



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, FEBRUARY 22, 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. CONSENT CALENDAR:**

**Note:** All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

### **1. APPROVAL OF PC MINUTES:**

- September 21, 2005

## **F. PUBLIC HEARINGS:**

### **1. CONDITIONAL USE PERMIT (CUP 05-043)/MODIFICATION TO SPECIFIC PLAN (MISC 06-042):**

**PROJECT ADDRESS:** 38 Rancho Camino Drive  
**PROJECT APPLICANT:** Phillips Ranch Development  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 5

#### **Project Description:**

The applicant is requesting approval of Conditional Use Permit (CUP 05-043) to construct a 105-room hotel in the Regional Commercial District of the Phillips Ranch Specific Plan and Modification to Specific Plan (MISC 06-042) to deviate from the maximum permitted story height. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), under Section 15332, Class 32, In-Fill Development Projects.

#### **Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-043) and Modification to Specific Plan (MISC 06-042), subject to conditions.

### **2. CONDITIONAL USE PERMIT (CUP 05-039)/MODIFICATION TO SPECIFIC PLAN (MISC 06-051):**

**PROJECT ADDRESS:** 80 Rio Rancho Road  
**PROJECT APPLICANT:** Patrick Faranaltate  
**PROJECT PLANNER:** Mr. Luis Rocha, Planning Tech  
**COUNCIL DISTRICT:** CC District No. 5

#### **Project Description:**

The applicant is requesting approval of Conditional Use Permit (CUP 05-039) to adopt a comprehensive sign program for the Phillips Ranch Plaza which includes Modification to Specific Plan (MISC 06-051) to allow a deviation from the requirements for free standing signs. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt per Section 15311 of CEQA, Class II, Accessory Structures.

#### **Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-039) and Modification to Specific Plan (MISC 06-051), subject to conditions.

**3. CONDITIONAL USE PERMIT (CUP 05-037):**

**PROJECT ADDRESS:** 200 S. East End Avenue  
**PROJECT APPLICANT:** Jim Sorensen for Clean Energy  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 3

**Project Description:**

The applicant is requesting Conditional Use Permit (CUP 05-037) for approval to establish a Compressed Natural Gas (CNG) dispenser for public use at the Foothill Transit Maintenance Yard. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt under Section 15302, (Class 1, Existing Facilities) of CEQA.

**Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-037), subject to conditions.

**4. CONDITIONAL USE PERMIT (CUP 05-048):**

**PROJECT ADDRESS:** 1910 Royalty Drive  
**PROJECT APPLICANT:** Pomona Valley Hospital Medical Center  
**PROJECT PLANNER:** Mr. Matthew Bassi, Planning Manager  
**COUNCIL DISTRICT:** CC District No. 6

**Project Description:**

The applicant is requesting approval of Conditional Use Permit (CUP 05-048) a request to add a 2,067 square-foot room for a linear accelerator machine at the Pomona Valley Hospital Medical Cancer Center complex. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt under guidelines under Section 15301 (Class 1, Existing Facilities) of CEQA.

**Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-048), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the March 8, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).
  - **TIME EXTENSION (TX05-013):**  
A time extension for a 7-unit condo project located at 590 W. Grand Avenue.
  - **TENTATIVE TRACT MAP (TTM 05-013):**  
A subdivision of a .51 acre site for the development of a 6-unit condo complex located at 252 W. Franklin Ave.
  - **VARIANCE (VAR 05-007):**  
Variance request to reduce front yard setback located at 1014 E. Second St.

- **CONDITIONAL USE PERMIT (CUP 05-029):**  
A Conditional Use Permit to allow a 72' mono-pine & equipment shelter located at 164 E. 12<sup>th</sup> Street.
- **CONDITIONAL USE PERMIT (CUP 06-006):**  
A Conditional Use Permit to allow a single family dwelling unit in the R-2-S Zone located at 1347 W. 11<sup>th</sup> Street.
- **CONDITIONAL USE PERMIT (CUP 06-005):**  
A Conditional Use Permit to allow alcohol sales and entertainment with a restaurant located at 101 Mission Blvd.

**2. Update on City Council action for Code Amendments (CA 05-009) and Code Amendment (CA 05-008).**

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of March **8, 2006**, in the City Council Chambers.

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

I, Matthew C. Bassi, Planning Manager for the City of Pomona, hereby certify that the agenda for the February 22, 2006 Planning Commission meeting was posted on Friday, February 17, 2006.

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Matthew C. Bassi  
Planning Manager

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**F1 38 Rancho Camino Dr.**  
**F2 80 Rio Rancho Rd.**  
**F3 200 S. East End.**  
**F4 1910 Royalty Dr.**