



CITY OF POMONA PLANNING COMMISSION AGENDA

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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, APRIL 13, 2005 @ 7:00 PM**

**THE PLANNING COMMISSION MEETING AND ALL
PROJECTS LISTED ON THIS AGENDA IS HEREBY
ADJOURNED TO THE APRIL 27, 2005 REGULAR
MEETING OF THE PLANNING COMMISSION
DUE TO A LACK OF QUORUM**

Government Code § 54955

A. CALL TO ORDER: Chair, William Martinez

FLAG SALUTE: Chair, William Martinez

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**

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.*

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. TIME EXTENSION (TX 05-001)

PROJECT ADDRESS: **2096 S. Garey Ave.**

PROJECT DESCRIPTION:

A request for one-year Time Extension (TX 05-001) for a proposed retail building project.

2. TIME EXTENSION (TX 05-002)

PROJECT ADDRESS: **1955 Indian Hill Blvd.**

PROJECT DESCRIPTION:

A request for one-year Time Extension (TX 05-002) for a proposed 166-unit condo/townhouse project.

PUBLIC HEARINGS:

1. TENTATIVE TRACT MAP (TTM 04-014)/CONDITIONAL USE PERMIT (CUP04-061):

PROJECT ADDRESS: 1450-1466 W. Holt Ave.
PROJECT APPLICANT: John Chang
PROJECT PLANNER: Paul Samaras, Assistant Planner
COUNCIL DISTRICT: CC District No. 1

PROJECT DESCRIPTION:

The applicant is requesting approval of a Tentative Tract Map (TTM 04-014), and Conditional Use Permit (CUP 04-061) to allow Industrial Commercial Subdivision for the development of 3 buildings totaling 32,608 S. F. 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 of CEQA.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-016 approving Tentative Tract Map (TTM 04-014), subject to conditions; and adopt PC Resolution No. 05-017 approving Conditional Use Permit (CUP 04-061), subject to conditions.

2. GENERAL PLAN AMENDMENT (GPA 04-001) CHANGE OF ZONE (CZ 04-004) AND CONDITIONAL USE PERMIT (CUP 04-034)

PROJECT ADDRESS: 300 S. San Antonio Ave.
PROJECT APPLICANT: Michael Esparza
PROJECT PLANNER: Sandra Campbell, Senior Planner
COUNCIL DISTRICT: CC District No. 3

PROJECT DESCRIPTION:

Conditional Use Permit (CUP 04-034) for on-sale alcohol within a bona-fide restaurant and entertainment, Change of Zone (CZ 04-004) to change the zone from M-1 (Light Industrial) to C-4 (Highway Commercial), and General Plan Amendment (GPA 04-001) to change the General Plan land use designation from industrial to general commercial. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21080 et. seq.), the City of Pomona has determined that the project referenced hereinafter will not have a significant effect on the environment, subject to mitigation measures and conditions of approval applied to the project.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-018 denying Conditional Use Permit (CUP 04-034), PC Resolution 05-019 denying Change of Zone (CZ 04-004) and PC Resolution 05-020 denying General Plan Amendment (GPA 04-001).

NEW BUSINESS ITEMS

- 1 CUP 03-038 – Planning Commission consideration of the proposal revision to the approved architectural elevations for a 166-unit condo project located at 1955 Indian Hill Blvd.**

PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Projects for the April 27, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - a. **CUP 05-052/VAR 05-002** (618 W. Grand Ave. – CUP modification and variance for a block wall/wrought iron fence **Continued from 3/23 PC Meeting**)
 - b. **CA 05-002** (City Wide - Code Amendment to establish standards for indoor swap meets, **Continued from 3/23 PC Meeting**)
 - c. **CUP 05-051** (1518 N. Garey Ave. – to allow the off-sale of beer and wine **Continued from 3/23 PC Meeting**)
 - d. **CUP 04-041** (228 W. Second St. – CUP to allow alcohol sales and restaurant at existing building (The Glass House Nightclub) **Continued from 3/9 PC Meeting**)
 - e. **TTM 04-004/CUP 04-022** (1446 W. Eleventh St. – CUP & TPM to allow the construction of 8 detached units on 39,181 sq. ft of land in the R-2-S zone).
 - f. **TTM04-012/CUP 04-055** (1041 S. White Ave. – TTM & CUP for a 20-unit detached residential condo project and tract map for subdivision purposes).

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of ***April 27, 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 April 13, 2005 Planning Commission meeting was posted on Friday, April 8, 2005.

Matthew C. Bassi
Planning Manager

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas PC\PC Agendas 2005\PC Agenda 04-13-05(r)byRAdams.doc

F1 2096 S. Garey Ave.
F2 1955 Indian Hill Blvd.
F3 300 S. San Antonio Ave.
F4 1450-1466 W. Holt Ave.