

PC RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE (ZONE-6154-2016) TO REZONE ONE PARCEL WITH AN R-1-6,000 (SINGLE-FAMILY RESIDENTIAL DISTRICT) ZONING DESIGNATION TO R-1-E OVERLAY (SINGLE-FAMILY RESIDENTIAL OVERLAY DISTRICT) ZONING DESIGNATION FOR A PROPERTY LOCATED AT 1538 SOUTH TOWNE AVENUE, ASSESSOR'S PARCEL NUMBER 8328-007-006.

WHEREAS, the applicant and property owner, Hung Kwan Ku, has filed an application for Change of Zone (ZONE-6154-2016) to rezone one parcel with a combined area of approximately 19,694 square feet (0.45 acres), from an existing zoning designation of R-1-6,000 (Single-family residential district) to a proposed zoning designation of R-1-E Overlay (Single-family residential overlay district) on property located at 1538 South Towne Avenue, Assessor's Parcel Number 8328-007-006;

WHEREAS, the applicant has concurrently submitted an application for Conditional Use Permit (CUP-9774-2018) to allow for the construction of two detached single-family structures, construction of a six car garage as well as associated site improvements.

WHEREAS, the subject property has a General Plan, Place Type designation of Residential Neighborhood as well as a Transect Zone designation of T3 Typical;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on May 9, 2018, concerning the requested Change of Zone (ZONE-6154-2016); and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California as follows:

SECTION 1. The Planning Commission, exercising independent judgment, finds that the project will not have an adverse impact on the environment. Pursuant to California Environmental Quality Act, Article 5 ,Section 15061(b)(3), CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds that the proposed Change of Zone is in the public interest and in the interest of the furtherance of the

PC Resolution No.
Change of Zone (ZONE-6154-2016)
1538 South Towne Avenue
Page 2 of 3

public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

SECTION 3. Based upon the above findings, the Planning Commission of the City of Pomona hereby recommends the City Council approve of Change of Zone (ZONE-6154-2016) to rezone one parcel with a combined area of approximately 19,694 square feet (0.45 acres), from an existing zoning designation of R-1-6,000 (Single-family residential district) to a proposed zoning designation of R-1-E Overlay (Single-family residential overlay district) on property located at 1538 South Towne Avenue (Assessor's Parcel Number 8328-007-006) as shown on attached Exhibit A.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND ADOPTED THIS 9th DAY OF MAY, 2018.

LUIS JUAREZ
PLANNING COMMISSION CHAIRPERSON

ATTEST:

EMILY STADNICKI
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED

PC Resolution No.
Change of Zone (ZONE-6154-2016)
1538 South Towne Avenue
Page 3 of 3

ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES:

NOES:

ABSTAIN:

ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P