



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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, MARCH 14, 2007 @ 7:00 PM

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- A. **CALL TO ORDER:** Chair Frank Delgado
- B. **FLAG SALUTE:** Chair Frank Delgado
- C. **ROLL CALL:** Matthew Bassi, Planning Manager

**Chair Frank Delgado; Vice-Chair Sylvia Scharf; Commissioner Gwen Urey;
Commissioner Tim Saunders; Commissioner Ron Vander Molen;
Commissioner Luis Rosales; Commissioner Arturo Jimenez**

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:

➤ January 24, 2007

2. TIME EXTENSION (TX 07-005):

A request for a one-year Time Extension (TX 07-005) for FDP 06-001 for the approval of an 87-unit residential townhouse project located at 2887 North Towne Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-005) granting a one-year time extension for Final Development Plan (FDP 06-001).

3. TIME EXTENSION (TX 07-006):

Request for a one-year time extension (TX 07-006) for CUP 05-050 for the development of a 1,914 square-foot religious facility located at 1157 Indian Hill Boulevard.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-006) granting a one-year time extension for Conditional Use Permit CUP 05-050.

4. TIME EXTENSION (TX 07-007):

A request for a one-year Time Extension (TX 07-007) for CUP 05-055 for the development of two 3-story office/retail buildings located at 21 Rancho Camino Drive.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-007) granting a one-year time extension for Conditional Use Permit (CUP 05-055).

5. TIME EXTENSION (TX 07-008):

A request for a one-year Time Extension (TX 07-008) for CUP 05-052 for the development of a 34 residential unit "mixed-use" project with a 2,700 square-foot commercial building located at 141 E. Foothill Boulevard.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-008) granting a one-year time extension for Conditional Use Permit (CUP 05-052).

F. PUBLIC HEARINGS:

1. TENTATIVE PARCEL MAP (TPM 06-009)/CONDITIONAL USE PERMIT (CUP 06-033):

PROJECT ADDRESS: 2260 W. Valley Boulevard / 2305 W. Mount Vernon Avenue/ 319 N. Humane Way

PROJECT APPLICANT: Overton Moore Partners

PROJECT PLANNER: Mr. Jay Jarrin, Senior Planner

COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting approval of a Conditional Use Permit for the development of four (4) warehouse buildings with a total floor area of approximately 246,000 square feet and a Tentative Parcel Map for the division of one lot into four lots on a 12-acre site zoned M-1 (Light Industrial). Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code), a Draft Mitigated Negative Declaration has been prepared for this project.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt two (2) Resolutions adopting a Mitigated Negative Declaration and approving Tentative Parcel Map (TPM 06-009) and Conditional Use Permit (CUP 06-033), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 06-054):

PROJECT ADDRESS: 1015 W. Phillips Boulevard

PROJECT APPLICANT: Mr. Bijan D. Heravi

PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner

COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit for the development of two (2) detached residential units on property containing 7,841 square feet (.18 acres) in the R-2-S zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332, (Class 32 - In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 06-054), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 06-037):

PROJECT ADDRESS: 1833 N. Garey Avenue
PROJECT APPLICANT: Mr. James Gilbertson
PROJECT PLANNER: Mr. Jay Jarrin, Senior Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Conditional Use Permit for the development of a 2-story mixed use retail/medical building with a total of 16,000 square feet of gross floor area and an underground parking level on a 0.65-acre (28,340 square foot) property zoned C-2 (Neighborhood Shopping Center Commercial). Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32 – In-Fill Development projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 06-037), subject to conditions.

4. VARIANCE (VAR 06-015):

PROJECT ADDRESS: 1109 W. Oak Knoll Drive
PROJECT APPLICANT: Mr. Jeff Leopard
PROJECT PLANNER: Mr. Jay Jarrin, Senior Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Variance from Sections .229.7 and .503-D of the Pomona Zoning Ordinance for the reduction of the minimum required rear yard, as measured from the toe or top of slope, for a proposed single-family residence on a vacant hillside property with an approximate lot area of 24,370-square foot. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303 (Class 3 – New Construction).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Variance (VAR 06-015), subject to conditions.

G. NEW BUSINESS ITEMS:

- None at this time.

H. PLANNING COMMISSION COMMUNICATIONS:

I. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the March 28, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

a) VARIANCE (VAR 06-016):

A Variance from the rear yard setback requirements located at 1287 Loma Vista (continued from 2/14/07).

b) VARIANCE (VAR 06-017):

A Variance from the rear yard setback requirements located at 1271 Loma Vista (continued from 2/14/07).

c) TENTATIVE PARCEL MAP (TPM 07-001):

A Tentative Parcel Map to subdivide one parcel into two lots located at 1424 Prospect Place.

d) CONDITIONAL USE PERMIT (CUP 07-004):

A Conditional Use Permit a request to establish a check cashing and post office box in the AP zone located at 1635 N. Garey Avenue.

e) CONDITIONAL USE PERMIT (CUP 06-058):

A Conditional Use Permit to establish a comedy club/night club with alcohol sales located at 342 S. Thomas Street.

f) CONDITIONAL USE PERMIT (CUP 06-061):

A Conditional Use Permit to expand the operations for Angelo's Pizzeria including full alcohol, live entertainment, game arcade, dancing and lounge area located at 135 E. Second Street.

g) CONDITIONAL USE PERMIT (CUP 06-060):

A Conditional Use Permit for a proposed new business to include a full alcohol, live entertainment game arcade, dancing and lounge area located at 197 E. Second Street.

J. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **March 28, 2007** starting at 7:00 p.m. 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 14, 2007 Planning Commission meeting was posted on Friday, March 9, 2007.

Matthew C. Bassi
Planning Manager

**F1 – 2260 W. Valley Blvd. &
2305 Mt. Vernon Ave.
F2 – 1015 W. Phillips Blvd.
F3 – 1833 N. Garey Ave.
F4 – 1109 Oak Knoll Dr.**