to continue the item to the next meeting of August 12, 2020, so that staff is able to research traffic concerns expressed by City Council Member Steve Lustro.

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: 3 minutes (7:31 p.m. to 7:34 p.m.)

3. Conditional Use Permit (CUP 013792-2020), Tentative Tract Map (TRACTMAP 013793-2020), and Revocation of Conditional Use Permit (REV 013883-2020)

Location: 952 E. Ninth Street

Request: A Conditional Use Permit (CUP 013792-2020) and Tentative Tract Map (Tract Map 013793-2020) to allow the development and condominium of eleven (11) unit townhome on a 36,954 square foot (0.85 acre lot), and revocation of an expired and unused Conditional Use Permit.

Environmental Determination: Per the California Environmental Quality Act (CEQA), the proposed project, meets the criteria for a Class 32 (In-fill Development) Categorical Exemption pursuant to Article 19, 15332.

Resolution No. 20-025

Resolution No. 20-026

Resolution No. 20-027

A motion was made by Commissioner Urey, seconded by Commissioner Camacho, carried by 6 “yes” votes and 0 “no” vote (6-0-0-1) to approve Conditional Use Permit (CUP 013792-2020), Tentative Tract Map (TRACTMAP 013793-2020) and Revocation of Conditional Use Permit (REV 013883-2020) as recommended by staff.

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 favor of the project.
YIMBY submitted a letter in favor of the project.

DISCUSSION TIME: 23 minutes (7:35 p.m. to 7:58 p.m.)

4. Conditional Use Permit (CUP 011203-2019) and Tentative Tract Map (TRACTMAP 011204-2019)

Location: 1440 S. Huntington Street

Request: A Conditional Use Permit (CUP 011203-2019) and Tentative Tract Map (Tract Map 011204-2019) to allow the development and condominium of eight (8) unit townhome on a 36,941 square foot (0.85 acre lot).

Environmental Determination: Per the California Environmental Quality Act (CEQA), the proposed project, meets the criteria for a Class 32 (In-fill Development) Categorical Exemption pursuant to Article 19, 15332.

Resolution No. 20-028
Resolution No. 20-029

A motion was made by Commissioner Kercheval, seconded by Commissioner Urey, carried by 6 “yes” votes and 0 “no” vote (6-0-0-1) to approve Conditional Use Permit (CUP 011203-2019) and Tentative Tract Map (Tract Map 011204-2019) as recommended by staff.

Vice-Chairperson Ron VanderMolen - yes; Commissioner Grajeda - yes, Commissioner Camacho - yes; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner Kercheval - yes.

OPPOSITION: Amir Moneni, a member of the public, spoke in opposition of the project.

IN SUPPORT: YIMBY submitted a letter in favor of the project.

DISCUSSION TIME: 21 minutes (7:59 p.m. to 8:20 p.m.)

DISCUSSION

None

Adjournment

The Planning Commission meeting was adjourned by Vice-Chairperson VanderMolen at 8:36 p.m. to the next regularly scheduled meeting of July 22, 2020 at 7:00 p.m.

Respectfully submitted,

Anita D. Gutierrez, AICP
Development Services Director

Prepared by,

Miroslava PourSanae
Administrative Assistant

