



# CITY OF POMONA PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING OF  
WEDNESDAY, AUGUST 10, 2005 @ 7:00 PM

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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 Charles L. Wolfe; Commissioner Frank  
Delgado; Commissioner Herberto Sanchez**

**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:**  
**(Continued from July 27, 2005)**
  - a) March 9, 2005
  - b) June 22, 2005

2. **TIME EXTENSION (TX 05-004)**  
**(Continued from July 27, 2005)**

A request for one-year Time Extension (TX 5-004) for a proposed 23-unit condominium project (CUP 04-025) located at 1114 E. Phillips Blvd.

**Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 05-004) granting a one-year time extension of Conditional Use Permit (CUP 04-028).

3. **ALLEY VACATION V-282 (MISC 05-297):**

The applicant, Public Works Department, is requesting Planning Commission approval to vacate a public alley located southerly of Third Street, easterly of Palomares Street, northerly of Fourth Street and westerly of Linden.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-060 finding Alley Vacation V-282 (MISC 05-297) is consistent with the City's General Plan.

## **F. PUBLIC HEARINGS:**

1. **TENTATIVE PARCEL MAP (TPM 05-003):**  
**(Continued from July 27, 2005)**

**PROJECT ADDRESS:** 1477 W. Eleventh St.  
**PROJECT APPLICANT:** Tomas Ramirez  
**PROJECT PLANNER:** Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 2

**Project Description:**

The applicant is requesting a Tentative Parcel Map (TPM 05-003) to allow a subdivision of one parcel into two lots for residential purposes. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be categorically exempt per Section 15315, (Class 15).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-048 approving Tentative Parcel Map (TPM 05-003), subject to conditions.

**2. MISCELLENIOUS (MISC 05-200):**

***(Continued from July 27, 2005)***

**PROJECT ADDRESS:** Hamilton Park  
**PROJECT APPLICANT:** Los Angeles SMSA for Verizon  
**PROJECT PLANNER:** Sandra Campbell, Senior Planner  
**COUNCIL DISTRICT:** CC District No. 1

**PROJECT DESCRIPTION:**

The applicant is requesting a Major Wireless Communication Facility Permit (MISC 05-200) to install a Mono-tree telecommunications facility in the O (Open Space) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt under CEQA Guidelines Section 15303 (Class 3).

**Recommended Action:**

The Planning Division recommends this item be continued to the August 24, 2005 meeting.

**3. CHANGE OF ZONE (CZ 05-003), TENTATIVE TRACT MAP (TTM 05-008),  
CONDITONAL USE PERMIT (CUP 05-015) AND FINAL DEVELOPMENT PLAN  
(FDP 05-003):**

**PROJECT ADDRESS:** 1809 & 1839 S. Reservoir Street  
**PROJECT APPLICANT:** Bowden Development  
**PROJECT PLANNER:** Darrell Gentry, Contract Planner  
**COUNCIL DISTRICT:** CC District No. 2

**PROJECT DESCRIPTION:**

The applicant is requesting a Change of Zone from R-2 to R-2-PD, a Tentative Tract Map to allow the subdivision of an existing 1.5 acre lot into 12 single-family lots, and a Conditional Use Permit and Final Development Plan to construct twelve single-family residential homes. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a, Section 15332 (Class 32).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution No. 05-051 recommending City Council approval of Change of Zone (CZ 05-003), adopt PC Resolution No 05-050 approving Tentative Tract Map (TTM 05-008), Conditional Use Permit (CUP 05-015) and Final Development Plan (FDP 05-003), subject to conditions.

**4. TENTATIVE PARCEL MAP (TPM 05-007)**

**PROJECT ADDRESS:** 290 E. Grove Street  
**PROJECT APPLICANT:** Our Savior Evangelical  
**PROJECT PLANNER:** Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 6

**Project Description:**

The applicant is requesting a Tentative Parcel Map (TPM 05-007) to allow the subdivision of one parcel into two lots. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be categorically exempt per Section 15315, (Class 15).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-057 approving Tentative Parcel Map (TPM 05-007), subject to conditions.

**5. CONDITONAL USE PERMIT (CUP 05-019)**

**PROJECT ADDRESS:** 1600 Fairplex Drive  
**PROJECT APPLICANT:** Coco Palm Restaurant  
**PROJECT PLANNER:** Glen Krieger, Principal Planner  
**COUNCIL DISTRICT:** CC District No. 6

**Project Description:**

The applicant is requesting a Conditional Use Permit (CUP 05-019) to allow the modification of existing conditions of approval concerning operational requirements of the restaurant. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be categorically exempt per Section 15301, (Class 1).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-061 approving Conditional Use Permit (CUP 05-019), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

- 1.** Tentative Planning Projects for the August 24, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled.***)
  - a. CA 05-008** (Citywide – a proposed Code Amendment establishing standards for Tattoo parlors)
  - b. TTM 04-012 & CUP 04-055** (1041 S. White Ave. – a request to allow the development of an 180unit condo project).
  - c. MISC 05-002** (Hamilton Park – a request to allow a monopine wireless communication facility).
  - d. TTM 05-007 & FDP 05-002** (650 E. Phillips Blvd. – a request to allow the subdivision of a parcel for the development of 8 single-family dwelling units)
  - e. CUP 05-008** ( 260 E. Mission Blvd. - a request to allow alcohol sales at an existing mini-market)
  - f. TPM 05-008** (Pomona Auto Center – a request to allow a subdivision into two commercial lots at the auto center)
  - g. MISC 05-163** (1500 W. Phillips Blvd. – a request to allow the construction of a 50-foot mono-palm at the Palm Lakes Golf Course)

The City of Pomona Planning Commission is hereby adjourned to their next regularly scheduled meeting of **August 24, 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 August 10, 2005 Planning Commission meeting was posted on Friday, August 5, 2005.

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Matthew C. Bassi  
Planning Manager

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**F1 1477 W. 11<sup>th</sup> St.**  
**F2 Hamilton Park**  
**F3 1809 S. Reservoir Street**  
**F4 290 E. Grove Street**  
**F5 1600 Fairplex Drive**