

City of Pomona

*505 South Garey Avenue
Pomona, CA 91766*



Regular Meeting Agenda

Wednesday, March 22, 2017

7:00 PM

Council Chambers

Planning Commission

A. CALL TO ORDER:

Chairperson Carolyn Hemming

B. PLEDGE OF ALLEGIANCE:

Chairperson Carolyn Hemming

C. ROLL CALL:

Chairperson Carolyn Hemming, Vice-Chairperson 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 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 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.

F. PUBLIC HEARING ITEMS:

1. 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 Plans Reductions](#)

[400' Radius Map and Public Hearing Notice](#)

2. 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 \(CUP 4280-2016 & VAR 6760-2017\).doc](#)

[Draft PC Resolution for CUP 4280-2016](#)

[Draft PC Resolution for VAR 6760-2017](#)

[Location Map & Aerial Photograph](#)

[Project Plan Reductions](#)

[400' Radius Map and Public Hearing Notice](#)

3. Specific Plan Amendment (SPA 6114-2016), Tentative Tract Map 74696 (PARCELMAP 5850-2016) & Development Plan Review (DPR 6535-2016)

203 Myrtle Avenue:

A request for a Specific Plan Amendment to allow property within the PCSP Urban Neighborhood Expansion Zone that is not contiguous with Pomona Corridor Specific Plan (PCSP) area property to develop under the PCSP Urban Neighborhood Expansion Zone development standards, Tentative Parcel Map 74696 to consolidate two lots into one, and Development Plan Review to allow construction of a 36-unit multi-family residential development at two and three stories in height on property that is approximately 2.24 acres in size. The subject site is located at 203 Myrtle Avenue in the R-2-PD (Low Density Multiple Family Planned Development) zoning district and also identified within the PCSP Urban Neighborhood Expansion Zone.

Recommendation:

The Planning Division recommends that the Planning Commission recommend City Council approval of Specific Plan Amendment (SPA 6114-2016) and approve Tentative Tract Map 74696 (PARCELMAP 5850-2016) and Development Plan Review (DPR 6535-2016), subject to conditions.

Attachments:

[Staff Report - 203 Myrtle Avenue \(SPA 6114-2016, DPR 6535-2016, PARCELM](#)

[Attachment 1 - 203 Myrtle Ave \(SPA 6114-2016\) PC Reso.doc](#)

[Attachment 2 - 203 Myrtle Ave \(Tentative Parcel Map 74696 \(PARCELMAP 585](#)

[Attachment 3 - 203 Myrtle Ave \(DPR 6535-2016\) PC Resolution.docx](#)

[Attachment 4 - 203 Myrtle Aerial Photo and Vicinity Map.pdf](#)

[Attachment 5 - 203 Myrtle Project Plans and exhibits.pdf](#)

[Attachment 6 - 203 Myrtle Ave Site Photographs.pdf](#)

[Attachment 7 - 203 Myrtle Ave PH Notice and Radius Map.pdf](#)

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 April 12, 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 22, 2017 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 on March 16, 2017. I declare under the penalty of perjury that the foregoing is true and correct.

Brad Johnson
Development Services Manager