

City of Pomona

*505 South Garey Avenue
Pomona, CA 91766*



Regular Meeting Agenda

Wednesday, April 26, 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 Jorge Grajeda, Commissioner Luis M. Juarez, Commissioner Tomas Ursua, Commissioner Kyle Brown, 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. Specific Plan Amendment (SPA 6114-2016), Tentative Parcel Map 74696 (PARCELMAP 5850-2017), & Development Plan Review (DPR 6535-2016)

Project Address: 203 Myrtle Avenue

Project Applicant: Stephen Pincin

Project Planner: Nancy Lee

Council District: CC District No. 1

Specific Plan Amendment to allow property 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 35-unit multi-family residential development at three stories in height on property that is approximately 2.24 acres

in size. The subject site is located in the R-2-PD (Low Density Multiple Family Planned Development) zoning district and also identified within the PCSP Urban Neighborhood Expansion 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:

Staff recommends that the Planning Commission recommend City Council approval of Specific Plan Amendment (SPA 6114-2016), Tentative Parcel Map 74696 (PARCELMAP 5850-2016), and Development Plan Review (DPR 6535-2016).

Attachments:

[Staff Report: 203 Myrtle Avenue \(SPA 6114-2016, DPR 6535-2016, PARCELMAP 5850-2016\)](#)

[Attachment 1: Draft PC Resolution for Specific Plan Amendment \(SPA 6114-2016\)](#)

[Attachment 2: Draft PC Resolution for Tentative Parcel Map 74696 \(PARCELMAP 74696-2016\)](#)

[Attachment 3: Draft PC Resolution for Development Plan Review \(DPR 6535-2016\)](#)

[Attachment 4: Aerial Photo and Vicinity Map](#)

[Attachment 5: Project Plans and Exhibits](#)

[Attachment 6: Site Photographs](#)

[Attachment 7: 1,000' Radius Map and Public Hearing Notice](#)

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

Continued from March 8, 2017

Project Address: Citywide

Project Applicant: Development Services, Planning Division

Project Planner: Catherine Lin

Council District: Citywide

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. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Sections 15060(c)(2) and 15060(c)(3) which pertain to activities that will not result in a direct or reasonably foreseeable indirect change to the environment and that are not defined as a *project* under Section 15378. Therefore, no further environmental review is required.

Recommendation:

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

- a. 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.

b. 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 Resolution Approving CODE 6899-2017](#)

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

[Attachment 4: City Council meeting minutes from October 3, 2016](#)

[Attachment 5: Original ordinance drafted by the Task Force](#)

[Attachment 6: SCAQMD Air Quality Data for Pomona](#)

[Attachment 7: CalEnviroScreen](#)

[Attachment 8: Letters from Rutan & Tucker](#)

[Attachment 9: Letter from Dave Holmes](#)

[Attachment 10: Letter from ICO](#)

[Attachment 11: Letter from Jackson Tidus Law Corporation](#)

[Attachment 12: Letter from SA Recycling](#)

G. DISCUSSION:

1. Continued Accessory Dwelling Unit Study Session

Attachments: [Staff Memo](#)

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

H. NEW BUSINESS:

1. Planning Division & Planning Commission Development Review Process

Attachments: [Email Correspondence from Commissioner Ursua dated 4-19-17](#)

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 May 10, 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 26, 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 20, 2017. I declare under the penalty of perjury that the foregoing is true and correct.

*Brad Johnson
Development Services Manager*