



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, AUGUST 8, 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 Arturo Jimenez; Commissioner Andrew Santa Cruz

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:

- May 9, 2007
- May 23, 2007
- June 13, 2007

F. PUBLIC HEARING ITEMS:

1. TENTATIVE PARCEL MAP (TTM 06-015), CONDITIONAL USE PERMIT (CUP 06-025) AND VARIANCE (VAR 06-021):
(Continued from July 11, 2007):

PROJECT ADDRESS: 1390 S. Palomares Street
PROJECT APPLICANT: RAS Associates
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is proposing Conditional Use Permit (CUP 06-025) to allow for the construction of 12 detached condominiums; Tentative Tract Map (TTM 06-015) to allow for the subdivision of the parcel for residential condominium purposes and Variance (VAR 06-021) to allow for a reduction in building separation from the required 15-feet to 10-feet. 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 continue this item to September 12, 2007.

2. CONDITIONAL USE PERMIT (CUP 06-043):
(Continued from June 27, 2007):

Project Address: 1318 S. Garey Ave.
Project Applicant: Yong-Ju Kown
Project Planner: Mr. Malcolm Oliver, Assistant Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing to construct a 2,472 square-foot addition to an existing 26,580 square-foot commercial building in the C-4 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 15303 (Class 3 – New Construction of Small Structures).

Recommended Action:

The Planning Division recommends that this item be pulled from the agenda.

3. TENTATIVE TRACT MAP (TTM 07-001)/CONDITIONAL USE PERMIT (CUP 07-006); TENTATIVE TRACT MAP (TTM 07-07-002)/CONDITIONAL USE PERMIT (CUP 07-007)

Project Location: **Site 1. 255 West Second Street**, bounded by First Street to the north, Thomas Street to the east, Main Street to the west, and Second Street to the south with a total area of 1.37 acres including a public alley to be vacated and the following properties identified by assessors identification number (AIN):

- AIN 8341-001-902 (Parking lot on south side of First Street between Thomas Street and Main Street)
- AIN 8341-001-012 (154 South Main Street)
- AIN 8341-001-032 (227-235 West Second Street)
- AIN 8341-001-031 (269 West Second Street)
- AIN 8341-001-013 (273-277-295 West Second Street)
- AIN 8341-001-907 (property west of Thomas Plaza)

Site 2. 355 & 455 West Second Street, on the north side of Second Street and generally located south of First Street to the north, west of Main Street; including Gordon Street, and east of Park Street with a total area of 2.05 acres including public alleys and street (Gordon Street) to be vacated and the following properties identified by assessors identification number (AIN):

- AIN 8341-001-039 (Parking lot on north side of Second Street between the building at 301 West Second Street (Vault) and Gordon Street and south of the alley)
- AIN 8341-002-904 (Parking lot on south side of First Street, at the southeast corner with Park Street)
- AIN 8341-002-024 (Parking lot on south side of First Street, at the southwest corner with Gordon Street)
- AIN 8341-002-006 (439-449-455 West Second Street)
- AIN 8341-002-007 (435 West Second Street)
- AIN 8341-002-008 (429 West Second Street)
- AIN 8341-002-021 (417-421 West Second Street)
- AIN 8341-002-011 (409 West Second Street)

Project Applicant: CityView Watt Pomona AC, LLC
Project Planner: Mr. Jay Jarrin, AICP, Senior Planner
Council District: CC District No. 2

Project Description:

For Site 1 (255 West Second Street), the applicant is requesting a Major Site Development Permit (Conditional Use Permit) (CUP 07-006) for a determination of conformity with the Downtown Pomona Specific Plan for the proposed demolition of three buildings constructed prior to 1949, and the new construction of a five-story mixed use commercial and residential building with a gross floor area of up to 304,000 square feet, including a 7-level parking structure, 113 residential units, 5 live-work units, and up to 14,000 square feet of retail floor area and a Tentative Tract Map (TTM 07-001) for the merging of 6 properties into one lot for condominium purposes.

For Site 2 (355 & 455 West Second Street), the applicant is requesting a Major Site Development Permit (Conditional Use Permit) (CUP 07-007) for a determination of conformity with the Downtown Pomona Specific Plan for the proposed demolition of three buildings constructed prior to 1949, and the new construction of a five-story mixed use commercial and residential building with a gross floor area of up to 403,000 square feet, including a 7-level parking structure, 153 residential units, and up to 21,000 square feet of retail floor and a Tentative Tract Map (TTM 07-002) for the merging of 8 properties into two (2) lots for condominium purposes.

Pursuant to the California Environmental Quality Act (CEQA), a Draft Mitigated Negative Declaration has been prepared for this project. An Initial Study to assess the potential effects of this project on the environment found that some of the impacts of the project have been examined by the Program Environmental Impact Report (EIR) certified by the City Council on August 1, 2005 for Specific Plan Amendment (SPA 05-001), a comprehensive update of the Downtown Pomona Specific Plan. The Draft Mitigated Negative Declaration has been prepared for this project based on the finding that although new site-specific impacts of the proposed project could have a significant effect on the environment, the effect will not be significant because mitigation measures imposed on the project will reduce the effects to levels less than significant.

Recommended Action:

The Planning Division recommends that the Planning Commission continue this item to August 22, 2007.

4. CONDITIONAL USE PERMIT (CUP 06-057):

Project Address: 2087 S. Reservoir St.
Project Applicant: Mr. Andrew Paszterko
Project Planner: Mr. Luis Rocha, Assistant Planner
Council District: CC District No. 3
Project Description:

The applicant is proposing a Conditional Use Permit to allow the sale of alcohol (Type-20 off-sale beer and wine) in conjunction with an automotive service station in the C-2 (Neighborhood Shopping Center). Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) guidelines, Section 15270 CEQA does not apply to projects that are disapproved.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying Conditional Use Permit (CUP 06-057).

5. CONDITIONAL USE PERMIT (CUP 07-038):

Project Address: 92 Rio Rancho Road
Project Applicant: Mr. Kim Bang Ly
Project Planner: Mr. Jay Jarrin, AICP, Senior Planner
Council District: CC District No. 5

Project Description:

The applicant is proposing a modification to Conditional Use Permit (CUP 06-011) for a 56-unit residential condominium development on a 4.3-acre site located at 92 Rio Rancho Road (southeast corner with Phillips Ranch Road) in the Phillips Ranch 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 15332 (Class 32 – In-Fill Development projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 07-038), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Selection of New Officers (see memorandum).
2. Tentative Planning Division projects for the August 22, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - a. **Conditional Use Permit (CUP 07-030) / Tentative Parcel Map (TPM 07-004):**
A Conditional Use Permit and Tentative Parcel Map proposal by Western University to construct two (2) new education buildings and a parking structure located 657, 695, 701 & 795 E. Second Street.
 - b. **Conditional Use Permit (CUP 07-024):**
A Conditional Use Permit for a proposal for a collection facility located at 1057 E. Mission Blvd.
 - c. **Conditional Use Permit (CUP 07-048):**
A Conditional Use Permit for a proposal for a collection facility located at 805 E. Philadelphia Street.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **August 22, 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 August 8, 2007 Planning Commission meeting was posted on Friday, August 3, 2007.

Glen Krieger
Acting Planning Manager

F1 – 1390 S. Palomares St.
F2 – 1318 S. Garey Ave.
F3 – 255 W. Second St. & 355
& 455 W. Second St.
F4 – 2087 S. Reservoir St.
F5 – 92 Rio Rancho Rd.