



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, AUGUST 9, 2006 @ 7:00 P.M.**

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- A. **CALL TO ORDER:** Chair Frank Delgado
- B. **FLAG SALUTE:** Chair Frank Delgado
- C. **ROLL CALL:** Principal Planner, Glen Krieger

Chair Frank Delgado; Vice-Chair Heberto Sanchez; Commissioner Tim Saunders; Commissioner Sylvia Scharf; Commissioner William Martinez; Commissioner Gwen Urey; 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. GENERAL PLAN CONFORMITY ASSESMENT (MISC 06-294):

PROJECT ADDRESS: 360 East Mission Blvd.
PROJECT APPLICANT: County of Los Angeles
PROJECT PLANNER: Ms. Kristina Grabow, Contract Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

Planning Commission consideration of whether the County of Los Angeles proposal to lease 15,750 square feet of office space in an existing building located at 360 East Mission Blvd. for the Department of Public Social Services for administrative purposes conforms to the City's General Plan pursuant to Government Code Section 65402.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving MISC 06-294 to accept and receive this report and forward its finding to the Los Angeles County, Chief Administrative Office.

F. PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT (CUP 06-006):

PROJECT ADDRESS: 1347 W. Eleventh Street
PROJECT APPLICANT: Mr. Miguel Hernandez
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit for the development of an additional dwelling unit on a 20,552 square-foot parcel in the R-2 zone with a "Supplemental" overlay. 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 adoption of the attached PC Resolution approving Conditional Use Permit (CUP 06-006), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 06-024):

PROJECT ADDRESS: 10 Auto Center Drive
PROJECT APPLICANT: MVP Realty, LLC dba Rio Rancho Pontiac-GMC
PROJECT PLANNER: Mr. Jay Jarrin, Senior Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit for the development of a paved automobile display area for use by an adjacent automobile sales dealership, on a 5.92-acre lot zoned C-4 – Highway Commercial and designated “General Commercial” by the General 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 15303 (Class 3 – New Construction).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 06-024), subject to conditions.

3. TENTATIVE TRACT MAP (TTM 06-005) / CONDITIONAL USE PERMIT (CUP 06-019):

PROJECT ADDRESS: 1459 S. Rebecca Street
PROJECT APPLICANT: Mr. Jose & Marisela Guterrez
PROJECT PLANNER: Mr. Jay Jarrin, Senior Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Tentative Tract Map and Conditional Use Permit for an 8-unit residential condominium, including the development of seven (7) new residential units and the retention of one (1) existing single-family residential unit, on a 0.83-acre (36,562.5 square foot) lot zoned R-2-S, Low-Density Multiple-Family Residential. 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 – Infill Development).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Tentative Tract Map (TTM 06-005) and Conditional Use Permit (CUP 06-019), subject to conditions.

4. GENERAL PLAN AMENDMENT (GPA 06-002)/CHANGE OF ZONE (CZ 06-003)/TENTATIVE TRACT MAP (TTM 06-004)/CONDITIONAL USE PERMIT (CUP 06-018)/VARIANCE (VAR 06-009):

PROJECT ADDRESS: 1422, 1444 and 1472 South Garey Avenue
PROJECT APPLICANT: TELACU Development, LLC.
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of a General Plan Amendment to change the General Plan from Convenience Commercial to Medium Density Multiple Family, to change the zone from C-4 to R-3, a Tentative Tract Map for condominium purposes, a Conditional Use Permit to develop 17 detached condominiums and a Variance to reduce the required building separation. 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 – Infill 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 06-002) and Change of Zone (CZ 06-003), and adoption of a PC Resolution approving Tentative Tract Map (TTM 06-004), Conditional Use Permit (CUP 06-018) and Variance (VAR 06-009), subject to conditions.

5. CONDITIONAL USE PERMIT (CUP 06-022):

PROJECT ADDRESS: 1350 S. Towne Avenue
PROJECT APPLICANT: Capital Quick Inc.-Max McDermitt
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 for the development of five (5) detached condominiums on a 24,360 square foot site in the R-2-S, Low-Density Multiple-Family Residential. 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 – Infill Development).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 06-022), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the August 23, 2006 Planning Commission meeting (***all items listed below are tentatively scheduled***).

a) TENTATIVE TRACT MAP (TTM 06-003)/CONDITIONAL USE PERMIT (CUP 06-011):

A Tentative Tract Map and Conditional Use Permit for a proposed 50-unit attached condominium project in the Phillips Ranch Specific Plan located at 92 Rio Rancho Road.

b) CONDITIONAL USE PERMIT (CUP 06-026):

A Conditional Use Permit to develop a 2-unit duplex in the Downtown Pomona Specific Plan located at 665 E. Sixth Street.

c) CONDITIONAL USE PERMIT (CUP 05-040):

A Conditional Use Permit for a proposed mobile recycling center located at a neighborhood store project located at 805 E. Philadelphia Avenue.

d) TENTATIVE PARCEL MAP (TPM 06-006):

A Tentative Parcel Map for a proposed parcel map to create two lots for future single family dwelling units' located at 1511 S. Towne Avenue.

e) CODE AMENDMENT (CA 06-002):

A Code Amendment to adopt a City Wide Oak Tree Preservation Ordinance.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of **August 23, 2006** starting at 7:00 p.m. 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 August 9, 2006 Planning Commission meeting was posted on Friday, August 4, 2006.

Matthew C. Bassi
Planning Manager

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F1 – 1347 W. Eleventh Street
F2 – 10 Auto Center Drive
F3 – 1459 S. Rebecca Street
F4 – 1422, 1444 and 1472 South Garey Avenue
F5 – 1350 S. Towne Avenue