



CITY OF POMONA PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, OCTOBER 12, 2005 @ 7:00 PM

- 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 24, 2005
- b. September 14, 2005

2. TIME EXTENSION (TX 05-012)

A request for one-year Time Extension (TX 05-012) for a proposed 20 attached condominiums (CUP 04-037) located at 1282 W. First St.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 05-012) granting a one-year time extension for Conditional Use Permit (CUP 04-037).

F. PUBLIC HEARINGS:

1. CODE AMENDEMENT (CA 04-008):

(Continued from July 13 and August 24, 2005)

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

Project Description:

The City of Pomona is requesting a Code Amendment to establish development standards for tattoo shops and facilities. 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 requests that the Planning Commission adopt PC Resolution No. 05-043 recommending City Council approval of Code Amendment (CA 04-008).

2. TENTATIVE TRACT MAP (TTM 05-002)/CONDITIONAL USE PERMIT (CUP 05-003):

PROJECT ADDRESS: 1063 S. Reservoir St.
PROJECT APPLICANT: 1063 Reservoir LLC.
PROJECT PLANNER: Sandra Campbell, Senior Planner
COUNCIL DISTRICT: CC District No.

Project Description:

The applicant is requesting a Tentative Tract Map (TTM 05-002) for condominium purposes and Conditional Use Permit (CUP 05-003) to allow construction of 20 detached residential condominiums within the R-2 (Low-Density Multiple family) and R-2-S (Low Density with Supplemental Use Overlay) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt from requirements per Section 15332, (Class 32). This Class exempts projects that are consistent with applicable general plan and zoning designations, developed within city limits on sites no more than five acres, and substantially surrounded by urban uses.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-071 approving Tentative Tract Map (TTM 05-002) and Conditional Use Permit (CUP 05-003), subject to conditions.

3. TENTATIVE PARCEL MAP (TPM 05-002):

PROJECT ADDRESS: 1323 N. Dudley Ave.
PROJECT APPLICANT: Erika Ramirez
PROJECT PLANNER: Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No.

Project Description:

The applicant is requesting a Tentative Parcel Map (TPM 05-002) to subdivide a 20,262 sq. ft. parcel into two separate lots. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt from requirements per CEQA Section 15315, (Class 15).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-051 approving Tentative Parcel Map (TPM 05-002), subject to conditions.

4. MISCELLANEOUS PERMIT (MISC 05-286):

PROJECT ADDRESS: 2490 Scenic Ridge Dr.
PROJECT APPLICANT: Brunel P. Merilus
PROJECT PLANNER: Luis Rocha, Planning Tech.
COUNCIL DISTRICT: CC District No.

Project Description:

The applicant is requesting a Request for Specific Plan Modification (MISC 05-286) to allow the construction of a new single family residence with less than the required level rear yard area. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15305, (Class 5).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-066 approving Miscellaneous Permit (MISC 05-286), subject to conditions.

5. CONDITIONAL USE PERMIT (CUP 04-050):

PROJECT ADDRESS: 2518 M. Towne Ave.
PROJECT APPLICANT: Vahe Bedrosian
PROJECT PLANNER: Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No.

Project Description:

The applicant is requesting Request for Conditional Use Permit (CUP 04-050) to allow for the construction of a new mechanical car wash facility. 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 05-069 approving Conditional Use Permit (CUP 04-050), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Projects for the October 26, 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. **SPA 05-002** (Downtown Specific Plan area – city initiated amendment to the Downtown Pomona Specific Plan).
 3. **CA 05-004** (City Wide – a proposed code amendment to adopt tree preservation ordinance).
 4. **TTM 05-009/CUP 05-020** (1162-1182 E. Grand Ave. –subdivision and proposed development of 10 detached single family units).
 5. **CUP 05-023** (945 E. Holt Ave. – conditional use permit for on-sale beer and wine at existing restaurant).
 6. **CUP 05-025** (1645 W. Holt Ave. – a conditional use permit to allow a mobile recycling facility)

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular meeting of ***October 26, 2005***, 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 October 12, 2005 Planning Commission meeting was posted on Friday, October 7, 2005.

Matthew C. Bassi
Planning Manager

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas PC\PC Agendas 2005\PC Agenda 10-12-05.doc

F1 Citywide.
F2 1063 S. Reservoir St.
F3 2490 Scenic Ridge Dr.
F4 2518 N. Towne Ave.