



**CITY OF POMONA**  
**PLANNING COMMISSION ANNOTATED AGENDA**  
**POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS**  
**505 South Garey Avenue, Pomona, CA 91769**  
**REGULAR ADJOURNED MEETING OF**  
**WEDNESDAY, JUNE 8, 2005 @ 7:00 PM**

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- A. **CALL TO ORDER:** Chair, William Martinez
- B. **FLAG SALUTE:** Chair, William Martinez
- C. **ROLL CALL:** Planning Manager, Matthew Bassi

***Present: Urey, Scharf, Delgado and Martinez.***  
***Absent: Wolfe and Saunders.***

**Chair William Martinez; Vice-Chair Tim Saunders; Commissioner Gwen Urey; Commissioner Sylvia Scharf; Commissioner Charles L. Wolfe; Commissioner Frank Delgado**

**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 this agenda**, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Discussion of any non-agenda items will be limited to three (3) minutes in accordance with City policy.
2. Anyone wishing to speak on **any item that is listed on tonight's agenda** (e.g., public hearings and/or work study items) is requested to adhere to the following protocol procedures/guidelines:
  - a) *Prior to the meeting, or during the meeting prior to a matter being discussed, any person wishing to address the Planning Commission must 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 should 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 request that the group choose a spokesperson.*
  - 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.

➤ **No items at this time.**

## **F. PUBLIC HEARINGS:**

### **1. CODE AMENDEMENT (CA 05-002): *continued from 05/25/05 meeting:***

**PROJECT ADDRESS:** City Wide

**PROJECT APPLICANT:** The City of Pomona

**PROJECT PLANNER:** Sandra Campbell, Associate Planner

**COUNCIL DISTRICT:** N/A

#### **Project Description:**

The City of Pomona is requesting a Code Amendment to establish use standards for indoor swap meets. Pursuant to Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project does not require environmental review because CEQA applies only to projects that have the potential to cause a significant effect on the environment.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-007 recommending City Council approval of Code Amendment (CA 05-002).

**ACTION TAKEN:** *Continued to June 22, 2005; 4/0/0/2(Wolfe and Saunders)*

### **2. MISCELLANEOUS (MISC 05-073 ):**

**PROJECT ADDRESS:** 733 N. Garey Ave.

**PROJECT APPLICANT:** New Cingular/AT&T Wireless

**PROJECT PLANNER:** Luis Rocha, Planning Tech

**COUNCIL DISTRICT:** CC District No. 4

#### **PROJECT DESCRIPTION:**

The applicant is requesting for a Major Wireless Communication Facility Permit (MISC 05-073) to install a telecommunications facility designed as a pine tree. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt from requirements of the California Environmental Quality Act (CEQA), per Section 15303 (Class 3).

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution No.05-021 approving a Major Wireless Communication Facility Permit (MISC 05-073), subject to conditions.

**ACTION TAKEN:** *Approved 2/1(Scharf)/1(Urey)/2(Wolfe and Saunders)*

**3. TENTATIVE TRACT MAP (TTM 05-004):**

**PROJECT ADDRESS:** 76 Rio Rancho Rd.  
**PROJECT APPLICANT:** Phillips Ranch Development, LLC  
**PROJECT PLANNER:** Darrell Gentry, Contract Planner  
**COUNCIL DISTRICT:** CC District No. 5

**Project Description:**

The applicant is requesting a Tentative Parcel Map 62364 (TPM 05-004) to subdivide a 4.3-acre property into a 2-lot commercial subdivision. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt from requirements of the California Environmental Quality Act (CEQA) guidelines under Section 15315, (Class 15).

**Recommended Action:**

The Planning Division recommends that the Planning Commission and adopt PC Resolution No. 05-035 approving Tentative Parcel Map (TPM 05-004), subject to conditions.

***ACTION TAKEN:*** *Approved; 4/0/0/2(Wolfe and Saunders)*

**4. TENTATIVE TRACT MAP (TTM 05-005):**

**PROJECT ADDRESS:** 76 Rio Rancho Rd.  
**PROJECT APPLICANT:** Phillips Ranch Development, LLC  
**PROJECT PLANNER:** Darrell Gentry, Contract Planner  
**COUNCIL DISTRICT:** CC District No. 5

**Project Description:**

The applicant is requesting a Tentative Tract Map 62381 (TTM 05-005) to subdivide a 7.27-acre property into a 4-lot commercial subdivision. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt from requirements of the California Environmental Quality Act (CEQA). This action has been found to be categorically exempt from the California Environmental Quality Act (CEQA) guidelines under Section 15315, (Class 15).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-034 approving Tentative Parcel Map (TPM 05-005), subject to conditions.

***ACTION TAKEN:*** *Approved; 4/0/0/2(Wolfe and Saunders)*

**5. CHANGE OF ZONE (CZ 04-007) TENTATIVE TRACT MAP (TTM 05-005),  
FINAL DEVELOPMENT PLAN (FDP 05-001):**

**PROJECT ADDRESS:** 990 Weber Street.  
**PROJECT APPLICANT:** DCI Engineering  
**PROJECT PLANNER:** Harden Carter, Contract Planner  
**COUNCIL DISTRICT:** CC District No. 1

**Project Description:**

The applicant is requesting a Change of Zone (CZ 04-007), Tentative Tract Map (TTM 05-005) to subdivide a 1.9-acre site and Final Development Plan (FDP 05-001) to develop the site with an 11-unit Planned Development. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt from requirements of the California Environmental Quality Act (CEQA), guidelines under Section 15332, (Class 32).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-036 recommending City Council approval for Change of Zone (CZ 04-007), adopt PC Resolution 05-037 approving Tentative Tract Map (TTM 05-005), and adopt PC Resolution No. 05-038 approving Final Development Plan (FDP 05-001), subject to conditions.

**ACTION TAKEN:**      ***Approved; 3/o/1(Scharf)/2(Wolfe and Saunders)***

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

- 1.** Tentative Planning Projects for the June 22, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled***).
  - a. GPA 04-001/CZ 04-004/CUP 04-034** (300 S. San Antonio Blvd. –GPA, CZ & CUP to allow a restaurant and nightclub, including alcohol sales (continued from 05/25/05 meeting)).
  - b. CUP 05-001** (3111 W. Temple Ave. – CUP to allow a smog station and alcohol sales at an existing gas station(continued from 05/25/05)).
  - c. Downtown Pomona Specific Plan Update** (Downtown Pomona Specific Plan Project Area).

**I. ADJOURNMENT:**

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of ***June 22, 2005***, 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 June 8, 2005 Planning Commission meeting was posted on Friday, June 3, 2005.

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Matthew C. Bassi  
Planning Manager

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**F1 City Wide.**

**F2 . 733 N. Garey Ave.**

**F3 . 76 Rio Rancho Rd.**

**F4 . 76 Rio Rancho Rd.**

**F5 . 990 Weber Street**