

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING ZONE CHANGE (ZONE 5395-2016) TO M-2 GENERAL INDUSTRIAL FOR LOS ANGELES COUNTY ASSESSOR PARCEL NO.'s 8709-026-004, 8709-027-004, 8709-027-005, 8709-027-012, 8709-027-271 AND PUBLIC RIGHT-OF-WAY (VALLEY BOULEVARD).

WHEREAS, the applicant, Chalmers Equity Group, has submitted an application for Zone Change (ZONE 5395-2016) as part of a project for the development of five tilt-up warehouses on a property located at 22122 Valley Boulevard (APNs: 8709-026-004, 8709-027-004, 8709-027-005, 8709-027-012, 8709-027-271) ;

WHEREAS, the applicant has concurrently submitted an application for a General Plan Amendment (GPA 5394-2016), Conditional Use Permit (CUP 12-012), and Tentative Parcel Map (TPM 7550-2017), for the annexation of multiple parcels and public right of way along Valley Boulevard, totaling approximately nine acres in size, currently located in the County of Los Angeles, to the City of Pomona, and the development of five tilt-up warehouses on a portion of the annexed site.

WHEREAS, a portion of the subject property is currently located within the M-2 General Industrial Zoning District, and the remaining portion is proposed for annexation from the County of Los Angeles into the City of Pomona's M-2 General Industrial Zoning District (Exhibit A);

WHEREAS, a portion of the subject property is designated as "Workplace District Edge" on the General Plan Land Use Map, and the remaining portion is proposed for annexation from the County of Los Angeles into the City of Pomona's "Workplace District Edge" designation on the General Plan Land Use Map;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on April 25, 2018, concerning the requested Zone Change (ZONE 5395-2016) and recommended City Council approval;

WHEREAS, the City Council of the City of Pomona, after giving notice thereof as required by law at its regularly scheduled public meeting on June 18, 2018 held a public hearing and approved the introduction and first reading of an Ordinance for the change of zone to M-2 General Industrial under the Pomona Zoning Ordinance for APN 8709-026-004, 8709-027-004, 8709-027-005, 8709-027-012, and 8709-027-271 and public right-of-way (Valley Boulevard), as shown in "Exhibit A;"

WHEREAS, the City Council of the City of Pomona has adopted at Second Reading, an Ordinance for the change of zone to M-2 General Industrial under the Pomona Zoning Ordinance for APN 8709-026-004, 8709-027-004, 8709-027-005, 8709-027-012, and 8709-027-271 and public right-of-way (Valley Boulevard), as shown in "Exhibit A," on July 2, 2018;

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

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Pomona, California:

SECTION 1. The City Council, exercising independent judgment, finds that the project will not have an adverse impact on the environment. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) found in the California Public Resources Code, an Initial Study was prepared to assess the potential effects on the environment for the portion of the project that will be developed, and found that although the proposed project could have significant impacts on the environment, the impact will not be significant because mitigation measures added to the project will reduce these impacts to levels less than significant. Therefore, a Mitigated Negative Declaration of Environmental Impacts with mandatory findings of significance and mitigations has been prepared for the project. Moreover, a CEQA Exemption and Environmental Assessment was prepared for the portion of the project involving annexations of parcels to eliminate islands of land that do not involve new development. This portion of the project is exempt from CEQA pursuant to the “General Rule” clause located in Section 15061(b)(3) of the CEQA Guidelines. The City Council hereby adopts said Mitigated Negative Declaration, including a Mitigation Monitoring Program, for the portion of the project involving new development; and further adopts a Notice of Exemption for the portion of the project involving annexation of existing development.

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 City Council hereby finds that the proposed Change of Zone is in the public interest and in the interest of the furtherance of the public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

SECTION 3. The City Council hereby approves Zone Change (ZONE 5395-2016) to M-2 General Industrial for Assessor Parcel No.’s 8709-026-004, 8709-027-004, 8709-027-005, 8709-027-012, 8709-027-271, and public right-of-way (Valley Boulevard), as shown in Exhibit-A attached herein.

SECTION 4. The City Clerk shall attest and certify to the passage and adoption of this Ordinance and shall cause same to be posted as required by law, and this Ordinance shall take effect thirty (30) days after its final adoption.

APPROVED AND ADOPTED THIS 2ND DAY OF JULY, 2018.

ATTEST:

CITY OF POMONA:

Eva Buice, City Clerk

Tim Sandoval, Mayor

APPROVED AS TO FORM:

Arnold Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

CITY OF POMONA

I, EVA BUICE, CITY CLERK of the City of Pomona do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pomona held on the 18th day of June, 2018, and adopted on the _____ day of _____, 2018 by the following vote:

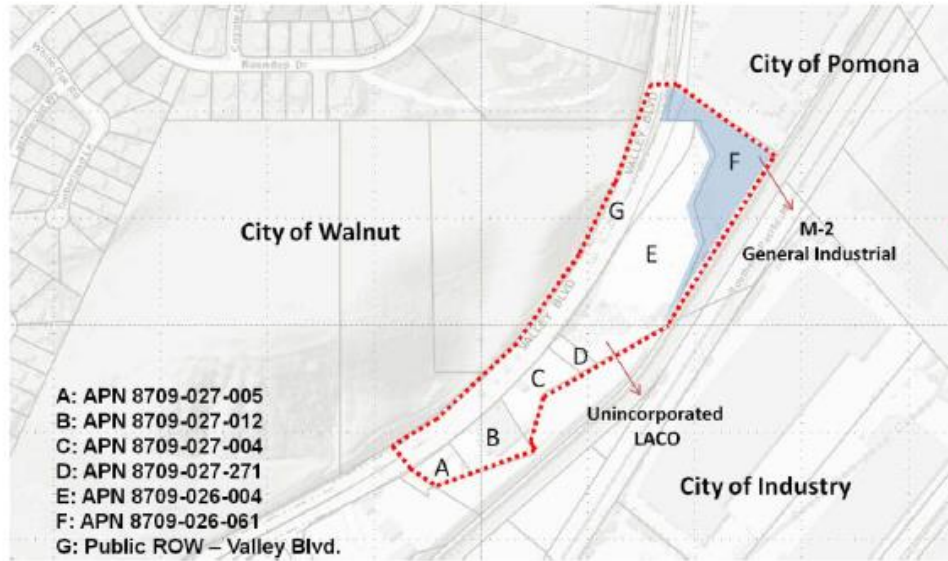
AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Eva Buice, City Clerk

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EXHIBIT A: ZONE CHANGE

Current



Proposed

