



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, FEBRUARY 8, 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:** Planning Manager, Matthew Bassi

Chair Tim Saunders; Vice-Chair Sylvia Scharf; Commissioner William Martinez; Commissioner Gwen Urey; Commissioner Frank Delgado; Commissioner Heberto Sanchez

D. PUBLIC 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:

- December 14, 2005
- January 11, 2006

2. MISC 06-008 (Street Vacation V-257): *Continued from January 25, 2006*

The City of Pomona, Public Works Department is requesting Planning Commission approval of a General Plan consistency finding for the proposed streets and alleys vacation located on Murchison Avenue, Jacqueline Drive and two adjacent alleys.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving MISC 06-008 (Street Vacation V-257).

F. PUBLIC HEARINGS: (Items F.1 – F.4 were continued from the January 25, 2006 PC meeting)

1. CONDITIONAL USE PERMIT (CUP 05-036):

PROJECT ADDRESS: 1945-1955 Indian Hill Boulevard
PROJECT APPLICANT: Watts Communities – Mr. Efrem Joelson
PROJECT PLANNER: Mr. Paul Samaras, Associate Planner
COUNCIL DISTRICT: CC District No. 4

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 05-036) to establish a model home complex with a temporary sales trailer office for an approved 166-unit condominium project within the R-3 (Medium Density Multiple-Family Residential) Zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Class 32 Categorical Exemption in compliance with Section 15332 of the CEQA guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-036), subject to conditions.

2. MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (MISC 05-373):

PROJECT ADDRESS: 1875 Fairplex Drive
PROJECT APPLICANT: Omnipoint Communications, Inc. for T-Mobile
PROJECT PLANNER: Mr. Luis Rocha, Planning Technician
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of Major Wireless Communication Facility Permit (MISC 05-373) for a 40-foot high telecommunication facility disguised as a eucalyptus tree and supporting equipment cabinets. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Class 3 Categorical Exemption in compliance with Section 15332 of the CEQA guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Major Wireless Communication Facility Permit (MISC 05-373), subject to conditions.

3. CHANGE OF ZONE (CZ 05-002)/CONCEPTUAL PLAN REVIEW (CPR05-001):

PROJECT ADDRESS: 155 & 203 North Myrtle Avenue
PROJECT APPLICANT: Westood Design – Mr. Brent Hallam
PROJECT PLANNER: Mr. Paul Samaras, Associate Planner
COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting approval of Change of Zone (CZ 05-002) from R-2 (Low Density Multiple-Family Residential) to R-2-PD (Low Density Multiple-Family Residential with a Planned Development Overlay), and Conceptual Plan Review (CPR 05-001) to allow the development of ten single-family dwellings on a 2.2-acre site. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolutions recommending City Council approval of Change of Zone (CZ 05-002) and approving Conceptual Plan Review (CPR 05-001), subject to conditions.

**4. CHANGE OF ZONE (CZ 05-006); TENTATIVE PARCEL MAP (TPM 05-009);
CONDITIONAL USE PERMIT (CUP 05-038):**

PROJECT ADDRESS: 2771 North Garey Avenue
PROJECT APPLICANT: RGP Planning – Ms. Chandra Krout
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of Change of Zone (CZ 05-006) from M (Special Industrial) Zone to M-1 (Light Industrial) Zone, Tentative Parcel Map (TPM 05-009) to subdivide an existing parcel into three parcels and Conditional Use Permit (CUP 05-038) to develop two multi-tenant medical buildings totaling 43,812 square feet. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Class 32 Categorical Exemption in compliance with Section 15332 of the CEQA guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolutions recommending City Council approval of Change of Zone (CZ 05-006), and approving Tentative Parcel Map (TPM 05-009) and Conditional Use Permit CUP 05-038, subject to conditions.

5. CONDITIONAL USE PERMIT (CUP 05-016):

PROJECT ADDRESS: 305 East Arrow Highway
PROJECT APPLICANT: Mr. Terry Tarr
PROJECT PLANNER: Mr. Paul Samaras, Associate Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 05-016) to expand an existing church facility. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt under CEQA Guidelines Section 15301 Class 1, (Existing Facilities).

Recommended Action:

The Planning Division recommends the Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-016), subject to conditions.

6. MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (MISC 05-073):

PROJECT ADDRESS: 209 W. Pearl Street
PROJECT APPLICANT: New Cingular/AT&T Wireless
PROJECT PLANNER: Mr. Luis Rocha, Planning Technician
COUNCIL DISTRICT: CC District No. 6

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 per Section 15303 (Class 3) of the Guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Major Wireless Communication Facility Permit (MISC 05-073), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Capital Improvement Projects Memorandum – City Council Communications.
2. Status Update of Code Amendment (CA 05-008) – City Council Action.
3. Tentative Planning Division projects for the February 22, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 - a. **CONDITIONAL USE PERMIT (CUP 05-039):**
Planning Commission review of a request to establish a comprehensive sign program for Phillips Ranch Plaza Center located at 80 Rio Rancho Road.
 - b. **CONDITIONAL USE PERMIT (CUP 05-043):**
Planning Commission review of a request to construct a hotel in the Phillips Ranch Plaza Center Specific Plan located at 38 Rancho Camino Road.
 - c. **CONDITIONAL USE PERMIT (CUP 05-037):**
Planning Commission review of a request to develop a “fuel-efficient” gas station located at 200 S. East End Avenue.
 - d. **CONDITIONAL USE PERMIT (CUP 05-048):**
Planning Commission review of a request to construct a Linear Accelerator building for Pomona Valley Hospital located at 1910 Royalty Drive.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of **February 22, 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 February 8, 2006 Planning Commission meeting was posted on Friday, February 3, 2006 in compliance with the Brown Act.

Matthew C. Bassi
Planning Manager

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F1 – 1945 Indian Hill Blvd.
F2 – 1875 Fairplex
F3 – 155 & 203 North Myrtle Ave.
F4 – 2771 North Garey Ave.
F5 – 305 E. Arrow Hwy.
F6 – 209 W. Pearl St.