



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

**REGULAR ADJOURNED MEETING OF**  
**WEDNESDAY, MAY 24, 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:**

➤ April 12, 2006

## **F. PUBLIC HEARINGS:**

### **1. GENERAL PLAN AMENDMENT (GPA 06-001)/CHANGE OF ZONE (CZ 06-002)/CONDITIONAL USE PERMIT (CUP 06-014) *(Continued from May 10, 2006):***

**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 Planning Commission adoption of the attached PC Resolutions recommending City Council approval of General Plan Amendment (GPA 06-001) and Change of Zone (CZ 06-002), and approving Conditional Use Permit (CUP 06-014), subject to conditions.

### **2. CONDITIONAL USE PERMIT (CUP 06-007):**

**PROJECT ADDRESS:** 1352 W. Mission Blvd.

**PROJECT APPLICANT:** Vartanian & Associates, Mr. Henrick Vartanian

**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner

**COUNCIL DISTRICT:** CC District No. 2

#### **Project Description:**

The applicant is requesting approval of Conditional Use Permit for the development of an 18,000 square foot office/retail building on a 1.21 acre site located in the C-4 (Highway Commercial) 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 – Infill Development).

#### **Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 06-007), subject to conditions.

**3. CONDITIONAL USE PERMIT (CUP 05-045):**

**PROJECT ADDRESS:** 1300 W. Mission Blvd.  
**PROJECT APPLICANT:** ARC Engineering  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 2

**Project Description:**

The applicant is requesting approval of Conditional Use Permit for the development of a 6,024 square foot office/retail building on a 18,491 square-foot lot located in the C-4 (Highway Commercial) 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 – Infill Development).

**Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-045), subject to conditions.

**4. MISCELLANEOUS PERMIT (MISC 06-123):**

**PROJECT ADDRESS:** 25-1/2 Canyon Rim Rd  
**PROJECT APPLICANT:** Royal Street, LLC  
**PROJECT PLANNER:** Mr. Luis Rocha, Planning Tech  
**COUNCIL DISTRICT:** CC District No. 5

**Project Description:**

The applicant is requesting approval of a Major Wireless Communication Facility Permit to co-locate a telecommunications facility on an approved Mono-pine. 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 15301 (Class 1 – Existing Facilities).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Miscellaneous (MISC 06-123), subject to conditions.

**5. CONDITIONAL USE PERMIT (CUP 06-001):**

**PROJECT ADDRESS:** 1700 S. Garey Avenue  
**PROJECT APPLICANT:** T.W. Layman & Associates, Mr. Tim Saivar  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 3

**Project Description:**

The applicant is requesting approval of a Conditional Use Permit for the development of a 5,608 square-foot single story retail building on a 20,120 square foot lot located in the C-4 (Highway Commercial) 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 – Infill Development).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 06-001), subject to conditions.

**H. PLANNING COMMISSION COMMUNICATIONS:**

**I. PLANNING MANAGER COMMUNICATIONS:**

**1. Tentative Planning Division projects for the June 14, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).**

**a)** A study session with the Planning Commission to discuss the Housing Element update project.

**b) CONDITIONAL USE PERMIT (CUP 06-017):**

A Conditional Use Permit requesting to establish a private school for special education kids located at 1700 W. Holt Ave.

**c) TENTATIVE TRACT MAP (TTM 06-001)/CONDITIONAL USE PERMIT (CUP 06-004):**

A Tentative Tract Map and a Conditional Use Permit for the development of a 7-unit condominium project located 1344 W. Grand Avenue.

**d) VARIANCE (VAR 06-008):**

A Variance requesting to reduce the required rear yard setback to 11 feet project located at 1113 Bluegrass Place.

**e) CODE AMENDMENT (CA 05-004):**

A Code Amendment to adopt a Citywide Oak Tree Preservation Ordinance.

**f) MISCELLANEOUS (MISC 06-143):**

A Miscellaneous Permit a request to install a Wireless Communication Facility adjacent to an existing building in the C-4 zone located 540 E. Holt Avenue.

**J. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to a special joint study session meeting with the City Council on ***June 5, 2006***, (5:00 p.m.) 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 24, 2006 Planning Commission meeting was posted on Friday, May 19, 2006.

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Matthew C. Bassi  
Planning Manager

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**F1 – 1737 & 1753 W. Holt Ave.**  
**F2 – 1352 W. Mission Blvd.**  
**F3 – 1300 W. Mission Blvd.**  
**F4 – 25 ½ Canyon Rim Rd.**  
**F5 – 1700 S. Garey Ave.**