



CITY OF POMONA PLANNING COMMISSION AGENDA

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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, SEPTEMBER 14, 2005 @ 7:00 PM**

- 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 Charles L. Wolfe; Commissioner Frank
Delgado; Commissioner Herberto 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 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.

1. APPROVAL OF PC MINUTES:

- a. March 23, 2005

2. TIME EXTENSION (TX 05-003)

A request for one-year Time Extension (TX 5-003) for a proposed 21-unit apartment complex project (CUP 04-002) located at 1003 W. Ninth St.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 05-003) granting a one-year time extension of Conditional Use Permit (CUP 04-002).

3. TIME EXTENSION (TX 05-005)

A request for one-year Time Extension (TX 5-005) for a proposed four manufacturing warehousing buildings located at 4000 W. Valley Blvd.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 05-005) granting a one-year time extension of Conditional Use Permit (CUP 04-027).

4. TIME EXTENSION (TX 05-006)

A request for one-year Time Extension (TX 5-006) for a proposed development of 2 manufacturing/warehousing buildings project (CUP 04-024) located at 200 N. Mountain Ave.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 05-006) granting a one-year time extension of Conditional Use Permit (CUP 04-024).

5. TIME EXTENSION (TX 05-007)

A request for one-year Time Extension (TX 5-007) for a proposed 6,832 square-foot Buddhist temple project (CUP 04-038) located at 1476 S. Reservoir St.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 05-007) granting a one-year time extension of Conditional Use Permit (CUP 04-038).

F. PUBLIC HEARINGS:

1. TENTATIVE PARCEL MAP (TPM 05-007)/ FINAL PLAN DEVELOPMENT (FDP 05-002): *(Continued from August 24, 2005)*

PROJECT ADDRESS: 650 E. Phillips Blvd.
PROJECT APPLICANT: O. L. Lacy & Company
PROJECT PLANNER: Darrell Gentry, Contract Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting a Tentative Parcel Map (TPM 05-007) for an 8 lot sub-division, Final Development Plan (FDP 05-002); for the development of 8 single family dwelling units. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria per Section 15332, (Class 32).

Recommended Action:

The Planning Division recommends this item be pulled from the agenda and re-noticed for the 9/28/05 Planning Commission Meeting.

2. MISCELLANEOUS (MISC 05-163): *(Continued from August 24, 2005)*

PROJECT ADDRESS: 1500 W. Phillips. Blvd.
PROJECT APPLICANT: Cindy Leinart
PROJECT PLANNER: Luis Rocha, Planning Tech
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting a Miscellaneous (MISC 05-163) to allow a Major Wireless Communication Facility Permit to install a telecommunications facility designed as a palm tree. The project is proposed to be located in the O (Open Space) zone Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be categorically exempt per Section 15315, (Class 15).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-054 approving Miscellaneous permit (MISC 05-163), subject to conditions.

3. MISCELLANEOUS (MISC 05-200): *(Continued from July 27, August 10, & August 24, 2005)*

PROJECT ADDRESS: Hamilton Park
PROJECT APPLICANT: Los Angeles SMSA for Verizon
PROJECT PLANNER: Sandra Campbell, Senior Planner
COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting a Major Wireless Communication Facility Permit (MISC 05-200) to install a Mono-tree telecommunications facility in the O (Open Space) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt under CEQA Guidelines Section 15303 (Class 3).

Recommended Action:

The Planning Division recommends that this item be removed from the agenda until further notice.

4. MISCELLANEOUS (MISC 05-201):

PROJECT ADDRESS: 25 Canyon Rim Rd.
PROJECT APPLICANT: Cingular Wireless
PROJECT PLANNER: Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is requesting Major Wireless Communication Facility Permit (MISC 05-201) to install a telecommunications facility designed as a Mono-pole. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15303 (Class 3).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-052 approving Miscellaneous Permit (MISC 05-201), subject to conditions.

5. TENTATIVE PARCEL MAP (TPM 05-006):

PROJECT ADDRESS: 201 W. Willow St.
PROJECT APPLICANT: Cesar Navarro
PROJECT PLANNER: Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting Tentative Parcel Map (TPM 05-006) to subdivide a 22,990 sq. ft. parcel into two separate lots. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt from the requirements of the California Environmental Quality Act, CEQA Section 15315, (Class 15).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-050 approving Tentative Parcel Map (TPM 05-006), subject to conditions.

6. CONDITIONAL USE PERMIT (CUP 04-050):

PROJECT ADDRESS: 1650 Gillette Road
PROJECT APPLICANT: Samuel Aghazarian
PROJECT PLANNER: Paul Samaras, Assistant Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting Conditional Use Permit (CUP 05-007) to remodel an existing service station and sign. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) this action has been found to be categorically exempt under CEQA Guidelines Section 15302(b), (Class 2).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-058 approving Conditional Use Permit (CUP 04-050), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Projects for the September 28, 2005 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 1. **TX 05-008** (2003 S. Reservoir St. - one year time extension for CUP 03-039).
 2. **TX 05-009** (2109 S. Garey Ave. – one year time extension for CUP 02-005)
 3. **TTM 04-012/CUP 04-055** (1041 s. White Ave. – tentative tract map and cup for the development of an 18-unit condo project).
 4. **MISC 05-198** (1705 W. Second St. – a request to construct a 65-foot mono-palm wireless facility).
 5. **CUP 04-050** (2518 N. Towne Ave. – cup to allow the construction of new car wash facility).
 6. **CUP 05-014** (1689 E. Mission Blvd. – conditional use permit to convert an industrial warehouse to an industrial manufacturing use).
 7. **CUP 05-017** (3869 W. Valley Blvd. – a conditional use permit to establish a contractor's storage yard and office).
 8. **MISC 05-345** (540 E. Holt Ave. – review of a proposed wireless telecommunication facility).
 9. **CZ 05-004/TTM 05-007/FDP 05-002** (650 E. Phillips Blvd. – change of zone to apply PD Overlay Designation, tentative tract map to subdivide a parcel for 8 single family units).

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the Special Study Session meeting of **September 21, 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 September 14, 2005 Planning Commission meeting was posted on Friday, September 9, 2005.

Matthew C. Bassi
Planning Manager

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas PC\PC Agendas 2005\PC Agenda 09-14-05.doc

F1 650 E. Phillips.
F2 1500 W. Phillips.
F3 Hamilton Park
F4 25 Canyon Rim Rd.
F5 201 W . Willow.
F6 1650 Gillette Road.