



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, MAY 10, 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:** Principal Planner, Glen Krieger

**Chair Tim Saunders; Vice-Chair Sylvia Scharf; Commissioner William Martinez; Commissioner Gwen Urey; Commissioner Frank Delgado; Commissioner Heberto Sanchez; Commissioner Stephen 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:**

- None

## **F. PUBLIC HEARINGS:**

### **1. GENERAL PLAN AMENDMENT (GPA 06-001)/CHANGE OF ZONE (CZ 06-002)/CONDITIONAL USE PERMIT (CUP 06-014):**

**PROJECT ADDRESS:** 1737 & 1753 W. Holt Avenue  
**PROJECT APPLICANT:** Pomona Housing Partners, L.P.  
**PROJECT PLANNER:** Ms. Judy Kollar, Senior Planner  
**COUNCIL DISTRICT:** CC District No. 1

#### **Project Description:**

The applicant is requesting approval of General Plan Amendment (GPA 06-001), Change of Zone (CZ 06-002), and Conditional Use Permit (CUP 06-014) to develop a 90-unit intergenerational housing project consisting of 63 senior apartments and 27 family townhouses on a 3.8-acre site. 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 open the public hearing and continue this item to the May 24, 2006 Planning Commission meeting.

### **2. CONDITIONAL USE PERMIT (CUP 06-006):**

**PROJECT ADDRESS:** 1347 W. 11<sup>th</sup> Street  
**PROJECT APPLICANT:** Mr. Miguel Hernandez  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 2

#### **Project Description:**

The applicant is requesting approval of Conditional Use Permit (CUP 06-006) for the development of an additional dwelling unit in the R-2 zone with a “Supplemental” overlay at 1347 W. Eleventh Street. 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 of Small Structures).

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission pull this item from the agenda.

**3. CONDITIONAL USE PERMIT (CUP 06-002):**

**PROJECT ADDRESS:** 2059 Mount Vernon Avenue  
**PROJECT APPLICANT:** Mr. Norman Rasmussen  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 1

**Project Description:**

The applicant is requesting approval of Conditional Use Permit (CUP 06-002) to allow for the storage of busses, trailers and construction equipment on 2-acre parcel in the M-1 (Light Industrial) 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).

**Recommended Action:**

The Planning Division recommends that the Planning Commission pull this item from the agenda.

**4. CONDITIONAL USE PERMIT (CUP 05-028):**

**PROJECT ADDRESS:** 1101 N. Glen Avenue  
**PROJECT APPLICANT:** Mr. Hong Shik Shin, M.D.  
**PROJECT PLANNER:** Ms. Judy Kollar, Senior Planner  
**COUNCIL DISTRICT:** CC District No. 1

**Project Description:**

The applicant is requesting approval of Conditional Use Permit (CUP 05-028) to expand an existing church facility on a 5.9-acre site. The project involves the construction of a new two-story 44,200-square-foot building addition to the existing church facility. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) in compliance with Section 15074 of CEQA, the Planning Commission will consider adoption of a Mitigated Negative Declaration for the proposed project.

**Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-028), subject to conditions.

**5. TENTATIVE PARCEL MAP (TPM 05-012)/CONDITIONAL USE PERMIT (CUP 05-034):**

**PROJECT ADDRESS:** 1355 S. Gibbs St.  
**PROJECT APPLICANT:** Ms. Anna Plewinsky  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 3

**Project Description:**

The applicant is requesting approval of Tentative Parcel Map (TPM 05-012) for condominium purposes and a Conditional Use Permit (CUP 05-034) to construct three (3) residential condominiums. 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).

**Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Tentative Parcel Map (TPM 05-012) and Conditional Use Permit (CUP 05-034), subject to conditions.

## **G. PLANNING COMMISSION COMMUNICATIONS:**

## **H. PLANNING MANAGER COMMUNICATIONS:**

1. Joint City Council/Planning Commission Meeting-General Plan, Preferred Land Use Plan (June 5, 2006 @5:00 p.m.).
2. Tentative Planning Division projects for the May 24, 2006 Planning Commission meeting (***all items listed below are tentatively scheduled***).
  - a) **GENERAL PLAN AMENDMENT (GPA 06-001)/CHANGE OF ZONE (CZ 06-002)/CONDITIONAL USE PERMIT (CUP 06-014):**  
A General Plan Amendment, Change of Zone and Conditional Use Permit to develop a 90-unit intergenerational housing project consisting of 63 senior apartments and 27 family townhouses on a 3.8-acre site located at 1737 & 1753 W. Holt Avenue.
  - b) **CONDITIONAL USE PERMIT (CUP 06-007):**  
A Conditional Use Permit to develop a 19,000 square foot retail commercial building located at 1352 W. Mission Blvd.
  - c) **CONDITIONAL USE PERMIT (CUP 05-045):**  
A Conditional Use Permit to request to develop a six (6)-unit commercial building located at 1300 W. Mission Blvd.
  - d) **MISCELLANEOUS PERMIT (MISC 06-123):**  
A request for Planning Commission review of Miscellaneous Permit to co-locate a wireless communication facility on an existing facility located at 25 ½ Canyon Rim Rd.
  - e) **CONDITIONAL USE PERMIT (CUP 06-001):**  
A Conditional Use Permit to review a proposed 5,608 square-foot retail building located at 1700 S. Garey Ave.

## **I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of **May 24, 2006**, in the City Council Chambers.

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### **\*\*\* CERTIFICATION OF POSTING AGENDA \*\*\***

I, Matthew C. Bassi, Planning Manager for the City of Pomona, hereby certify that the agenda for the May 10, 2006 Planning Commission meeting was posted on Friday, May 5, 2006.

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Matthew C. Bassi  
Planning Manager

**F1 – 1737 & 1753 W. Holt Ave.**  
**F2 – 1347 W. 11<sup>th</sup> St.**  
**F3 – 2059 Mount Vernon Ave.**  
**F4 – 1101 N. Glen Ave.**  
**F5 – 1355 S. Gibbs St.**