



CITY OF POMONA PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, MARCH 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 Gwen Urey; 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
- b) January 26, 2005
- c) February 9, 2005

F. PUBLIC HEARINGS:

1. VARIANCE (VAR 04-007) AND CONDITIONAL USE PERMIT (MCUP 04-052) CONTINUED FROM 02/23/05

PROJECT ADDRESS: 618 W. Grand Ave.
PROJECT APPLICANT: Jack C. Lee, Cal Engineering
PROJECT PLANNER: Paul Samaras, Assistant Planner
COUNCIL DISTRICT: CC District No. 2

PROJECT DESCRIPTION:

The Applicant is requesting a Variance (VAR 04-001) to allow an 11.5-foot high fence/retaining wall and a Modification to Conditional Use Permit (CUP 04-052) to allow a combination of a retaining wall and a wrought iron fence. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption based on Section 15332, (Class 32).

Recommended Action:

The Planning Division recommends that the Planning Commission continue these items to the April 27, 2005 meeting.

2. CODE AMENDEMENT (CA 05-002)-CONTINUED FROM 03/09/05:

PROJECT ADDRESS: 505 S. Garey Ave.
PROJECT APPLICANT: The City of Pomona
PROJECT PLANNER: Sandra Campbell, Senior Planner
COUNCIL DISTRICT: N/A

Project Description:

The City of Pomona is requesting a Code Amendment to establish use-operating standards for indoor swap meets. Pursuant to Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project does not require environmental review because (CEQA), applies only to projects that have the potential to cause a significant effect on the environment.

Recommended Action:

The Planning Division recommends that the Planning Commission open the public hearing, and continue Code Amendment (CA 05-002) to the April 27, 2005 meeting.

3. 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 adopt PC Resolution No. 05-012 denying Conditional Use Permit (CUP 04-051).

4. MISCELLANEOUS (MISC 04-179)

PROJECT ADDRESS: 1636/1658 W. Mission Blvd.
PROJECT APPLICANT: Sprint PCS/Kevin Foster
PROJECT PLANNER: Manny Mancha, Senior Planner
COUNCIL DISTRICT: CC District No. 5

PROJECT DESCRIPTION:

The Applicant is requesting to allow wireless communication facility (MISC 04-179). Pursuant to the Guidelines for Implementation from the California Environmental Quality Act (CEQA), this action has been found to be Categorically Exempt under Section 15303, (Class 3).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-013 approving Miscellaneous Permit (MISC 04-179), subject to conditions.

5. TENTATIVE TRACT MAP (TTM 04-013)/CONDITIONAL USE PERMIT (CUP 04-060)

PROJECT ADDRESS: 935 W. Phillips Blvd.
PROJECT APPLICANT: Ping I. Chen & Wei Ju Chen
PROJECT PLANNER: Sandra Campbell, Senior Planner
COUNCIL DISTRICT: CC District No.2

Project Description:

The Applicant is requesting a Tentative Tract Map (TTM 04-013) and Conditional Use Permit (CUP 04-060) to allow the construction of 9-unit condominium project. Pursuant to the Guidelines for Implementation from 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 1) Adopt PC Resolutions No. 05-014 denying Tentative Tract Map (TTM 04-013); and 2) Adopt PC Resolution No. 05-015 denying Conditional Use Permit (CUP 04-060).

G. PLANNING MANAGER COMMUNICATIONS:

- 1.** Tentative Planning Projects for the April 13, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - a.** **TTM 04-014/CUP 04-061** (1450/1460 W. Holt Ave. Ind./Comm subdivision for the development of 3 buildings totaling 32,608 S.F.).
 - b.** **GPA 04-001/CZ 04-004/CUP 04-034** (300 S. San Antonio – GPA & CZ from M-1 to C-4 and CUP to allow a restaurant and nightclub including alcohol sales).

H. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of ***April 13, 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 March 23, 2005 Planning Commission meeting was posted on Friday, March 18, 2005.

Matthew C. Bassi
Planning Manager

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas PC\PC Agendas 2005\PC Agenda 03-23-05.doc

F1 505 S. Garey Ave.
F2 1518 N. Garey Ave.
F3 618 W. Grand Ave.
F4 1636 W. Mission Blvd.
F5 935 W. Phillips Blvd.