

City of Pomona

*505 South Garey Avenue
Pomona, CA 91766*



Regular Meeting Agenda

Wednesday, March 8, 2017

7:00 PM

Council Chambers

Planning Commission

A. CALL TO ORDER:

Chair Carolyn Hemming

B. PLEDGE OF ALLEGIANCE:

Chair Carolyn Hemming

C. ROLL CALL:

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

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 non agenda 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 Planning 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 Chair 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 Chair who will determine whether, or in what manner, an answer will be provided.

d) Every person addressing the Planning Commission will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Planning Commission.

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. Unofficial Minutes - Planning Commission January 25, 2017

Attachments: [Unofficial Planning Commission Minutes January 25, 2017.doc](#)

2. Conditional Use Permit (CUP 11-002)

804 William Street:

Adopt a resolution denying Conditional Use Permit (CUP 11-002), an application to legalize the conversion of a group care facility to an eleven unit roominghouse on a 16,600 square foot property located at 804 William Street in the R-2 (Low Density Multiple Family

Residential) zoning district.

Attachments: [Staff Report - 804 William Street \(CUP 11-002\).doc](#)
 [Attachment 1 - 1\) Draft Resolution for denial of Conditional Use Permit 11-002](#)
 [Attachment 2 - 2\) Conditional Use Permit 11-002 Staff Report Dated January 25](#)
 [Unofficial Planning Commission Minutes January 25, 2017.doc](#)

3. General Plan Conformity Assessment (GPC 6936-2017):

Finding of General Plan Conformity Assessment for proposed Street and Alley Vacations located between South Main Street, South Park Avenue, West Second and West Third Streets, Downtown Pomona.

Attachments: [MayaTheaterVacation.doc](#)
 [AlleyVacation \(GPC 6936-2017\) Maya.doc](#)
 [GordonVacate.pptx](#)
 [Resolution of Vacation - Exhibit A.pdf](#)
 [Resolution of Vacation - Exhibit B.pdf](#)
 [SCE Comments.pdf](#)
 [WWOD Comments.pdf](#)

F. PUBLIC HEARING ITEMS:

1. Conditional Use Permit (CUP 4607-2016) & Tentative Tract Map (TRACTMAP 4947-2016)
1198 - 1236 S. San Antonio Avenue (*Continued from January 11, 2017*)

Tentative Tract Map to subdivide two lots totaling approximately 46,550 square feet in size into fourteen condominium units and Conditional Use Permit for the development of fourteen multiple-family residential units on property located at 1198-1236 S. San Antonio Ave. in the R-2-S (Low Density multiple family with Supplemental overlay) zone. 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 15332 (Class 32 - Infill Development Projects).

Recommendation:

The Planning Division recommends that the Planning Commission continue Conditional Use Permit (CUP 4607-2016) and Tentative Tract Map (TRACTMAP 4947-2016) to a date uncertain.

Attachments: [1198-1236 S. San Antonio Ave. CUP 4607-2016 TRACTMAP4947-2016 Memo](#)

2. Conditional Use Permit (CUP 3967-2016) and Variance (VAR 6759-2017)
1028 W. Fernleaf Avenue:

An application for Conditional Use Permit (CUP 3967-2016) for the development of two attached single-family residential units and Variance (VAR 6759-2017) to allow an increase in dwelling unit density on property located at 1028 W. Fernleaf Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone. 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 15332 (Class 32 - In-Fill Development Projects).

Recommendation:

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Conditional Use Permit (CUP 3967-2016) and Variance (VAR 6759-2017), subject to conditions.

Attachments: [Staff Report \(CUP 3967-2016 and VAR 6759-2017\).doc](#)
 [Draft PC Resolution for CUP 3967-2016](#)
 [Draft PC Resolution for VAR 6759-2017](#)
 [Location Map & Aerial Photograph](#)
 [Project Plan Reductions](#)
 [400' Radius Map and Public Hearing Notice](#)

3. Conditional Use Permit (CUP 4280-2016) and Variance (VAR 6760-2017)
1036 W. Fernleaf Avenue:

An application for Conditional Use Permit (CUP 4280-2016) for the development of two attached single-family residential units and Variance (VAR 6760-2017) to allow an increase in dwelling unit density on property located at 1036 W. Fernleaf Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone. 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 15332 (Class 32 - In-Fill Development Projects).

Recommendation:

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Conditional Use Permit (CUP 4280-2016) and Variance (VAR 6760-2017), subject to conditions.

Attachments: [Staff Report \(CUP 4280-2016 and VAR 6760-2017\)](#)
 [Draft PC Resolution for CUP 4280-2016](#)
 [Draft PC Resolution for VAR 6760-2017](#)
 [Location Map & Aerial Photograph](#)
 [Radius Map and Public Hearing Notice](#)
 [Project Plan Reductions](#)

4. Code Amendment (CODE 6899-2017) Waste and Recycling Facilities

A request to amend Section .062 ("Definitions"), Section .580 J ("Uses requiring CUP"), Section .342 (C-1 Zone uses expressly prohibited), Section .352 (C-2 Zone uses expressly prohibited), Section .362 (C-3 Zone uses expressly prohibited), Section .367 (C-C zone uses expressly prohibited), Section .372 (C-4 Zone uses expressly prohibited), Section .392 (C-IND Zone uses expressly prohibited), Section .398 (M Zone uses expressly prohibited), Section .412 (M-1 Zone uses expressly prohibited), and Section .422 (M-2 Zone uses expressly prohibited) of the Pomona Zoning Code to prohibit waste and recycling uses as allowed uses

throughout the City, with the exception of convenience recyclers, and rescind Determination of Similarity (DOS 99-008) allowing Trash Transfer Facilities with a CUP.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission adopt the attached Resolution recommending to the City Council the following:

1. Approval of Code 6899-2017 to amend Section .062 ("Definitions"), Section .580 J ("Uses requiring CUP"), Section .342 (C-1 Zone uses expressly prohibited), Section .352 (C-2 Zone uses expressly prohibited), Section .362 (C-3 Zone uses expressly prohibited), Section .367 (C-C zone uses expressly prohibited), Section .372 (C-4 Zone uses expressly prohibited), Section .392 (C-IND Zone uses expressly prohibited), Section .398 (M Zone uses expressly prohibited), Section .412 (M-1 Zone uses expressly prohibited), and Section .422 (M-2 Zone uses expressly prohibited) of the Pomona Zoning Code to prohibit waste and recycling uses as allowed uses throughout the City, with the exception of convenience recyclers, as defined.

2. Rescind Determination of Similarity (DOS 99-008) allowing Trash Transfer Facilities with a CUP.

Attachments:

[Staff Report](#)

[Attachment 1: Proposed Code Amendments](#)

[Attachment 2: PC reso approving CODE 6899-2017](#)

[Attachment 3: CC staff report dated October 3, 2016](#)

[CC meeting minutes from October 3, 2016](#)

G. NEW BUSINESS

H. PLANNING COMMISSION COMMUNICATIONS:

I. DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

J. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of March 22, 2017 starting at 7:00 p.m. in the City Council Chambers.

CERTIFICATION OF POSTING AGENDA

I, Brad Johnson, Development Services Manager for the City of Pomona, hereby certify that the agenda for the March 8, 2017 meeting of the Planning Commission was posted in City Hall, near the door of the City Council Chambers on March 3, 2017 and on the City's website www.ci.pomona.ca.us on March 2, 2017. I declare under the penalty of perjury that the foregoing is true and correct.

*Brad Johnson
Development Services Manager*