



CITY OF POMONA PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, JANUARY 26, 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; Vice-Chair Tim Saunders; Commissioner Sylvia Scharf;
Commissioner Luis Juarez; Commissioner Charles L. Wolfe**

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. APPROVAL OF PC MINUTES:

- a) October 13, 2004
- b) October 27, 2004

2. **Conceptual Plan Review (CPR 04-001):** Planning Commission adoption of PC Resolution No. 9275 approving CPR 04-001, subject to conditions.

F. PUBLIC HEARINGS:

1. CHANGE OF ZONE (CZ 04-003): (Continued from January 12, 2005)

Project Address: 1675 W. Mission Boulevard
Project Applicant: Dave Ramsey for Alliance Commercial Partners
Project Planner: Sal Salazar AICP, JD, Principal Planner
Project Description:

The applicant is requesting approval of a Change of Zone to change the current zoning designation of Light Industrial to Specific Plan (SP). 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. 9303 recommending City council approval of Change of Zone CZ 04-003 (Mission/71 Business Park Specific Plan).

2. CONDITIONAL USE PERMIT (CUP 03-009):

PROJECT ADDRESS: 2150 N. Garey Ave.
PROJECT APPLICANT: Farid H. Suleiman
PROJECT PLANNER: Steve Tarvin, Associate Planner
PROJECT DESCRIPTION:

Conditional Use Permit (CUP 03-009) to allow off-sale of beer & wine at an existing grocery store. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption based on Section 15301 (Class 1) of CEQA.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9119 denying Conditional Use Permit CUP 03-009.

3. VARIANCE (VAR 04-007) AND CONDITIONAL USE PERMIT (CUP 04-052):

PROJECT ADDRESS: 618 W. Grand Ave.

PROJECT APPLICANT: Jack C. Lee

PROJECT PLANNER: Paul Samaras, Assistant Planner

PROJECT DESCRIPTION:

Request for Modification to Conditional Use Permit (CUP 04-052) to allow a combination of a retaining wall and a wrought iron fence and a Variance (VAR 04-001) to allow an 11.5-foot high fence/retaining wall. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption based on Section 15332 (Class 32 of CEQA).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9318 approving Variance VAR 04-007, subject to conditions; and adopt Resolution No. 9317 approving Conditional Use Permit CUP 04-052, subject to conditions.

G. NEW BUSINESS ITEMS:

1. **TTM 04-012/CUP 04-055** - A work-study session with the Planning Commission to discuss a proposed 20-unit condo project located at 1041 S. White Avenue.
2. **PUSD Tentative Proposal** - Planning Commission briefing regarding the PUSD's proposal to construct a potential high school at the former Bonanza Market site located at the southwest corner of Garey Avenue and Rio Rancho Road.

H. PLANNING COMMISSION COMMUNICATIONS:

I. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Projects for the February 9, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - a. **CUP 04-053** (960-980 W. Mission Blvd. – construct 14,500 SF single story bldg.)
 - b. **CUP 04-056** (918 S. San Antonio Blvd. – construct new SFR)
 - c. **CUP 04-051** (1518 N. Garey Ave. – beer and wine license)
 - d. **CUP 04-022/TPM 04-004** (1446 W. 11th St. - 8 detached units)
 - e. **FDP 04-001/TTM 04-004** (600 E. Bonita Ave.-final plans & development agreement)

J. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of ***February 9, 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 26, 2005 Planning Commission meeting was posted on Friday, January 21, 2005.

Matthew C. Bassi
Planning Manager

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas PC\PC Agendas 2005\PC Agenda 01-26-05.doc

F1 1675 W. Mission Blvd.
F2 2150 N. Garey Ave
F3 618 W. Grand Ave