



# CITY OF POMONA PLANNING COMMISSION AGENDA

POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS  
505 South Garey Avenue, Pomona, CA 91769

## REGULAR ADJOURNED MEETING OF WEDNESDAY, APRIL 27, 2005 @ 7:00 PM

---

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

**Chair William Martinez; Vice-Chair Tim Saunders; Commissioner Gwen Urey; Commissioner Sylvia Scharf; Commissioner Luis Juarez; Commissioner Charles L. Wolfe; Commissioner Frank Delgado**

**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 this agenda**, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Discussion of any non-agenda items will be limited to three (3) minutes in accordance with City policy.
2. Anyone wishing to speak on **any item that is listed on tonight's agenda** (e.g., public hearings and/or work study items) is requested to adhere to the following protocol procedures/guidelines:
  - a) *Prior to the meeting, or during the meeting prior to a matter being discussed, any person wishing to address the Planning Commission must 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 should 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 request that the group choose a spokesperson.*
  - 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.

### **a. TIME EXTENSION (TX 05-001)**

**PROJECT ADDRESS:** 2096 S. Garey Ave.

**PROJECT DESCRIPTION:**

A request for one-year Time Extension (TX 05-001) for a proposed retail building project.

### **b. TIME EXTENSION (TX 05-002)**

**PROJECT ADDRESS:** 1955 Indian Hill Blvd.

**PROJECT DESCRIPTION:**

A request for one-year Time Extension (TX 05-002) for a proposed 166-unit condo/townhouse project.

## **F. PUBLIC HEARINGS:**

### **1. VARIANCE (VAR 04-007) AND CONDITIONAL USE PERMIT (CUP 04-052):**

***continued from 03/23/04 meeting:***

**PROJECT ADDRESS:** 618 W. Grand Ave.

**PROJECT APPLICANT:** Jack C. Lee

**PROJECT PLANNER:** Paul Samaras, Assistant Planner

**COUNCIL DISTRICT:** CC District No. 2

**PROJECT DESCRIPTION:**

Request for Modification to Conditional Use Permit (CUP 04-052) to allow a combination of a retaining wall and a wrought iron fence and a Variance (VAR 04-001) to allow an 11.5-foot high fence/retaining wall. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorically Exemption based on Section 15332 (Class 32 of CEQA).

**Recommended Action:**

The Planning Division recommends that this application is removed from the agenda

### **2. CONDITIONAL USE PERMIT (CUP 04-041): ***continued from 03/09/05 meeting:*****

**PROJECT ADDRESS:** 228 W. Second Street.

**PROJECT APPLICANT:** The Glass House Concert Hall

**PROJECT PLANNER:** Sandra Campbell, Associate Planner

**COUNCIL DISTRICT:** CC District No. 2

**Project Description:**

The Applicant is requesting a CUP to allow on-sale alcohol for a cocktail lounge located at 228 W. Second. Pursuant to the Guidelines for Implementation from the California Environmental Quality Act (CEQA) this action has been found to be Categorically Exempt under Section 15061(b)(3).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-008 recommending approval of Conditional Use Permit (CUP04-041) subject to conditions.

3. **CONDITIONAL USE PERMIT (CUP 04-051) CONTINUED FROM 01/26/05:**

**PROJECT ADDRESS:** 1518 N. Garey Avenue

**PROJECT APPLICANT:** Sam Anabi

**PROJECT PLANNER:** Manuel Mancha

**COUNCIL DISTRICT:** CC District No. 4

**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Conditional Use Permit (CUP 04-051) to allow the off-sale of beer and wine in conjunction with an existing mini-market/gas station in the C-4 zone. Pursuant to the guidelines for Implementation of the California Environmental Quality Act (CEQA), this project has been found to be Categorically Exempt in accordance with Section 15301, Class 1.

**Recommended Action:**

The Planning Division recommends that the Planning adopt PC Resolution 05-012 recommending City Council approving Conditional Use Permit (CUP 04-051), subject to conditions.

4. **GENERAL PLAN AMENDEMENT (GPA 04-001) CHANGE OF ZONE (CZ 04-004) AND CONDITIONAL USE PERMIT (CUP 04-034): *continued from 04/13/05 meeting***

**PROJECT ADDRESS:** 300 S. San Antonio Ave.

**PROJECT APPLICANT:** Michael Esparza

**PROJECT PLANNER:** Sandra Campbell, Senior Planner

**COUNCIL DISTRICT:** CC District No. 3

**PROJECT DESCRIPTION:**

Conditional Use Permit (CUP 04-034) for on-sale alcohol within a bona-fide restaurant and entertainment, Change of Zone (CZ 04-004) to change the zone from M-1 (Light Industrial) to C-4 (Highway Commercial), and General Plan Amendment (GPA 04-001) to change the General Plan land use designation from industrial to general commercial. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21080 et. seq.), the City of Pomona has determined that the project referenced hereinafter will not have a significant effect on the environment, subject to mitigation measures and conditions of approval applied to the project.

**Recommended Action:**

The Planning Division recommends that the Planning Commission, adopt PC Resolution 05-020 recommending City Council denial of General Plan Amendment (GPA 04-001) adopt PC Resolution 05-019 recommending City Council denial of Change of Zone (CZ 04-004) and adopt PC Resolution No. 05-018 denying of Conditional Use Permit (CUP 04-034).

5. **TENTATIVE TRACT MAP (TTM 04-014)/CONDITIONAL USE PERMIT (CUP04-061): *continued from 04/13/05 meeting***

**PROJECT ADDRESS:** 1450-1466 W. Holt Ave.

**PROJECT APPLICANT:** John Chang

**PROJECT PLANNER:** Paul Samaras, Assistant Planner

**COUNCIL DISTRICT:** CC District No. 1

**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Tentative Tract Map (TTM 04-014), and Conditional Use Permit (CUP 04-061) to allow Industrial Commercial Subdivision for the development of 3 buildings totaling 32,608 S. F. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorically Exemption based on Section 15332 Class 32 of CEQA.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-016 approving Tentative Tract Map (TTM 04-014), subject to conditions; and adopt PC Resolution No. 05-017 approving Conditional Use Permit (CUP 04-061), subject to conditions.

**6. TENTATIVE TRACT MAP (TTM 04-004)/CONDITIONAL USE PERMIT (CUP04-022):**

**PROJECT ADDRESS:** 1446 W. Eleventh Street  
**PROJECT APPLICANT:** Gilberto Millot  
**PROJECT PLANNER:** Paul Samaras, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 1

**PROJECT DESCRIPTION:**

Tentative Tract Map (TTM 04-004), Conditional Use Permit (CUP 04-022) to allow for a 8-detached units on 39,181 sq. ft. of land in the R-2-S zone. Pursuant to the provisions of the California Environmental Quality Act this project is categorically exempt from requirements of the California Environmental Quality Act. CEQA Section 15332, (Class 32).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-022 approving Tentative Track Map (TTM 04-004), subject to conditions; and adopt PC Resolution No. 05-023 approving Conditional Use Permit (CUP 04-022), subject to conditions.

**7. CODE AMENDEMENT (CA 05-002): *continued from 03/23/05 meeting:***

**PROJECT ADDRESS:** 505 S. Garey Ave.  
**PROJECT APPLICANT:** The City of Pomona  
**PROJECT PLANNER:** Sandra Campbell, Associate Planner  
**COUNCIL DISTRICT:** N/A

**Project Description:**

The City of Pomona is requesting a Code Amendment to establish use standards for indoor swap meets. Pursuant to Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project does not require environmental review because CEQA applies only to projects that have the potential to cause a significant effect on the environment.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-007 recommending City Council approval of Code Amendment (CA 05-002).

**G. NEW BUSINESS ITEMS**

1. **CUP 03-038** – Planning Commission consideration of the proposed revisions to the approved architectural elevations for a 166-unit condo project located at 1955 Indian Hill Blvd (Chris Jerrold-applicant).

## PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Projects for the May 11, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled***).
  - a. **CZ 04-005/TTM 60897/FDP 05-001** (650-690 W. Grand Ave. change of zone for lot subdivision and final plans for 7 dwelling units)
  - b. **TTM 04-013/CUP 04-060** (935 W. Phillips Blvd. – tract map for a proposed 9 unit condominium development)
  - c. **CUP 05-001** (3111 W. Temple Ave. – cup to allow a smog station and alcohol sales at existing gas station)

## H. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of **May 11, 2005**, 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 April 27, 2005 Planning Commission meeting was posted on Friday, April 22, 2005.

---

Matthew C. Bassi  
Planning Manager

---

---

\\city\_hall\depts\Economic Development\Planning\Master Planning\Planning Commission\Agendas PC\PC Agendas 2005\PC Agenda 04-27-05.doc

**E1 2096 S. Garey Ave.**  
**E2 1955 Indian Hill Blvd.**  
**F1 618 W. Grand Ave.**  
**F2 228 W. Second Street**  
**F3 1518 N. Garey Ave.**  
**F4 300 S. San Antonio Ave.**  
**F5 1450-1466 W. Holt Ave.**  
**F6 1446 W. Eleventh St.**  
**F7 City Wide (505 S. Garey Ave)**