

City of Pomona

*505 South Garey Avenue
Pomona, CA 91766*



Regular Meeting Agenda

Wednesday, April 12, 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.

1. Unofficial Planning Commission Minutes - February 8, 2017 & February 22, 2017

Attachments: [Unofficial Planning Commission Minutes 2-8-17.doc](#)
[Unofficial Planning Commission Minutes 2-22-17.doc](#)

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

Adopt a resolution denying Conditional Use Permit (CUP 3967-2016) & Variance (VAR 6759-2017) for two attached single-family residential units on a property located at 1028 W.

Fernleaf Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone.

Attachments: [Draft Resolution Denying CUP 3967-2016](#)
 [Draft Resolution Denying VAR 6759-2017](#)

3. Conditional Use Permit (CUP 4280-2016) & Variance (VAR 6760-2017)

1036 W. Fernleaf:

Adopt a resolution denying Conditional Use Permit (CUP 4280-2016) & Variance (VAR 6760-2017) for two attached single-family residential units on a property located at 1036 W. Fernleaf Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone.

Attachments: [Draft Resolution Denying CUP 4280-2016](#)
 [Draft Resolution Denying VAR 6760-2017](#)

F. PUBLIC HEARING ITEMS:

1. Conditional Use Permit (CUP 5490-2016)

Project Address: Assessor Parcel Number (APN): 8344-024-040

Project Applicant: Grace Hu

Project Planner: Nancy Lee

Council District: CC District No. 2

Project Description:

Conditional Use Permit for the construction of a new 149-room five-story hotel on property that is approximately 3.05 acres in size. The subject site is located on the south side of Rancho Valley Drive, in the northern direction of the Corona Freeway (71) and is identified by Assessor Parcel Number (APN: 8344-024-040). Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), and addendum to a previously approved Environmental Impact Report (EIR) has been prepared. The Rio Rancho Towne Center EIR was certified on October 10, 2012.

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 5490-2016), subject to conditions.

Attachments: [Staff Report: Rancho Valley Drive Hilton Garden Inn APN 8344-024-040\(CUP 5](#)
 [Attachment 1: Draft PC Resolution for CUP 5490-2016](#)
 [Attachment 2: Location Map and Aerial Photograph of Project Site](#)
 [Attachment 3: Project Plan Reductions with site photographs](#)
 [Attachment 4: Public Hearing Notice and Radius Map](#)
 [Attachment 5: Final 2012 Certified EIR for the Rio Rancho Towne Center](#)
 [Attachment 6: Addendum to the 2012 Certified EIR for the Rio Rancho Towne \(](#)
 [Attachment 7: Exhibit of on-sale ABC Licenses in Census Tract 4030.00 and 40](#)
 [Attachment 8: Exhibit of Police Reporting Districts](#)
 [Attachment 9: Exhibit of Sensitive Uses](#)
 [Attachment 10: Operations and Security Plan provided by applicant](#)

2. Conditional Use Permit (CUP 4607-2016) & Tentative Tract Map (TTM 4947-2016)

Continued from March 8, 2017

Project Address: 1198-1236 S. San Antonio Avenue

Project Applicant: Shahram Tork

Project Planner: Cecily Session-Goins

Council District: CC District No. 3

Project Description:

Conditional Use Permit for the development of fourteen multiple-family residential units on property and Tentative Tract Map to subdivide two lots totaling approximately 46,550 square feet in size into fourteen condominium units on a property located in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone. Pursuant to the Guidelines for Implementation 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:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 4607-2016) and Tentative Tract Map (TTM 4947-2016), subject to conditions.

Attachments:

[Staff Report \(CUP 4607-2016 & TTM 4947-2016\)](#)

[Draft PC Resolution Approving TTM 4947-2016](#)

[Draft PC Resolution Denying TTM 4947-2016](#)

[Draft PC Resolution Approving CUP 4607-2016](#)

[Draft PC Resolution Denying CUP 4607-2016](#)

[Location Map & Aerial Photograph](#)

[Project Plan Reductions](#)

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

[Excerpt From Minutes From Planning Commission Meeting on January 11, 2017](#)

[Shade Analysis Provided By Applicant](#)

[Public Correspondence Received After Meeting on January 11, 2017](#)

[Letter Dated January 4, 2017 From Adjacent Property Owner](#)

[Petitions Provided By Adjacent Property Owners](#)

[Email dated February 23, 2017 from Mr. Hank Fung](#)

G. DISCUSSION CALENDAR

1. Continued Accessory Dwelling Unit Study Session

Attachments:

[Staff Memo](#)

[Attachment 1: Memo for the Feb 22nd Study Session and Attachments](#)

H. NEW BUSINESS:**I. PLANNING COMMISSION COMMUNICATIONS:****J. DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:**

K. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of April 26, 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 April 12, 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 April 6, 2017. I declare under the penalty of perjury that the foregoing is true and correct.

*Brad Johnson
Development Services Manager*