



CITY OF POMONA PLANNING COMMISSION AGENDA

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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, OCTOBER 26, 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. September 28, 2005

2. TIME EXTENSION (TX 05-011)

A request for one-year Time Extension (TX 05-011) for a proposed 8-unit condominium project (CUP 03-026) located at 618 W. Grand Ave.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 05-011) granting a one-year time extension for Conditional Use Permit (CUP 03-026).

F. PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT (CUP 05-021):

PROJECT ADDRESS: 896 E. Holt Ave.
PROJECT APPLICANT: John Cataldo
PROJECT PLANNER: Darrell Gentry, Contract Planner
COUNCIL DISTRICT: CC District No. 4

Project Description:

The applicant is requesting a Conditional Use Permit (CUP 05-021) to allow the establishment and operation of a retail commercial outlet store with 20,000 or more square feet of floor area in a 60,558 square foot parcel located in the C-4 (Highway Commercial) Zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action has been found to be categorically exempt under Section 15302, (Class 2).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-072, approving Conditional Use Permit (CUP 05-023), subject to conditions.

2. SPECIFIC PLAN AMENDMENT (SPA 05-002):

PROJECT ADDRESS: City Wide
PROJECT APPLICANT: The City of Pomona
PROJECT PLANNER: Matthew Bassi, Planning Manager
COUNCIL DISTRICT: CC District No. 1, 2 & 4

Project Description:

Specific Plan Amendment (SPA 05-002) will amend Chapter 6 (Allowed Uses Matrix) pertaining to specified land uses in the MU-CBD, MU-HDR and MU-AR districts of the Downtown Pomona Specific Plan. Pursuant to Section 15070 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) a Negative Declaration for SPA 05-002 has been prepared.

Recommended Action:

The Planning Division requests that the Planning Commission adopt PC Resolution No. 05-073 recommending City Council adoption of a Negative Declaration and approval of Specific Plan Amendment (SPA05-002).

3. CONDITIONAL USE PERMIT (CUP 05-023):

PROJECT ADDRESS: 945 E. Holt Ave.

PROJECT APPLICANT: Pedro Aguilar

PROJECT PLANNER: Malcolm Oliver, Assistant Planner

COUNCIL DISTRICT: CC District No. 4

Project Description:

The applicant is requesting a Conditional Use Permit (CUP 05-023) to allow for on-sale beer and wine at an existing restaurant. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), per section 15270, CEQA does not apply to projects which a public agency rejects or disapproves.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-074 denying Conditional Use Permit (CUP 05-023).

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Projects for the November 9, 2005 Planning Commission meeting (*all items listed below are tentatively scheduled*).

- 1. CUP 00-032**(1326 E. Ninth St. – a city initiated revocation of a CUP that established a recycling center).
- 2. GPA 05-002/CZ 05-005/CPR 05-002** (2887 N. Towne Ave. – proposed general plan amendment and change of zone to allow a 90-unit attached condo project).
- 3. CUP 05-033** (506 W. Orange Grove Ave. – conditional use permit to allow a car wash, mini-mart & oil change facility).
- 4. TTM 05-009/CUP 05-020** (1162-1180 E. Grand Ave. – subdivision and proposed development of 10 detached single family units).
- 5. CUP 05-027/VAR 05-004** (1421 S. Garey Ave. – a request to construct a comfort inn hotel with variance from rear setbacks).
- 6. CUP 05-032** (10 Village Loop Rd. – conditional use permit for alcohol sales for an existing restaurant).
- 7. CA 05-004** (City initiated Code Amendment adopting a tree preservation ordinance).

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular meeting of ***November 9, 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 26, 2005 Planning Commission meeting was posted on Friday, October 21, 2005.

Matthew C. Bassi
Planning Manager

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F1 896 E. Holt Ave.
F2 505 S. Garey Ave.
F3 945 E. Holt Ave.