



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

**REGULAR ADJOURNED MEETING OF**  
**WEDNESDAY, APRIL 12, 2006 @ 7:00 P.M.**

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- 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 Frank Delgado; Commissioner Heberto Sanchez; Commissioner Stephen Atchley**

- 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. APPROVAL OF PC MINUTES:**

➤ March 22, 2006

### **2. Street Vacation V-291 (MISC 06-112):**

The City of Pomona, Public Works Department is requesting Planning Commission consideration of a General Plan conformance finding for proposed street vacation of portion of Huntington Street between West Mission Boulevard and West Eighth Street.

#### **Recommended Action:**

The Planning Division recommends Planning Commission adoption of attached PC Resolution approving Street Vacation V-291 (MISC 06-112).

## **F. PUBLIC HEARINGS:**

### **1. GENERAL PLAN AMENDMENT (GPA 05-004)/CHANGE OF ZONE (CZ 05-008)/TENTATIVE TRACT MAP (TTM 05-014)/CONDITIONAL USE PERMIT (CUP 05-047)/VARIANCE (VAR 06-004):**

**PROJECT ADDRESS:** 280 E. Philadelphia St.

**PROJECT APPLICANT:** Mr. Alex Hernandez – Telacu Development, LLC.

**PROJECT PLANNER:** Mr. Matthew Bassi, Planning Manager

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

#### **Project Description:**

The applicant is requesting approval of General Plan Amendment and Change of Zone from Commercial (C-4) to Low Density Residential (R-2) & Tentative Tract Map for condominiums purposes and a Conditional Use Permit and Variance to construct 23 detached condominiums on a 2.6 acre site. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Class 32 Categorical Exemption in compliance with Section 15332 (In-Fill Development).

#### **Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolutions recommending that the City Council approve General Plan Amendment (GPA 05-004) and Change of Zone (CZ 05-008), and adoption of a PC Resolution approving Tentative Tract Map (TTM 05-014), Conditional Use Permit (CUP 05-047) and Variance (VAR 06-004), subject to conditions.

**2. TENTATIVE TRACT MAP (TTM 05-016)/CONDITIONAL USE PERMIT (CUP 05-053):**

**PROJECT ADDRESS:** 1427 S. White Avenue  
**PROJECT APPLICANT:** Omnipoint Communications, Inc., for T-Mobile  
**PROJECT PLANNER:** Mr. Luis Rocha, Planning Technician  
**COUNCIL DISTRICT:** CC District No. 2

**Project Description:**

The applicant is requesting approval of Tentative Tract Map to subdivide a 1.32 acre parcel for condominium purpose and a Conditional Use Permit to allow for the development of 15 single family residential condominiums 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 Class 32 Categorical Exemption in compliance with Section 15332 (In-Fill Development).

**Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Tentative Tract Map (TTM 05-016) and Conditional Use Permit (CUP 05-053), subject to conditions.

**3. TENTATIVE TRACT MAP (TTM 06-002)/FINAL DEVELOPMENT PLAN (FDP06-001)**

**PROJECT ADDRESS:** 2887 N. Towne Avenue  
**PROJECT APPLICANT:** Larwin Company  
**PROJECT PLANNER:** Mr. Matthew Bassi, Planning Manager  
**COUNCIL DISTRICT:** CC District No. 6

**Project Description:**

The applicant is requesting approval of Tentative Tract Map for condominium purposes and a Final Development Plan for the development of 87 townhouse condominium units (attached) on a 7.4 acre site. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) and in compliance with Article 11, Section 15162, the proposed declaration project described above hereby meets the requirements for the use of a previous mitigated negative approved with the original project.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Tentative Tract Map (TTM 06-002) and Final Development Plan Review (FDP 06-001), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the April 26, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).

- a) **CONDITIONAL USE PERMIT (CUP 05-054):**

- A Conditional Use Permit to review a proposed gas station and car wash located at 46 Rio Rancho Road.

**b) CONDITIONAL USE PERMIT (CUP 05-051):**

A Conditional Use Permit to allow a type 47 alcohol license for an existing restaurant located at 50 Rio Rancho Road.

**c) CONDITIONAL USE PERMIT (CUP 05-046):**

A Conditional Use Permit to allow the upgrade of an existing service station located 698 E. Holt Avenue.

**d) CONDITIONAL USE PERMIT (CUP 05-004):**

A Conditional Use Permit to review an Oak tree Preservation Ordinance Citywide.

**e) CONDITIONAL USE PERMIT (CUP 06-009):**

A Conditional Use Permit to allow the development of a 7,063 square-foot commercial retail building located 1120 E. Holt Avenue.

**f) TENTATIVE PARCEL MAP (TPM 06-002)/CONDITIONAL USE PERMIT (CUP 06-010):**

A Tentative Parcel Map and Conditional Use Permit to allow the development of a 4-unit condominium project located 715 E. Phillips Blvd.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of **April 26, 2006**, 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 April 12, 2006 Planning Commission meeting was posted on Friday, April 7, 2006.

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Matthew C. Bassi  
Planning Manager

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**F1 – 280 E. Philadelphia St.**  
**F2 – 1427 S. White Ave.**  
**F3 – 2887 N. Towne Ave.**