



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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, JUNE 28, 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. TIME EXTENSION (TX 06-002):

A request for one-year Time Extension; (TX 06-002) for an approved detached condominium project Final Development Plan (FDP 06-001) and Tentative Parcel Map (TPM 05-005) located at 990 Weber Street.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-002) granting a one-year time extension for Final Development Plan (FDP 06-001) and Tentative Parcel Map (TPM 05-005).

2. TIME EXTENSION (TX 06-005):

A request for one-year Time Extension; (TX 06-005) for an approved contractor's storage yard and maintenance facility project Conditional Use Permit (CUP 04-032) located at 1505 East Phillips Boulevard.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-005) granting a one-year time extension for Conditional Use Permit (CUP 04-032).

F. NEW BUSINESS ITEM:

1. MISCELLANEOUS (MISC 06-226):

PROJECT ADDRESS: Citywide
PROJECT APPLICANT: City of Pomona
PROJECT PLANNER: Mr. Raymond Fong
COUNCIL DISTRICT: CC District No. 3

Project Description:

Planning Commission consideration of a proposed Owner Participation and Development Agreement (OPDA) between the City of Pomona Redevelopment Agency and Cal Spas, Inc. 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 Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution recommending City Council approval of MISC 06-226.

2. SPECIFIC PLAN AMENDMENT (SPA 06-001):

PROJECT ADDRESS: 92 Rio Rancho Road
PROJECT APPLICANT: Mr. Bill McReynolds, The Olson Companies
PROJECT PLANNER: Ms. Judy Kollar, Senior Planner
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is requesting approval of Specific Plan Amendment (SPA 06-001) to change the land use designation within the Phillips Ranch Specific Plan from R-C (Regional Commercial) to M-R (Multiple Family Residential) for a 4.3-acre parcel located at 92 Rio Rancho Road to facilitate the future development of a 56-unit townhouse development. 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 Resolution recommending City Council approval of Specific Plan Amendment (SPA 06-001).

3. CONDITIONAL USE PERMIT (CUP 06-013):

PROJECT ADDRESS: 1260 E. Grand Avenue
PROJECT APPLICANT: Royal Industries
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 to allow for the development of a 60,270 square-foot building for manufacturing purposes on a 4 acre parcel located 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 – Infill Development).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 06-013), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the July 12, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).

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

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

b) CONDITIONAL USE PERMIT (CUP 06-016):

A Planning Commission review of a request to establish a used car lot in the C-IND zone located at 2501 N. Garey Avenue.

c) TENTATIVE PARCEL MAP (TPM 06-004):

A Tentative Parcel Map for a proposed 2-lot subdivision in the R-1-6000 zone located at 1370 Ashport Street.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of ***July 12, 2006***, 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 June 28, 2006 Planning Commission meeting was posted on Friday, June 23, 2006.

Matthew C. Bassi
Planning Manager

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F1 – NWC of East End Ave & Ninth St.
F2 – 92 Rio Rancho Road
F3 – 1260 E. Grand Ave.