



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, JANUARY 10, 2007 @ 7:00 PM**

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- A.      **CALL TO ORDER:**      Chair Frank Delgado
- B.      **FLAG SALUTE:**      Chair Frank Delgado
- C.      **ROLL CALL:**      Matthew Bassi, 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/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. TIME EXTENSION (TX 06-013):**

A request for a one-year Time Extension (TX 06-013) for (CUP 05-026) to convert an existing single family dwelling into a medical office located at 1976 N. Orange Grove Avenue.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-013) granting a one-year time extension for Conditional Use Permit (CUP 05-026).

## **F. PUBLIC HEARINGS:**

### **1. VARIANCE (VAR 06-013):**

**PROJECT ADDRESS:** 1057 Hillcrest Drive  
**PROJECT APPLICANT:** Mr. Antonio Querin  
**PROJECT PLANNER:** Mr. Josue Espino, Associate Planner  
**COUNCIL DISTRICT:** CC District No. 6

#### **Project Description:**

The applicant is requesting approval of a Variance to allow development of a single-family house with two (2) attached garages located within the required rear and side yard setback areas. 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 a Resolution approving Variance (VAR 06-013), subject to conditions.

### **2. TENTATIVE TRACT MAP (TTM 06-009)/CONDITIONAL USE PERMIT (CUP 06-040):**

**PROJECT ADDRESS:** 1074 S. San Antonio Avenue  
**PROJECT APPLICANT:** Mr. Robert Perez  
**PROJECT PLANNER:** Mr. Luis Rocha, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 3

#### **Project Description:**

The applicant is requesting approval of a Tentative Tract Map for condominium purposes and a Conditional Use Permit for the development of six (6) detached condominium dwelling units in the R-2-S 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 15332, (Class 32 - In-Fill Development Projects).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt a Resolution approving Tentative Tract Map (TTM 06-009) and Conditional Use Permit (CUP 06-040), subject to conditions.

**3. TENTATIVE PARCEL MAP (TPM 06-011):**

**PROJECT ADDRESS:** 3400 W. Pomona Boulevard  
**PROJECT APPLICANT:** Metropolitan Life Insurance Co.  
**PROJECT PLANNER:** Mr. Josue Espino, Associate Planner  
**COUNCIL DISTRICT:** CC District No. 1

**Project Description:**

The applicant is requesting approval of a Tentative Parcel Map to subdivide a 9.3 acre site into four (4) lots for industrial purposes. 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 Divisions).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt a Resolution approving Tentative Parcel Map (TPM 06-011), subject to conditions.

**4. CONDITIONAL USE PERMIT (CUP 06-028):**

**PROJECT ADDRESS:** 805 E. Philadelphia Street  
**PROJECT APPLICANT:** Mr. Adel Alsalamy  
**PROJECT PLANNER:** Mr. Luis Rocha, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 3

**Project Description:**

The applicant is requesting approval of a Conditional Use Permit to allow an up-grade of an existing off-sale beer and wine license (Type-20) to an off-sale general liquor license (Type 21) for an existing market. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), in compliance with Section 15270, CEQA does not apply to projects which are disapproved.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt a Resolution denying Conditional Use Permit (CUP 06-028).

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the January 24, 2007 Planning Commission meeting (*all items listed below are tentatively scheduled*).

**a) TENTATIVE TRACT MAP (TTM 06-010)/CONDITIONAL USE PERMIT (CUP 06-030):**

A Tentative Tract Map and Conditional Use Permit to develop a 12-unit attached condominium project located at 811 S. White Ave.

**b) CONDITIONAL USE PERMIT (CUP 06-046):**

A Conditional Use Permit to construct a 31,036 square-foot veterinary building at Western University located at 611 E. Second Street.

**c) CONDITIONAL USE PERMIT (CUP 06-042):**

A Conditional Use Permit for an off-sale beer/wine license at a gas station located at 295 E. Mission Boulevard.

**d) GENERAL PLAN AMENDMENT (GPA 06-003)/CHANGE OF ZONE (CZ 06-004)/TETATIVE PARCEL MAP (TPM 06-013)/CONDITIONAL USE PERMIT (CUP 06-047)/VARIANCE (VAR 06-014):**

A General Plan Amendment and Change of Zone to accommodate the development of a proposed 70-unit senior housing project located at 1550 S. San Antonio Avenue.

**e) CONDITIONAL USE PERMIT (CUP 06-036):**

A Conditional Use Permit for a proposed 10,870 square-foot building addition to an existing office building located at 1716 W. Holt Avenue.

**f) SPECIFIC PLAN AMENDMENT (SPA 06-003):**

A proposed change to the Downtown Pomona Specific Plan amending the non-conforming provisions related to non-conforming uses and buildings.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **January 24, 2007** starting at 7:00 p.m. 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 January 10, 2007 Planning Commission meeting was posted on Friday, January 5, 2007.

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Matthew C. Bassi  
Planning Manager

**F1 – 1074 S. San Antonio Ave.**  
**F2 – 805 E. Philadelphia St.**  
**F3 – 3400 W. Pomona Blvd.**  
**F4 – 1057 Hillcrest Dr.**