

SEGMENT OF THE CORRIDOR SPECIFIC PLAN LOCATED
AT 625 E. FOOTHILL BOULEVARD. *(Continued from January 11,
20167)*

Chair Hemming opened the public hearing to continue the item.

Motion by Chair Hemming, seconded by Commissioner Grajeda, carried by a unanimous vote of the members present (6-0-0-1), Commissioner Juarez absent, continuing Wireless Communication Facility (WIRE 4071-2016).

F-2

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 11-002) REQUEST TO LEGALIZE THE CONVERSION OF A GROUP CARE FACILITY TO AN ELEVEN UNIT ROOMING HOUSE ON A 16,600 SQUARE FOOT PROPERTY LOCATED AT 804 WILLIAM STREET IN THE R-2 (LOW DENSITY MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT.

Associate Planner Lee provided a staff report regarding a request to legalize the conversion of a group care facility to an eleven unit rooming house. Commissioner Grajeda inquired on the current use of the site and stated concerns regarding the nearby school. Development Services Manager Johnson stated the site was a long ongoing case with the City. The site was scheduled several years ago to come before the Planning Commission and the applicant at that time attempted to withdraw the application by continuously continuing the item. He stated the current applicant was in the process of selling the property and there was concerns from potential buyers as to whether there was a conditional use permit filed with the city. A final determination of the property type had not been made and there have been many lengthy meetings with the City and attorneys regarding the property. Commissioner Brown stated a parking concern as the site had eleven bedrooms, however was only providing ten parking spaces. Development Services Manager Johnson stated staff had visited the site several times and there have only been as many as two cars parked at the site. Staff did not feel there would be a parking issue. Commissioner Grajeda stated confusion with the need for a conditional use permit and stated a concern with the conditional use permit remaining with the land should it be granted.

Commissioner Juarez joined the meeting at 7:22 pm.

Vice Chair Arias inquired whether the new buyer would be required to come before the Commission. Development Services Manager Johnson stated the new buyer would not need to come before the Commission, but would be required to adhere to the granted conditional use permit. Chair Hemming opened the public hearing. Dr. Michael Agron, owner of the property, stated the property had been utilized as many different uses in the past. When he purchased the home, the previous owner was operating the site as a sober living facility and he later realized the site was not properly licensed. He stated he met with the city to inquire what needed to be done to ensure the property was compliant and he thought he had completed the steps to operate with proper licensing. He stated before taking over the property, there had been between thirty and forty police calls per year on the site, but since he had taken over this past year there have only been three police calls. He stated he rents to individuals on a month to month basis and he does not have tenants for less than a month as he prefers for tenants to stay long term. At the present time the

tenants are senior citizens from a church and the tenants do not cause trouble. He stated he believed the home fell into a level 1 home or a group facility. He stated the interested buyers stated concerns regarding the conditional use permit. They would like a CUP on the property for a rooming house. He explained that he thought he had been running a successful operation in comparison to the previous owners and he was under the impression that he had a grandfathered conditional use permit and was operating legally. Chair Hemming inquired on the amount of tenants and vehicles currently at the site. Dr. Michael Agron stated there are eleven tenants and typically one to two cars. Commissioner Grajeda inquired whether the home would be sold as a single family home or as a facility. Dr. Michael Agron stated the home would be sold as a rooming house. Development Services Manager Johnson stated if more than three rooms are being rented, a conditional use permit is required. Commissioner Ramos inquired whether there was a guarantee the new buyer would keep the current tenants. Development Services Manager Johnson stated there is not a guarantee. Ms. Andrews, the Real Estate Agent, stated the home would be listed as a rooming house. The interested buyer would like to keep the current tenants. The potential buyer did not have any issues so he was requesting a clear title with the City. Chair Hemming invited the public for comments. Ms. Alexandra Lopez, employee at the nearby low income housing complex, stated there were two sex offenders living at the subject site. She stated concerns regarding the nearby elementary school and the large amount of children that live in the area. Chair Hemming inquired whether background checks were performed on the tenants or whether there was an age requirement to rent a room at the rooming house. Dr. Michael Agron stated background checks were not performed and there was not an age requirement to rent a room. Ms. Guadalupe Banuelos, a nearby resident, stated concerns with cars pulling up to the property for a quick transaction which she felt were drug transactions and concerns regarding her children as she does not know if sex offenders were in fact living at the home. She stated the neighborhood cleaned the alley behind the property and often found syringes. Ms. Estela Nava stated all of the neighborhood agreed with the previous speakers and many of them have the same concerns. Chair Hemming closed the public hearing.

The Commission stated concerns regarding the CUP running with the land and possibility of the future owners not being as responsible as the current owner, the facility not providing background checks or having an age requirement, a CUP allowing for 20 plus individuals to live in the home, and the property not meeting the parking requirements set for the site.

Motion by Chair Hemming, seconded by Vice Chair Arias, carried by a unanimous vote of the members present (7-0-0-0), denying Conditional Use Permit (CUP 11-002).

Development Services Director Lazzaretto stated the decision made on the item could be appealed by any individual not in agreement within 20 days with the 20 days beginning tomorrow.

F-3

PUBLIC HEARING – CODE AMENDMENT (CODE 6026-2016)
WATER EFFICIENT LANDSCAPE ORDINANCE AND
GUIDELINES: A REQUEST TO UPDATE THE CITY'S
WATER EFFICIENT LANDSCAPE REQUIREMENTS BY
AMENDING SECTION .503-J ("LANDSCAPING
/IRRIGATION"), SECTION .280 ("R-2 LOW DENSITY
MULTIPLE-FAMILY ZONE") SECTION .290 ("R-3 MEDIUM
DENSITY MULTI-FAMILY ZONE"), SECTION .300 ("R-4
HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE")
OF THE CITY OF POMONA ZONING ORDINANCE (PZO),

UNOFFICIAL MINUTES
PLANNING COMMISSION
MARCH 8, 2017

CALL TO ORDER: The Planning Commission meeting was called to order by Chairperson Hemming in the City Council Chambers at 7:00 p.m.

FLAG SALUTE: Commissioner Ursua led the flag salute

ROLL CALL: Roll was taken by Development Services Manager Johnson

COMMISSIONERS PRESENT: Chair Hemming and Vice Chair Arias; Commissioners Brown, Grajeda, Juarez, Ramos, and Ursua

COMMISSIONERS ABSENT: None

STAFF PRESENT: Development & Neighborhood Services Director Lazzaretto, Development Services Manager Johnson, Assistant City Attorney Jared, Deputy City Attorney Chen, City Engineer Guerrero, Supervising Water and Resources Engineer Garibay, and Minutes Clerk Casey

ITEM D:
PUBLIC COMMENT:

ITEM E:
CONSENT CALENDAR:

1. APPROVAL OF PC MINUTES:
-Unofficial Minutes 1-25-17

Deputy City Attorney Chen requested an amendment to the 1/25/17 minutes to state Deputy City Attorney Chen was present rather than Assistant City Attorney Jared.

Motion by Chair Hemming, seconded by Vice Chair Arias, carried by a unanimous vote of the members (7-0-0-0), approving the amended Planning Commission Meeting Minutes of January 25, 2017.

2. Conditional Use Permit (CUP 11-002):
Request to 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.

Development Services Manager Johnson stated item 2 of the consent calendar was back before the Commission as a denial. He stated staff received a letter from the applicant's attorney recommending the Planning Commission not adopt the resolution for denial. Staff recommends a formal adoption of denial. Russel Mores, the applicant's attorney, stated the decision previously

made by the Commission was appealed by the applicant. The resolution before the Commission tonight is to confirm a denial, but he felt the findings do not support the recommendation for denial. Deputy Attorney Chen stated the decision before the Commission is to determine whether the resolution depicted the discussion and decision made when the item was originally presented to the Commission on January 25, 2017.

Motion by Chair Hemming, seconded by Vice Chair Arias, carried by a unanimous vote of the members (7-0-0-0), approving the denial of Conditional Use Permit (CUP 11-002).

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.

Motion by Chair Hemming, seconded by Vice Chair Arias, carried by a unanimous vote of the members (7-0-0-0), approving General Plan Conformity Assessment (GPC 6936-2017).

ITEM F:

PUBLIC HEARING ITEMS:

F-1

PUBLIC HEARING – TENTATIVE TRACT MAP (TRACTMAP 4947-2016) TO SUBDIVIDE TWO LOTS TOTALING APPROXIMATELY 46,550 SQUARE FEET IN SIZE INTO FOURTEEN CONDOMINIUM UNITS AND CONDITIONAL USE PERMIT (CUP 4607-2016) FOR THE DEVELOPMENT OF FOURTEEN MULTIPLE-FAMILY RESIDENTIAL UNITS ON PROPERTY LOCATED AT 1198-1236 S. SAN ANTONIO AVENUE IN THE R-2-S (LOW DENSITY MULTIPLE FAMILY WITH SUPPLEMENTAL OVERLAY) ZONE. (Continued from January 11, 2017)

Development Services Manager Johnson stated the applicant requested a continuation to allow for a redesign of the project.

The Commission discussed and agreed to open the public hearing to continue the item to a date uncertain.

Motion by Commissioner Ursua, seconded by Vice Chair Arias, carried by a unanimous vote of the members present (7-0-0-0), continuing the Tentative Tract Map (TRACTMAP 4947-2016) and Conditional Use Permit (CUP 4607-2016).

F-2

PUBLIC HEARING – 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