



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JUNE 13, 2007 @ 7:00 PM**

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- A. CALL TO ORDER:** Chair Frank Delgado
- B. FLAG SALUTE:** Chair Frank Delgado
- C. ROLL CALL:** Glen Krieger, Acting Planning Manager

Chair Frank Delgado; Vice-Chair Sylvia Scharf; Commissioner Gwen Urey; Commissioner Tim Saunders; Commissioner Ron Vander Molen; Commissioner Luis Rosales; Commissioner Arturo Jimenez

D. PUBLIC 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:

- April 11, 2007
- April 25, 2007

2. TIME EXTENSION (TX 07-015):

A request for a one-year Time Extension (TX 07-015) for (TPM 05-004) for the subdivision of property in the R-C (Regional Commercial) district of the Phillips Ranch Specific Plan Area located at 40, 42, 44 and 46 Rio Rancho Road.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-015) granting a one-year time extension for Tentative Parcel Map (TPM 05-004).

3. TIME EXTENSION (TX 07-019):

A request for a one-year Time Extension (TX 07-019) for (CUP 05-028) for the expansion of an existing church facility located at 1101 North Glen Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-019) granting a one-year time extension for Conditional Use Permit (CUP 05-028).

4. TIME EXTENSION (TX 07-021):

A request for a one-year Time Extension (TX 07-021) for (CUP 05-045) to construct an office/retail building located at 1300 West Mission Boulevard.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-021) granting a one-year time extension for Conditional use Permit (CUP 05-045).

5. STREET VACATION (V – 297):

Planning Commission consideration of whether the proposed vacation of a portion of Arrow Highway located north of Digby Avenue between Towne Avenue and Lovejoy Street conforms with the City's General Plan pursuant to California Street and Highways Code Sections 8313 (a) and (b), and 65402 (a).

Recommended Action:

The Planning Division recommends that the Planning Commission approve the attached PC Resolution (Attachment 1) approving (MISC 07-182).

F. PUBLIC HEARING ITEMS:

1. TENTATIVE PARCEL MAP (TPM 07-002):

Project Address: 665 E. Sixth Street
Project Applicant: Mr. Fabian Garcia
Project Planner: Mr. Malcolm Oliver, Assistant Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing Tentative Parcel Map to subdivide a duplex for residential condominium purposes on property in the MU-AR zone of the Downtown Pomona Specific Plan. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15315 (Class 15 – Minor Land Division).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Tentative Parcel Map (TPM 07-002), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 06-053)/VARIANCE (VAR 06-019):

Project Address: 2207 W. Valley Blvd.
Project Applicant: Mr. Waleed Mansour
Project Planner: Mr. Malcolm Oliver, Assistant Planner
Council District: CC District No. 1

Project Description:

The applicant is proposing Conditional Use Permit to allow for the addition of a mechanical carwash to an existing gas station and a Variance to reduce the required rear yard setback to 4'-11" from the required rear yard setback of 15'. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303 (Class 3 – New Construction of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolutions approving Conditional Use Permit (CUP 06-053) and approving Variance (VAR 06-019), subject to conditions.

3. TENTATIVE TRACT MAP (TTM 06-014):

PROJECT ADDRESS: 941 W. Holt Avenue
PROJECT APPLICANT: Mr. Alex Meruelo Trust
PROJECT PLANNER: Mr. Josue Espino, Associate Planner
COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is proposing Tentative Tract Map to subdivide for a 5-unit attached condominium project. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303 (New Construction or Conversion of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Tentative Tract Map (TTM 06-014), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 07-022):

Project Address: 134 W. Third Street
Project Applicant: Gerald Investment
Project Planner: Mr. Luis Rocha, Assistant Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing Conditional Use Permit for an addition and modifications for adaptive reuse of the FOX Theater to include a new restaurant with entertainment & alcohol, a bar/lounge with alcohol, a nightclub/ballroom for rent with alcohol and an auditorium to host live theater, movies, concerts, live entertainment, etc with alcohol services. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301 (Class 1 – Existing Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 07-022) subject to conditions.

5. VESTING TENTATIVE TRACT MAP (TTM 07-003)/CONDITIONAL USE PERMIT (CUP 07-017):

Project Address: 115 E. Third Street
Project Applicant: Mayfair Pomona LLC
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing Conditional Use Permit for a proposed floor area addition and modification to an existing 5-story hotel building (Mayfair Hotel), for adaptive reuse to mixed-use retail and residential condominiums including twenty-three (23) residential units and 11,597 square feet of retail and restaurant floor area, and Tentative Tract Map for condominium purposes on a 6,873 square foot property located at 115 East Third Street in the Mixed Use- Central Business District of the Downtown Pomona Specific Plan. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301 (Class 1-Existing Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolutions approving Vesting Tentative Tract Map (TTM 07-003) and approving Conditional Use Permit (CUP 07-017), subject to conditions.

6. CONDITIONAL USE PERMIT (CUP 07-003):

Project Address: 1575 E. Holt Avenue
Project Applicant: Pomona Holt LLC
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 4
Project Description:

The applicant is proposing Conditional Use Permit for additions and modifications to an existing commercial building in the C-3 zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301 (Existing Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 07-003), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the June 27, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

1. Conditional Use Permit (CUP 07-023):

A Conditional Use Permit for the sale of beer and wine at an existing pizza restaurant located at 3560 Temple Avenue.

2. Conditional Use Permit (CUP 07-018):

A Conditional Use Permit to expand the size of an existing church located at 874 E. Arrow Hwy.

3. Conditional Use Permit (CUP 07-016):

A Conditional Use Permit to add a self-serve car wash facility to an existing Arco am/pm gas station located at 2488 S. Reservoir St.

4. Conditional Use Permit (CUP 07-020):

A Conditional Use Permit request to establish a church in an existing commercial building located at 1100 E. Holt Ave.

5. Tentative Parcel Map (TPM 07-003):

A Tentative Parcel Map for industrial condominium purposes located at 3227 Producer Way.

6. Tentative Tract Map (TTM 06-015); Conditional Use Permit (CUP 06-025); Variance (VAR 06-021):

A Tentative Tract Map, Conditional Use Permit and Variance to develop a 12-unit detached condominium project located at 1390 Palomares St.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***June 27, 2007*** starting at 7:00 p.m. in the City Council Chambers.

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

I, Glen Krieger, Acting Planning Manager for the City of Pomona, hereby certify that the agenda for the June 13, 2007 Planning Commission meeting was posted on Friday, June 8, 2007.

Glen Krieger
Acting Planning Manager

F1 – 134 W. Third St.
F2 – 665 E. Sixth St.
F3 – 941 W. Holt Ave.
F4 – 2207 W. Valley Blvd.
F5 – 115 E. Third St.
F6 – 1575 E. Holt Ave.