



# CITY OF POMONA PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING OF  
WEDNESDAY, SEPTEMBER 28, 2005 @ 7:00 PM

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- A. CALL TO ORDER: Chair Tim Saunders
- B. FLAG SALUTE: Chair Tim Saunders
- C. ROLL CALL: Planning Manager, Matthew Bassi

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:**

- a. August 10, 2005

### **2. TIME EXTENSION (TX 05-008)**

A request for one-year Time Extension (TX 05-008) for a proposed 20 attached condominiums (CUP 03-039) located at 2003 S. Reservoir St.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 05-008) granting a one-year time extension for Conditional Use Permit (CUP 03-039).

### **3. TIME EXTENSION (TX 05-009)**

A request for one-year Time Extension (TX 05-009) for a proposed retail center located at 2109 S. Garey Ave.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 05-009) granting a one-year time extension for Conditional Use Permit (CUP 02-005).

## **F. PUBLIC HEARINGS:**

### **1. TENTATIVE TRACT MAP (TTM 04-012)/CONDITIONAL USE PERMIT (CUP 04-055):**

***(Continued from July 13, & August 24, 2005)***

**PROJECT ADDRESS:** 1041 S. White Ave.

**PROJECT APPLICANT:** Pomona Valley Center for Community

**PROJECT PLANNER:** Sandra Campbell, Senior Planner

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

#### **Project Description:**

The applicant is requesting a Tentative Tract Map (TTM 04-012) to allow a subdivision for condominium purposes and a Conditional Use Permit (CUP 04-055) to allow development of an 18-unit condominium project. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be Categorically Exempt under CEQA Guidelines Section 15332, (Class 32).

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-046 approving Tentative Tract Map (TTM 04-012) and adopt PC Resolution 05-045 approving Conditional Use Permit (CUP04-055), subject to conditions.

**2. CHANGE OF ZONE (CZ 05-004)/TENTATIVE TRACT MAP (TTM 05-007)/  
FINAL PLAN DEVELOPMENT (FDP 05-002):**

**(Continued from August 24, 2005)**

**PROJECT ADDRESS:** 650 E. Phillips Blvd.  
**PROJECT APPLICANT:** O. L. Lacy & Company  
**PROJECT PLANNER:** Darrell Gentry, Contract Planner  
**COUNCIL DISTRICT:** CC District No. 3

**Project Description:**

The applicant is requesting a Change of Zone (CZ 05-004) from R-1-E (6,000 square feet) to R-1-PD (4,500 square feet), a Tentative Tract Map (TTM 05-007) for a 9-lot subdivision, and a Final Development Plan (FDP 05-002) for the development of eight (8) single family dwelling units. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Categorical Exemption per Section 15332, (Class 32).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-063 recommending City Council approval of Change of Zone (CZ 05-002), and adopt PC Resolution 05-064 approving Tentative Tract Map (TTM 05-007) and Final Development Plan (FDP 05-002), subject to conditions.

**3. VARIANCE (VAR 05-006)/CONDITIONAL USE PERMIT(CUP 05-014):**

**PROJECT ADDRESS:** 1689 E. Mission Blvd.  
**PROJECT APPLICANT:** Young Hee Song  
**PROJECT PLANNER:** Paul Samaras, Associate Planner  
**COUNCIL DISTRICT:** CC District No. 3

**Project Description:**

The applicant is requesting a Variance (VAR 05-006) to allow a pole sign within the front yard setback of an industrial property and Conditional Use Permit (CUP 05-014) to allow the conversion of an industrial warehouse to a manufacturing use. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be Categorically Exempt under CEQA Guidelines Section, 15301, (Class 1).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-062 approving Conditional Use Permit (CUP 05-014) and Variance (VAR 05-006), subject to conditions.

**4. CONDITIONAL USE PERMIT (CUP 05-017):**

**PROJECT ADDRESS:** 3869 W. Valley Blvd.  
**PROJECT APPLICANT:** Larry Weed, M.R. Bracey Construction  
**PROJECT PLANNER:** Paul Samaras, Associate Planner  
**COUNCIL DISTRICT:** CC District No. 5

**Project Description:**

The applicant is requesting a Conditional Use Permit (CUP 05-017) to establish a contractor's storage yard and office building. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is Categorically Exempt under CEQA Guidelines Section 15303, (Class 3).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-061 approving Conditional Use Permit (CUP 05-017), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Projects for the October 12, 2005 Planning Commission meeting (***all items listed below are tentatively scheduled***).
  1. **TX 05-011** (618 W. Grand Ave. - one year time extension for CUP 03-026).
  2. **CA 04-008** (City Wide – a proposed code amendment establishing standards for tattoo parlors (continued from the 7/13 & 8/24 meeting)).
  3. **SPA 05-002** (Downtown Specific Plan area – city initiated amendment to the Downtown Pomona Specific Plan).
  4. **TTM 05-002/CUP 05-003** (1063 S. Reservoir St. – conditional use permit and tentative tract map to develop a 20-unit single family condo project).
  5. **TPM 05-002** (1323 N. Dudley Ave. – tentative tract map to subdivide the lot into two parcels).
  6. **MISC05-286** (2490 Scenic Ridge Dr. – a variance to deviate from the rear setback)
  7. **CUP 05-050** (2518 N. Towne Ave. – cup to allow the construction of new car wash facility).

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the regular meeting of ***October 12, 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 September 28, 2005 Planning Commission meeting was posted on Friday, September 23, 2005.

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Matthew C. Bassi  
Planning Manager

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**F1 1041 S. White Ave.**  
**F2 650 E. Phillips Blvd.**  
**F3 1689 E. Mission Blvd.**  
**F4 3869 W. Valley Blvd.**