



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, MARCH 22, 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:** Principal Planner, Glen Krieger

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 on 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:

➤ February 22, 2006

F. PUBLIC HEARINGS:

1. VARIANCE (VAR 06-003)

PROJECT ADDRESS: 458 Terrell Place
PROJECT APPLICANT: Ms. Carol Moreland
PROJECT PLANNER: Mr. Luis Rocha, Planning Technician
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a side yard setback Variance (VAR 06-003) for an existing attached carport; a side yard setback and building separation variance for an existing detached shed; and a minor deviation variance for an existing four (4) foot high wood fence in the front yard setback. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined to be exempt from the provisions of CEQA. In compliance with Article 18, Section 15270, CEQA does not apply to projects that are disapproved.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolutions denying Variance (VAR 06-003).

2. CONDITIONAL USE PERMIT (CUP 05-050)

PROJECT ADDRESS: 1157 Indian Hill Boulevard
PROJECT APPLICANT: Phra Maha Chanya Khongchinda
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 4

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 05-050) to construct a 1,914 square foot building for religious purposes in the R-1-7200 Zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA-Public Resources Code, under Section 21084 et. seq.), the project is exempt under Section 15303 (Class 3 – New Construction of Small Structures).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution recommending approval of Conditional Use Permit (CUP 05-050), subject to conditions.

3. GENERAL PLAN AMENDMENT (GPA 05-005)/CHANGE OF ZONE (CZ 05-009)/TENTATIVE TRACT MAP (05-015)/CONDITIONAL USE PERMIT (CUP 05-052):

PROJECT ADDRESS: 141 E. Foothill Boulevard
PROJECT APPLICANT: The Olson Company
PROJECT PLANNER: Ms. Judy Kollar, Senior Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a General Plan Amendment (GPA 05-005) and Change of Zone (CZ 05-009) for a portion of the site, a Tentative Tract Map (TTM 05-015) to subdivide 2.7 acres into two lots for commercial and residential condominium purposes, and a Conditional Use Permit (CUP 05-052) to develop a mixed-use project consisting of thirty-four (34) two-story condominium units and a 2,700 square-foot commercial building. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act in compliance with Section 15074 of CEQA, the Planning Commission will consider adoption of a Mitigated Negative Declaration for the proposed project.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolutions recommending City Council approval of General Plan Amendment (GPA 05-005) and Change of Zone (CZ 05-009), and approving Tentative Tract Map (TTM 05-015) and Conditional Use Permit (CUP 05-052), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 05-055):

PROJECT ADDRESS: 21 Rancho Camino Road
PROJECT APPLICANT: Phillips Ranch Development LLC
PROJECT PLANNER: Mr. Glen Krieger, Principal Planner
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is requesting approval of a Conditional Use Permit (CUP 05-055) to develop two (2) professional office buildings totaling 62,975 square feet in the Regional Commercial (R-C) district of the Phillips Ranch Specific Plan. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act CEQA-Public Resources Code, Section 2110 et. seq. and in compliance with Section 15074 of CEQA, the Planning Commission will consider adoption of a Negative Declaration for the proposed project.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-055), subject to conditions.

5. TENTATIVE PARCEL MAP (TPM 04-006)/CONDITIONAL USE PERMIT (CUP 04-036)

PROJECT ADDRESS: 1316 E. Mission Boulevard
PROJECT APPLICANT: Grand Central Recycling & Transfer Station, Inc.
PROJECT PLANNER: Mr. Darrell Gentry, Contract Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of Tentative Parcel Map (TPM 04-006) and Conditional Use Permit (CUP 04-036) for a proposed Solid Waste Transfer Station totaling 85,852 square feet to include a 1,500 tons per day facility on 10.5 acres of vacant land in the M-2 (General Industrial) Zone. Pursuant to State CEQA Guidelines, the Planning Commission will consider recommending adoption of a Final Environmental Impact Report, a Statement of Overriding Consideration and a Mitigation Monitoring Plan for CUP 04-036 and TPM 04-006.

Recommended Action:

No recommended action.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the April 12, 2006 Planning Commission meeting (***(all items listed below are tentatively scheduled).***)

a) GENERAL PLAN AMENDMENT (GPA 05-004)/CHANGE OF ZONE (CZ 05-008)/TENTATIVE TRACT MAP (05-014)/CONDITIONAL USE PERMIT (CUP 05-047)/VARIANCE (06-004):

Planning Commission review of a proposed General Plan Amendment, a Change of Zone, a Tentative Tract Map, a Conditional Use Permit and a Variance to allow the construction of twenty-three (23) detached residential condominiums located at 280 E. Philadelphia Avenue.

b) TENTATIVE TRACT MAP (TTM 05-016)/CONDITIONAL USE PERMIT (CUP 05-053)

Planning Commission review of a proposed subdivision and Conditional Use Permit to develop a fifteen (15) unit detached residential condominium project located at 1427 S. White Avenue.

c) TENTATIVE TRACT MAP (TTM 05-012)/CONDITIONAL USE PERMIT (CUP 05-034)

Planning Commission review of a proposed subdivision and Conditional Use Permit to develop a three (3) unit condominium project located at 1355 S. Gibbs Street.

d) CONDITIONAL USE PERMIT (CUP 05-046)

Planning Commission review of a Conditional Use Permit for the proposed upgrade of existing service station project located at 698 E. Holt Avenue.

e) TENTATIVE TRACT MAP (TTM 06-002)/FINAL DEVELOPMENT PLAN (FDP 06-001)

Planning Commission review of a proposed Tentative Tract Map and Final Development Plans for an eighty-seven (87) unit residential condominium project located at 2887 N. Towne Avenue.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of ***April 12, 2006***, 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 March 22, 2006 Planning Commission meeting was posted on Friday, March 17, 2006.

Matthew C. Bassi
Planning Manager

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F1 – 458 Terrell Place
F2 – 1157 N. Indian Hill Blvd.
F3 – 141 E. Foothill Blvd.
F4 – 21 Rancho Camino Road
F5 – 1316 E. Mission Blvd.