



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, SEPTEMBER 13, 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. APPROVAL OF PC MINUTES:**

➤ July 12, 2006

### **2. TIME EXTENSION (TX 06-006):**

A request for a 2<sup>nd</sup> one-year Time Extension; (TX 06-006) for a Buddhist Temple located at 1476 S. Reservoir St.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-006) granting a 2<sup>nd</sup> one-year time extension for Conditional Use Permit (CUP 04-038).

### **3. TIME EXTENSION (TX 06-007):**

A request for one-year Time Extension; (TX 06-007) for an approved Wireless Communication Facility Permit (MISC 05-163) located at 1500 West Phillips Boulevard.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-007) granting a one-year time extension for Wireless Communication Permit (MISC 05-163).

## **F. PUBLIC HEARINGS:**

### **1. CONDITIONAL USE PERMIT (CUP 06-012):**

**PROJECT ADDRESS:** 22 Rio Rancho Road

**PROJECT APPLICANT:** Mazda Petroleum – Mr. Wignesh Kandaval

**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 to add beer and wine sales to an existing combination service station/food-mart use, with automobile repair facility and automatic car wash, on a 1.52-acre property zoned C-4 (Highway Commercial). 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 15301 (Class 1 – Existing Facilities).

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 06-012), subject to conditions.

**2. CONDITIONAL USE PERMIT (CUP 05-040):**

**PROJECT ADDRESS:** 805 E. Philadelphia Street  
**PROJECT APPLICANT:** Angel Ontiveros Zarco  
**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 a proposed collection facility of recyclable materials. 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 – Construction of Small Structures).

**Recommended Action:**

The Planning Division recommends Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 05-040), subject to conditions.

**3. CODE AMENDMENT (CA 06-004):**

**PROJECT ADDRESS:** Citywide  
**PROJECT APPLICANT:** City Of Pomona  
**PROJECT PLANNER:** Mr. Jay Jarrin, Senior Planner  
**COUNCIL DISTRICT:** N/A

**Project Description:**

A City-initiated code amendment to revise Section .580-J of the Pomona Zoning Ordinance to add alternative fuel processing as a conditional use in the M-1 (Light Industrial) & M-2 (General Industrial) zones. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), when there is no possibility the Code Amendment will have a significant effect on the environment.

**Recommended Action:**

The Planning Division recommends Planning Commission adopt the attached PC Resolution recommending City Council approval of Code Amendment (CA 06-04).

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

- 1. Tentative Planning Division projects for the September 27, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).**

**a) CONDITIONAL USE PERMIT (CUP 06-027):**

A Planning Commission review of Conditional Use Permit for the development of a 6-unit condominium project located at 1446 W. 11<sup>th</sup> Street.

**b) FINAL DEVELOPMENT PLAN (FDP 06-002)/TENTATIVE TRACT MAP (TTM 06-008):**

A Tentative Tract Map and Final Development Plans for a ten (10) lot single family project located at 155 N. Myrtle Avenue.

**c) CODE AMENDMENT (CA 06-002):**

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

## **I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of ***September 27, 2006*** 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 September 13, 2006 Planning Commission meeting was posted on Friday, September 8, 2006.

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Matthew C. Bassi  
Planning Manager

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**F1 – 22 Rio Rancho Road**  
**F2 – 805 E. Philadelphia St.**  
**F3 – City Wide**