



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, MARCH 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; Commissioner Stephen J. Atchley

- 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 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:

➤ February 8, 2006

F. PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT (CUP 06-005):

PROJECT ADDRESS: 101 W. Mission Boulevard
PROJECT APPLICANT: Yao Chi Yang
PROJECT PLANNER: Ms. Kristi Grabow, Planning Intern
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 06-005) to establish a full service bar and entertainment as part of a new restaurant within the Mission Promenade Phase I building. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt under Section 15301 (Class 1 – Existing Facilities).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 06-005), subject to conditions.

2. TENTATIVE TRACT MAP (TTM 05-013):

PROJECT ADDRESS: 252 W. Franklin Avenue
PROJECT APPLICANT: Ms. Fanny Leung
PROJECT PLANNER: Mr. Christopher Palmer, Planning Aide
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of Tentative Tract Map (TTM 05-013) to subdivide .53 acres into one lot for residential condominium purposes. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt under Section 15315 (Class 15 – minor land divisions).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Tentative Tract Map (TTM 05-013), subject to conditions.

3. VARIANCE (VAR 05-007):

PROJECT ADDRESS: 1014 E. Second Street
PROJECT APPLICANT: Mr. Julio R. Carranza
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of Variance (VAR 05-007) to reduce the required parking setback from 25 feet to 7'-8" for the proposed project. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt under Section 15303 (Class 3 – New Construction of Small Structures).

Recommended Action:

The Planning Division recommends the item be pulled from the agenda indefinitely.

4. CONDITIONAL USE PERMIT (CUP 05-029):

PROJECT ADDRESS: 164 E. Twelfth Street
PROJECT APPLICANT: Sequoia Development Services for T-Mobile
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 05-029) for the replacement of an existing wireless communications facility with a 62-foot tall wireless communications facility disguised as a palm tree. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt under Section 15301 (Class 1 – Existing Facilities).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-029), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Capital Improvement Projects Memorandum – City Council Communications.
2. Tentative Planning Division projects for the March 22, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).

a) GENERAL PLAN AMENDMENT (GPA 05-005)/CHANGE OF ZONE (05-009)/TENTATIVE TRACT MAP (TTM 05-015)/CONDITIONAL USE PERMIT (CUP 05-016):

A General Plan Amendment, Change of Zone to change from C-4 to R-2, a Tentative Tract Map, and Conditional Use Permit to allow for 34 2-story town homes located 141 E. Foothill Avenue.

b) CONDITIONAL USE PERMIT (CUP05-055):

Planning Commission review of a proposed of the proposed development of two (2) office buildings totaling 62,975 square feet project located at 21 Rio Rancho Road.

c) VARIANCE (VAR04-003):

Planning Commission review of a proposed of variance to deviate from the required side yard setbacks for a single family residence project located at 458 Terrell Place.

d) CONDITIONAL USE PERMIT (CUP05-050):

Planning Commission review of a proposed request to develop a Buddhist Temple in the R-1-7200 zone project located at 1157 N. Indian Hill Blvd.

e) TENTATIVE TRACT MAP (TTM 04-006)/CONDITIONAL USE PERMIT (CUP04-036)/EIR CERTIFICATION:

Planning Commission review of the proposed Grand Central Waste Transfer Station project located at 1316 E. Mission Blvd.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of March **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 March 8, 2006 Planning Commission meeting was posted on Friday, March 3, 2006.

Matthew C. Bassi
Planning Manager

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F1 – 101 W. Mission Blvd.
F2 – 252 W. Franklin Ave.
F3 – 1014 E. Second St.
F4 – 164 E. Twelfth St.