



CITY OF POMONA PLANNING COMMISSION AGENDA

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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, MAY 25, 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.

➤ **No items at this time.**

F. PUBLIC HEARINGS:

1. GENERAL PLAN AMENDMENT (GPA 04-001) CHANGE OF ZONE (CZ 04-004) AND CONDITIONAL USE PERMIT (CUP 04-034): *continued from 04/27/05 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:

The applicant is requesting a Conditional Use Permit (CUP 04-034) for on-sale alcohol and live entertainment within a bona-fide restaurant, 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 denial the Change of Zone (CZ 04-004); and adopt PC Resolution No. 05-018 denying Conditional Use Permit (CUP 04-034).

2. CODE AMENDMENT (CA 05-002): *continued from 04/27/05 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).

3. VARIANCE (VAR 05-001), CONDITIONAL USE PERMIT (CUP 05-005)

continued from 05/11/05 meeting:

PROJECT ADDRESS: 2727 S. Reservoir St

PROJECT APPLICANT: Western States

PROJECT PLANNER: Sandra Campbell, Associate Planner

COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting a Variance (VAR 05-001) to reduce the required side yard setback and for parking, and Conditional Use Permit (CUP 05-005) to allow a car wash at an existing service station/mini-mart. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt from requirements of the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15303 exempts projects that consist of construction of limited small facilities or structures

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-033 approving Variance (VAR 05-001); and adopt PC Resolution No. 05-032 approving Conditional Use Permit (CUP 05-005), subject to conditions.

4. CODE AMENDMENT (CA 05-003):

PROJECT ADDRESS: 505 S. Garey Ave.

PROJECT APPLICANT: The City of Pomona

PROJECT PLANNER: Richard Adams, Asst. City Attorney

COUNCIL DISTRICT: City Wide

PROJECT DESCRIPTION:

The City is requesting a Code Amendment (CA 05-003) to amend Section .5809-5 (E) (9) (a) of the Pomona Zoning Ordinance pertaining to the interior design and structure of certain adult-oriented establishments. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) the project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3). Section 15061(b)(3) exempts projects where it can be positively determined that the activity does not 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).

5. CONDITIONAL USE PERMIT (CUP 04-058):

PROJECT ADDRESS: 2407 W. Valley Blvd.
PROJECT APPLICANT: Juan Jose Candelario
PROJECT PLANNER: Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting a Conditional Use Permit (CUP 04-058) to allow for an off-sale beer and wine license at an existing neighborhood convenience store. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt per Section 15301, (Class 1).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-025 denying Conditional Use Permit (CUP 04-058).

6. CONDITIONAL USE PERMIT (CUP 05-001):

PROJECT ADDRESS: 3111 Temple Ave
PROJECT APPLICANT: Foroshani, Hooshang K
PROJECT PLANNER: Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is requesting a Conditional Use Permit (CUP 05-001) to develop a 2,429 square foot building for a smog check station at an existing gas station, remodel the existing gas station, and to allow for an off-sale beer and wine license in conjunction with a mini-mart in the C-4 zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15401, (Class 3).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-030 approving Conditional Use Permit (CUP05-001), subject to conditions.

7. CONDITIONAL USE PERMIT (CUP05-006):

PROJECT ADDRESS: 2542 N. Towne Ave.
PROJECT APPLICANT: Charles Tachdjian M. TR
PROJECT PLANNER: Manny Mancha, Senior Planner
COUNCIL DISTRICT: CC District No. 6

PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit CUP 05-006 to allow the operation of a "Vintage" car dealership project. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) this project is categorically exempt from requirements of the California Environmental Quality Act. (CEQA), Section 15303, (Class 3), under small structures.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-031 approving Conditional Use Permit (CUP05-006), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

- 1.** Tentative Planning Projects for the June 8, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - a. TTM 04-012/CUP 04-055** (1041 S. White– CUP & TPM for the development of an 18-unit condominium project).
 - b. MISC 05-073** (733 N. Garey Ave. – Major Wireless Facility permit for a 52-foot Monopine)
 - c. CZ 04-007/TTM 05-005/FDP 05-001** (990 Weber – a proposed zone change tract map and a Final Development Plans for 11 lot PD project)
 - d. TPM 05-004** (76 Rio Rancho Rd. – a four lot subdivision map)
 - e. TPM 05-005** (76 Rio Rancho Rd. – a two lot subdivision map)

I. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of ***June 8, 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 May 25, 2005 Planning Commission meeting was posted on Friday, May 20, 2005.

Matthew C. Bassi
Planning Manager

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas PC\PC Agendas 2005\PC Agenda 05-25-05.doc

F1 . 300 S. San Antonio Ave.
F2 . Citywide
F3 . 2727 S. Reservoir St.
F4 . 2407 W. Valley Blvd.
F5 . 3111 Temple Ave.
F6 . 2542 N. Towne Ave.