



**CITY OF POMONA
PLANNING COMMISSION AGENDA
POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91769**

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JANUARY 11, 2006 @ 7:00 P.M.**

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- A. CALL TO ORDER:** Chair Tim Saunders
- B. FLAG SALUTE:** Chair Tim Saunders
- C. ROLL CALL:** Planning Manager, Matthew Bassi

Chair Tim Saunders; Vice-Chair Sylvia Scharf; Commissioner William Martinez; Commissioner Gwen Urey; Commissioner Frank Delgado; Commissioner Heberto Sanchez

- D. PUBLIC/CITIZEN PARTICIPATION (*Three (3) minute Limit on Non-Agenda Items Only*):**
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 Planning 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. PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT (CUP 04-062):

Continued from December 14, 2005

PROJECT ADDRESS: 601 E. Holt Avenue

PROJECT APPLICANT: Mr. Luis Ibanez

PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner

COUNCIL DISTRICT: CC District No. 4

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 04-062) to develop two (2) retail buildings totaling 37,270 square feet in the C-3 (General Commercial) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Class 32 Categorical Exemption in compliance with Section 15332 of the CEQA guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-087 approving Conditional Use Permit (CUP 05-062), subject to conditions.

2. CODE AMENDMENT (CA 05-004):

Continued from December 14, 2005

PROJECT ADDRESS: City Wide

PROJECT APPLICANT: City Of Pomona

PROJECT PLANNER: Ms. Judy Kollar, Senior Planner

COUNCIL DISTRICT: CC Districts No. 1 - 6

Project Description:

The Planning Division is requesting approval of Code Amendment (CA 05-004) to create a City-wide Tree Preservation Ordinance. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements Section 15061.b.3 of the guidelines which states that this activity is not subject to CEQA review.

Recommended Action:

The Planning staff requests that the above project be pulled from the agenda.

3. CODE AMENDMENT (CA 05-009):

PROJECT ADDRESS: City Wide

PROJECT APPLICANT: City Of Pomona

PROJECT PLANNER: Ms. Judy Kollar, Senior Planner

COUNCIL DISTRICT: CC Districts No. 1 - 6

Project Description:

The Planning Division is requesting approval of Code Amendment (CA 05-009) amending Sections .280.L and .290.K of the City of Pomona Zoning Ordinance to modify the requirements for building separation in the R2 (Low Density Multiple-Family) and R3 (Medium Density Multiple-Family) zones. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements Section 15061.b.3 of the guidelines which states that this activity is not subject to CEQA review.

Recommended Action:

The Planning Division recommends Planning Commission adoption of attached PC Resolution recommending City Council approval of Code Amendment (CA 05-009).

F. NEW BUSINESS:

1. General Plan Update & Development Code discussion with the Planning Commission.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the January 25, 2006 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - **Conditional Use Permit (CUP 05-036):**
A Conditional Use Permit for approval of a model home complex for an approved 166-unit condominium project at 1945-1955 N. Indian Hill Blvd.
 - **Change of Zone (CZ 05-002) & Conceptual Plan Review (CPR 05-001):**
A Change of Zone and Conceptual Plan Review of a proposed 10-unit single family residential project located at 155 N. Myrtle Avenue.
 - **Miscellaneous (MISC 05-373):**
A proposal to construct a Mono-pine telecommunications facility located at 1875 Fairplex Drive (Mountain Meadows Golf Course).
 - **Change of Zone (CZ 05-006)/Tentative Parcel Map (TPM 05-009)/Conditional Use Permit (CUP 05-038):**
A Change of Zone, Tentative Parcel Map and Conditional Use Permit for the development of a medical office complex located at 2771 N. Garey Avenue.
 - **Miscellaneous (MISC 05-372):**
A proposal to construct a wireless telecommunication facility on top of existing light standard located at 865 E. Grand Avenue.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of ***January 25, 2006***, in the City Council Chambers.

***** CERTIFICATION OF POSTING AGENDA *****

I, Matthew C. Bassi, Planning Manager for the City of Pomona, hereby certify that the agenda for the January 11, 2006 Planning Commission meeting was posted on Friday, January 6, 2006.

Matthew C. Bassi
Planning Manager

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F2 City Wide