

MULTIPLE FAMILY WITH SUPPLEMENTAL OVERLAY)  
ZONE.

Development Services Manager Johnson stated staff recommended the item be continued due to inconsistencies in the proposed plan.

The Commission discussed and agreed to open the public hearing to continue the item to the Planning Commission meeting of March 22, 2017.

Motion by Vice Chair Arias, seconded by Commissioner Brown, carried by a majority vote of the members present (7-0-0-0), continuing Conditional Use Permit (CUP 3967-2016) and Variance (VAR 6759-2017).

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F-3

PUBLIC HEARING – 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.

Development Services Manager Johnson stated staff recommended the item be continued due to inconsistencies in the proposed plan.

The Commission discussed and agreed to open the public hearing to continue the item to the Planning Commission meeting of March 22, 2017.

Motion by Vice Chair Arias, seconded by Commissioner Brown, carried by a majority vote of the members present (7-0-0-0), continuing Conditional Use Permit (CUP 4280-2016) and Variance (VAR 6760-2017).

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F-4

PUBLIC HEARING – CODE AMENDMENT (CODE 6899-2017) A REQUEST TO AMEND SECTION .62 (“DEFINITIONS”), SECTION .580J (“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), .372 (C-4 ZONE USES EXPRESSLY PROHIBITED), .392 (C-IND ZONE USES EXPRESSLY PROHIBITED), .398 (M ZONE USES EXPRESSLY PROHIBITED), .412 (M-1 ZONE USES EXPRESSLY PROHIBITED), AND .422 (M-2 ZONE USES EXPRESSLY PROHIBITED) OF THE POMONA ZONING CODE TO PROHIBIT WASTE AND RECYCLING

Development Services Manager Johnson provided a staff report regarding a request for a code amendment. The Commission discussed and agreed to open the public hearing and continue the

item to allow additional time to review all materials for the item. Chair Hemming opened to public hearing. Lynn Fang stated she objected to the ban on waste recycling in the city and stated she felt the ordinance should be revised to allow for compost organic waste to assist the community. Lee Moonan stated a concern with the proposed code amendment not mirroring the ordinance written by the waste task force as many of the important items were removed and the task force put much work into those items. Jenna Hoover stated her support for the ban for the city as she felt the City Council knew the importance of banning new facilities and adding enforcement to the current uses. Michael Bowerman stated several facilities propose fire threats and other safety issues and he urged the Commission to adopt the proposed Code Amendment. Oscar Gomez stated he was against the amendment, he had been in the recycling industry for 35 years, he operated his business the right way, and he asked the Commission to please help his business and he would invest in the community and follow regulations. Kathryn Kirui stated her support for the item as she felt health and safety were important as well as the support of businesses and she believed the ordinance supported both. She urged the Commission to support the item. Mike Barco stated he was not in agreement with including pallet operation in the ordinance as he felt the pallet operations should be considered lumber yards. Paul Deibel stated his support for the ordinance. Jeanette Ellis-Royston, Shaunna Gygli, James Butler, Betty Butler, Robert Scheffler, Maria Teeds, Deena Benjamin, Jerry Fennins, Carmen Sschalaba, Ansehing Olmos, Tom Reed, Bob Benza, Margaret Velarde, Constancio V., Luis Uceda, Maria Uceda, did not wish to speak, but submitted their support for the item. Robert Cowan read a letter from Derek Ingal, Pomona resident, in support of the item. Julie Roberts-Fronk thanked city staff for directing the Commission to approve this amendment in support of the City Council and spoke in support of the ordinance. Sergio Perez spoke against the ordinance as he operated a pallet business and he was concerned for his families' wellbeing due to the amendment. He asked the Commission to please consider his business. Jose Perez spoke against this ordinance as he was representing the pallet industry community which strived to work hard to feed their families. He asked the Commission to please reconsider helping to better businesses. Ingrid Gutierrez stated she was very disheartened and angry to see what had come out of the waste task force as all their work had been removed. She stated the City did face an issue of overconcentration of waste facilities and noncompliant facilities which was an issue that guided the waste task force discussions. She stated she was not in support of the ordinance before the Commission as the City should move towards composting food waste locally in the community. Benjamin Wood stated a concern with many volunteering years of their time to the waste task force for nothing and stated he could not support the item. Ron Cobas stated his support for the ordinance as he felt the air quality was not good in the city and was significantly worse than many cities of the same size per city-data.com. He urged the Commission to adopt the code amendment. Joe Pineo stated he had been in the pallet business for over 40 years and he did not feel they were recyclers as the operation repairs pallets rather than recycle. He stated pallet operations should not be included with recycle uses. Pablo Padilla spoke against the ordinance as he felt many of what the task force had developed had been removed. Robert Ulloa, representing pallet companies in Pomona, stated the pallet companies provide a service to the city of Pomona as they assist other companies clean their properties. Eddie Q, a pallet manufacture, asked the Commission to please make a wise decision as pallet operations are just working with wood a natural resource. Jeff Farano stated he understood the ordinance did not affect existing operation so he was in support of it, but he stated concerns that the ordinance would affect his need for new equipment. He offered his assistance to the planning staff as he assisted other cities in producing similar ordinances. He stated he did not oppose as he felt it was a good move for the city to look at the industry. John Mendoza suggested each Commissioner review the ordinance as well as the original ordinance before considering the item.

Zuly Quines spoke against the ordinance and asked the Commission to review and revise the ordinance to exclude pallet operations. Art Sanchez spoke against the adoption as he believed pallet businesses should not be included. He stated he would love to meet with staff to go over what he had accomplished with other cities. Allen Fenstermacher, author of the letter submitted for Grand Central Recycling, which was a completely covered facility and was gold certified, stated his client had a franchise with the city to collect the city's waste and he was concerned about the implications of the ordinance as written. He understood the ordinance was not for existing businesses, but he did not feel that was clear in the ordinance. He requested the language "new" to be include in the ordinance and he requested his client be exempted from the ordinance as his client was not in agreement with becoming legal nonconforming as this could cause future issues. Elinor Crescenzi stated the ordinance as proposed tonight she felt was short sided and hypocritical to the work of the task force. She stated the proposed ordinance was attempting to address a new law while not dealing with the current law. An ordinance was not what was needed, but a policy to support best practices in Pomona was what was needed. Chair Hemming closed the public hearing.

Commissioner Ursua encouraged the community to submit items, a brief memo, with items they feel were omitted from the ordinance presented. In addition, he suggested the pallet industries submit one memo of their issues. Commissioner Juarez stated he would like the community to summarize the contradictions between the revised ordinance and the original ordinance and he would like to look into air pollutants and added uses which had been an issue for the city. Chair Hemming requested a report from AQMD as to the air standards for the area.

The Commission discussed and agreed to continue the item to the April 26, 2017, Planning Commission meeting to allow all documents to be properly reviewed by the Commission.

Motion by Vice Chair Arias, seconded by Commissioner Ramos, carried by a unanimous vote of the members (7-0-0-0), continuing Code Amendment (CODE 6899-2017) Waste and Recycling facilities to the April 26, 2017, Planning Commission meeting.

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ITEM G:  
NEW BUSINESS:

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ITEM H:  
PLANNING COMMISSION COMMUNICATIONS:

Chair Hemming mentioned 219 Tate Street, sober living facility, with 16 occupants but only a two to three bedroom home.

Commissioner Grajeda requested business cards to assist with representing the city while attending events.

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ITEM I:  
DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

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ITEM J: