



CITY OF POMONA PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, FEBRUARY 9, 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 Gwen Urey; Commissioner Charles L. Wolfe; Commissioner Luis Juarez; Commissioner Sylvia Scharf; 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 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) November 10, 2004

F. PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT (CUP 04-051):

PROJECT ADDRESS: 1518 N. Garey Avenue

PROJECT APPLICANT: Sam Anabi

PROJECT PLANNER: Manuel Mancha

COUNCIL DISTRICT: CC District No. 4

Project Description:

The applicant is requesting approval of a Conditional Use Permit (CUP 04-051) to allow the off-sale of beer and wine in conjunction with an existing mini-market/gas station in the C4 zone. Pursuant to the guidelines for Implementation of the California Environmental Quality Act (CEQA), this project has been found to be Categorically Exempt in accordance with Section 15301 (Class 1).

Recommended Action:

The Planning Division recommends that the Planning Commission open the public hearing, and continue Conditional Use Permit (CUP 04-051) to the February 23, 2005 Planning Commission meeting.

2. DEVELOPMENT AGREEMENT (DA 04-001); TENTATIVE TRACT MAP (TTM 04-007); FINAL DEVELOPMENT PLAN (FDP 04-001):

PROJECT ADDRESS: 600 E. Bonita Avenue

PROJECT APPLICANT: Odonell Integral Bonita, LLC

PROJECT PLANNER: Sal Salazar AICP, JD, Principal Planner

COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Development Agreement (DA 04-001), Tentative Tract Map (TTM 04-007), and Final Development Plan (FDP 04-001) to subdivide 19.66 acres into 123 lots for the development of 123 single family residential dwelling units, including final site plan and architectural elevations. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), an Addendum to the adopted Mitigated Negative Declaration & Mitigation Monitoring Program has been prepared for this project in accordance with Section 15164 of CEQA.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt an Addendum to the approved Mitigated Negative Declaration, and adopt Planning Commission Resolution No. 9319 recommending City Council approval of DA 04-001; adopt Planning Commission Resolution 9320 approving Tentative Tract Map (TTM 04-009), subject to conditions, and adopt Planning Commission Resolution No. 9321 approving Final Development Plan (FDP 04-001), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 04-053):

PROJECT ADDRESS: 960-980 W. Mission Boulevard
PROJECT APPLICANT: R.E.C. Development, Inc.
PROJECT PLANNER: Paul Samaras
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 04-053) to allow the construction of a 14,000 square-foot commercial building on a 1-acre lot within the C-4 zone. Pursuant to the guidelines for Implementation of the California Environmental Quality Act (CEQA), this project has been found to be Categorically Exempt in accordance with Section 15332 (Class 32)

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Planning Commission Resolution No. 9293 approving Conditional Use Permit (CUP 04-053), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. General Plan Information:

Staff distribution to the Planning Commission of the Draft City Form and Revitalization Concepts as part of the General Plan Update project (receive and file only).

2. Tentative Planning Projects for the February 23, 2005 Planning Commission meeting (*all items listed below are tentatively scheduled*).

a. CUP 04-052/VAR 04-007 (618 W. Grand Avenue):

Modification and variance for a block wall/wrought iron fence (continued from 1/26 PC meeting).

b. TTM 04-015 (1100 E. Holt Avenue):

Two-lot commercial subdivision.

c. CUP 04-056 (918 S. San Antonio Avenue):

Proposed room addition to a single family residence.

d. CZ 04-007/CDP 04-002 (990 Weber Street): Proposed zone change & conceptual development plan for an 11-lot planned development.

I. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of ***February 23, 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 February 9, 2005 Planning Commission meeting was posted on Friday, February 4, 2005.

Matthew C. Bassi
Planning Manager

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas PC\PC Agendas 2005\PC Agenda 02-09-05.doc

F1 1518 N. Garey Ave.
F2 600 E. Bonita Ave.
F3 960-980 W. Mission