



CITY OF POMONA PLANNING COMMISSION AGENDA

**POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91769**

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JANUARY 12, 2005 @ 7:00 PM**

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

**Chair William Martinez; Commissioner Tim Saunders; Commissioner Sylvia Scharf;
Commissioner Luis Juarez; Commissioner Gwen Urey**

- 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 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.

1. STREET VACATION (V-287):

Project Address: 85 Auto Center Drive (Pomona Auto Mall)

Project Applicant: Public Works, City Of Pomona

Project Planner: Manuel Mancha, Senior Planner

Project Description:

The applicant, City Of Pomona, is requesting approval to vacate a portion of Auto Center Drive south of Rio Rancho Road within the Pomona Auto Mall.

2. APPROVAL OF PC MINUTES:

a) July 28, 2004

b) September 8, 2004

c) September 22, 2004

F. PUBLIC HEARINGS:

1. CHANGE OF ZONE (CZ 04-003), TENTATIVE TRACT MAP (TTM 04-006) & CONDITIONAL USE PERMIT (CUP 04-029):

Project Address: 1675 W. Mission Boulevard (NEC Mission Blvd./Hwy. 71)

Project Applicant: Dave Ramsey for Alliance Commercial Partners

Project Planner: Sal Salazar AICP, JD, Principal Planner

Project Description:

The applicant is requesting approval of Tentative Tract Map to subdivide two parcels of land totaling approximately 53.61 acres into 25 lots. The applicant is also requesting approval of a Change of Zone to change the current Light Industrial Designation to Specific Plan. In addition, the applicant is requesting approval of a Conditional Use Permit to allow the renovation of an existing approximately 750,000 square foot industrial building. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration & Mitigation Monitoring Program has been prepared for this project in accordance with Section 15072 of CEQA.

Recommended Action: The Planning Division recommends that the Planning Commission: 1) adopt a Mitigated Negative Declaration for the projects; 2) adopt Planning Commission Resolution No. 9304 recommending City Council approval of Specific Plan Amendment 04-003; 3) adopt Resolution No. 9305 approving Tentative Tract Map No. 04-006, subject to conditions; and 4) adopt Resolution No. 9303 approving Conditional Use Permit 04-029, subject to conditions.

2. **CONDITIONAL USE PERMIT (CUP 04-045):**

PROJECT ADDRESS: 2090 S. Garey Avenue
PROJECT APPLICANT: Nadel Architects - Gregory H. Beesley
PROJECT PLANNER: Paul Samaras, Assistant Planner

PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit (CUP 04-005) to allow a new self-service fuel station in conjunction with Food-4-Less grocery store on property located in the C-4-S (Highway Commercial with a Supplemental Overlay) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration & Mitigation Monitoring Program has been prepared for this project in accordance with Section 15072 of CEQA.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9285 approving Conditional Use Permit 04-045, subject to conditions.

3. **CONCEPTUAL PLAN REVIEW 04-001 (CPR 04-001):**

PROJECT ADDRESS: 650-690 W. Grand Avenue
PROJECT APPLICANT: Vizcarra Construction
PROJECT PLANNER: Manuel Mancha, Senior Planner

PROJECT DESCRIPTION:

The applicant is requesting a Conceptual Plan Review to allow seven (7) single-family residential homes. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this projects is categorically exempt per Section 15332 (Infill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9275 denying Conceptual Plan Review (CPR No. 04-001).

4. **CONDITIONAL USE PERMIT (CUP 04-010):**

PROJECT ADDRESS: 1010 N. Garey Avenue
PROJECT APPLICANT: Mike Phuoc Nguyen
PROJECT PLANNER: Paul Samaras, Assistant Planner

PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit (CUP 04-010) to allow conversion of a service station into an auto-repair facility. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt per Section 15303 (Construction or conversion of small structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No 9214 denying Conditional Use Permit 04-010.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Projects for the January 26, 2005 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 - a) **FDP 04-001/TTM 04-007** (600 E. Bonita Avenue – Residential Subdivision)
 - b) **TTM 04-004/CUP 04-022** (1446 W. 11th Street – 8 unit residential infill project)
 - c) **TX 04-005** (618 W. Grand Avenue - Time Extension)
 - d) **732 W. Holt Blvd.** - Revocation of Variance 94-002 for the Dynasty Club
2. Presentation/Discussion of the Design Review & Arts Committee (Lillian Myers)

I. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of **January 26, 2005**, 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 January 12, 2005 Planning Commission meeting was posted on Friday, January 7, 2005.

Matthew C. Bassi
Planning Manager

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas PC\PC Agendas 2005\PC Agenda 01-12-05.doc

F1 1675 W. Mission Blvd.
F2 2090 S. Garey Avenue
F3 650-690 W. Grand Avenue
F4 1010 N. Garey Avenue