



CITY OF POMONA PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, FEBRUARY 23, 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; 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 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 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) January 12, 2005

F. PUBLIC HEARINGS:

1. VARIANCE (VAR 04-007) AND CONDITIONAL USE PERMIT (MCUP 04-052) CONTINUED FROM 01/26/05:

PROJECT ADDRESS: 618 W. Grand Ave.
PROJECT APPLICANT: Jack C. Lee
PROJECT PLANNER: Paul Samaras, Assistant Planner
COUNCIL DISTRICT: CC District No. 1

PROJECT DESCRIPTION:

The Applicant is requesting is requesting 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 Categorically Exemption based on Section 15332, Class 32.

Recommended Action:

The Planning Division recommends that the Planning Commission 1) Adopt a Categorical Exemption for proposed project; 2) Adopt PC Resolution No. 05-005 approving Variance (VAR 04-007) subject to conditions; and 3) Adopt PC Resolution No. 05-006 approving Modification to Conditional Use Permit (MCUP 04-052), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 04-051) CONTINUED FROM 01/26/05:

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 March 23, 2005 Planning Commission meeting.

3. CONDITIONAL USE PERMIT (CUP 97-007)

PROJECT ADDRESS: 296 W. Second St.

PROJECT APPLICANT: City of Pomona

PROJECT PLANNER: Manny Mancha

COUNCIL DISTRICT: CC District No. 1

PROJECT DESCRIPTION:

The City is Recommending Revocation of Conditional Use Permit (CUP 97-007-TacoNazo) that allowed the on-sale of beer and wine in conjunction with a bona fide restaurant. Pursuant to Guidelines for Implementation of this action has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA), guidelines under Section 15321, Class 21.

Recommended Action:

The Planning Division recommends that the Planning Commission open the public hearing and continue this item to March 9, 2005.

4. CONCEPTUAL DEVELOPMENT PLAN (CDP 04-002):

PROJECT ADDRESS: 990 Weber Street

PROJECT APPLICANT: DCI Engineering

PROJECT PLANNER: Sandra Campbell

COUNCIL DISTRICT: CC District No. 1

PROJECT DESCRIPTION:

The Applicant request for approval of a Conceptual Development Plan (CDP 04-002) for proposed 11-lot planned development. Pursuant to Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be Categorically Exempt under Section 15332, Class 32.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Categorical Exemption for the project and adopt PC Resolution No. 05-004 approving Conceptual Development Plan (CPD 04-002), subject to conditions.

5. TENTATIVE PARCEL MAP (TPM 04-015)

PROJECT ADDRESS: 1100 E. Holt Ave.

PROJECT APPLICANT: Jerry Ronnenbeck Engineering

PROJECT PLANNER: Sean Moore

COUNCIL DISTRICT: CC District No. 4

PROJECT DESCRIPTION:

The Applicant is requesting approval to subdivide 3.42 acres into two lots. Pursuant to Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be Categorically Exempt under Section 15315, Class 15.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Categorical Exemption for the proposed project, and adopt PC Resolution No. 05-002 approving Tentative Parcel Map No. 062124 (TPM 04-015), subject to conditions.

6. CONDITIONAL USE PERMIT (CUP 04-056)

PROJECT ADDRESS: 918 S. San Antonio Ave.

PROJECT APPLICANT: Emilio Munoz

PROJECT PLANNER: Michael Allen

COUNCIL DISTRICT: CC District No. 3

PROJECT DESCRIPTION:

The Applicant is requesting Conditional Use Permit (CUP 04-056) to allow an expansion of a single family home in the supplemental overlay zone. Pursuant to the Guidelines for Implementation of California Environmental Quality Act (CEQA), proposed addition is Categorically Exempt by Section 15301, Class 1.

Recommended Action:

The Planning Division recommends that the Planning Commission approve PC Resolution No. 05-001 adopting a Categorical Exemption for the proposed project and approving Conditional Use Permit (CUP 04-056), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Projects for the March 9, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - a. **TX 04-007** (1193 W. Fernleaf Ave. – time extension for CUP 02-037 for 4 apartment units)
 - b. **TX 04-008** (590W. Grand Ave. – Time extension for a 7-unit condo project).
 - c. **CUP 04-022/TPM 04-004**(1446 W. Eleventh - St.8 detached units on 39,181 Sq. Ft. of land in the R-2-S Zone).
 - d. **CUP 04-041** (228 W. Second Street – CUP to allow alcohol sales and restaurant at the Glass House Nightclub).
 - e. **CA 05-001** (505 S. Garey Ave. – City Code Amendment on restrictions on tobacco shops).
 - f. **CA 05-002** (505 S. Garey Ave. – City Code Amendment on Indoor swapmeets).

I. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of ***March 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 February 23, 2005 Planning Commission meeting was posted on Friday, February 18, 2005.

Matthew C. Bassi
Planning Manager

F1 618 W. Grand Ave
F2 990 Weber Street
F3 1100 E. Holt Ave
F4 296 W. Second St.
F5 918 S. San Antonio Ave.