



# CITY OF POMONA PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING OF  
WEDNESDAY, JUNE 22, 2005 @ 7:00 PM

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- 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 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) April 27, 2005
- b) May 11, 2005

## **F. PUBLIC HEARINGS:**

### **1. GENERAL PLAN AMENDMENT (GPA 04-001) CHANGE OF ZONE (CZ 04-004) AND CONDITIONAL USE PERMIT (CUP 04-034): *continued from 5/25/05 meeting.***

**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:**

The applicant is requesting a Conditional Use Permit (CUP 04-034) for on-sale alcohol and live entertainment within a bona-fide restaurant, 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 these applications be pulled from the Agenda and at the applicants request the applications are hereby withdrawn.

### **2. CONDITIONAL USE PERMIT (CUP 05-001): *continued from 5/25/05 meeting.***

**PROJECT ADDRESS:** 3111 Temple Avenue  
**PROJECT APPLICANT:** Foroshani, Hooshang K.  
**PROJECT PLANNER:** Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 5

#### **Project Description:**

The applicant is requesting a Conditional Use Permit (CUP 05-001) to develop a 2,429 square foot building for a smog check station at an existing gas station, remodel the existing gas station, and to allow for an off-sale beer and wine license in conjunction with a mini-mart in the C-4 zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15401, (Class 3).

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-030 approving Conditional Use Permit (CUP05-001), subject to conditions.

3. **CODE AMENDMENT (CA 05-002):** *continued from 6/8/05 meeting:*

**PROJECT ADDRESS:** City Wide  
**PROJECT APPLICANT:** The City of Pomona  
**PROJECT PLANNER:** Sandra Campbell, Associate Planner  
**COUNCIL DISTRICT:** N/A

**Project Description:**

The City of Pomona is requesting a Code Amendment to establish use 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 adopt PC Resolution No. 05-007 recommending City Council approval of Code Amendment (CA 05-002).

4. **DOWNTOWN POMONA SPECIFIC PLAN UPDATE :**

**PROJECT ADDRESS:** Downtown Pomona Specific Plan (DPSP)  
**PROJECT APPLICANT:** The City of Pomona  
**PROJECT PLANNER:** Matthew Bassi, Planning Manager  
**COUNCIL DISTRICT:** N/A

**Project Description:**

The City of Pomona is proposing a comprehensive update to the 1994 Downtown Pomona Specific Plan (DPSP) consisting of changes to the land use map, residential densities and development standards. The specific plan update project also includes the adoption of a Water Supply Assessment and Certification of an Environmental Impact Report with a Statement of Overriding Considerations for the 380 acre project area.

**Recommended Action:**

The Planning Division recommends the Planning Commission adopt PC Resolution No. 05-039 recommending City Council approval of the Downtown Pomona Specific Plan update; adopt PC Resolution No. 05-040 recommending City Council certification of the Environmental Impact Report for the Downtown Pomona Specific Plan update; and adopt PC Resolution No. 05-041 recommending City Council approval of the Water Supply Assessment for the Downtown Pomona Specific Plan update.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Projects for the July 13, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled.***)
  - a. **CA 05-008** (City wide – a proposed code amendment establishing standards for tattoo parlors).
  - b. **CUP 04-057** (1186 W. Mission Blvd. – a cup to construct a new gas station and mini-mart).
  - c. **TTM 04-012/CUP 04-055** (1041 S. White Ave. – tract map and cup for the development of an 18-unit condominium project).
  - d. **CUP 04-032** (1505 E. Phillips Blvd. – a cup to establish a contractor storage yard).

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of ***July 13, 2005***, 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 June 22, 2005 Planning Commission meeting was posted on Friday, June 17, 2005.

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Matthew C. Bassi  
Planning Manager

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**F1 . City Wide**  
**F2 . 3111 W. Temple Ave.**  
**F3 . City Wide**  
**F4 . Downtown**