



CITY OF POMONA PLANNING COMMISSION AGENDA

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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, NOVEMBER 9, 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. none

F. PUBLIC HEARINGS:

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

Continued from 10/12/05:

PROJECT ADDRESS: 1063 S. Reservoir St.

PROJECT APPLICANT: 1063 Reservoir LLC.

PROJECT PLANNER: Sandra Campbell, Senior Planner

COUNCIL DISTRICT: CC District No. 3

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.

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

Continued from 10/26/05:

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 approving Conditional Use Permit (CUP 05-023), subject to conditions.

3. GENERAL PLAN ADMENDMENT (GPA 05-002)/CHANGE OF ZONE (CZ 05-005)/CONCEPTUAL PLAN REVIEW (CPR 05-002):

PROJECT ADDRESS: 2887 S. Towne Ave.
PROJECT APPLICANT: Larwin Company
PROJECT PLANNER: Darrell Gentry, Contract Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is proposing a General Plan Amendment (GPA 05-002) from Industrial to Low Density Multiple Family Residential, a Change of Zone (CZ 05-005) from M-1 (Light Industrial) to R-2 (Multiple Family Residential), and a Conceptual Plan Review (CPR 05-002) to allow the construction of eighty-seven (87) town house condominium units in twenty-nine (29) triplex buildings. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), an Initial Study has been prepared in compliance with Section 15063 of the California Environmental Quality Act (CEQA) guidelines. Therefore, in compliance with Section 15070 of CEQA, the Planning Commission will consider adoption of a Mitigated Negative Declaration.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-078 recommending City Council approval of General Plan Amendment (GPA 05-002), adopt PC Resolution 05-079 recommending City Council approval of Change of Zone (CZ 05-002), and adopt PC Resolution 05-080 approving Conceptual Plan Review (CPR 05-002), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 05-027)/VARIANCE (VAR 05-004):

PROJECT ADDRESS: 1421 S. Garey Ave.
PROJECT APPLICANT: Huaming Chang
PROJECT PLANNER: Sandra Campbell, Senior Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting a Conditional Use Permit (CUP 05-027) for a 50-guestroom hotel and Variance (VAR 05-004) for relief from the provision of a landscaped rear yard setback and from the minimum parking aisle width. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-081 approving Conditional Use Permit (CUP 05-027) and Variance (VAR 05-004), subject to conditions.

5. CONDITIONAL USE PERMIT (CUP 05-033):

PROJECT ADDRESS: 506 W. Orange Grove Ave.
PROJECT APPLICANT: Armad Khalafyan, Arpa Design
PROJECT PLANNER: Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting a Conditional Use Permit (CUP 05-033) to allow construction of a new car wash, mini-mart and oil change 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) (Infill Development).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-076 approving Conditional Use Permit (CUP 05-033), subject to conditions.

6. TENTATIVE TRACT MAP (TTM 05-009)/CONDITIONAL USE PERMIT (CUP 05-020):

PROJECT ADDRESS: 1162-1180 E. Grand Ave.
PROJECT APPLICANT: Pao LLC. Leo Wu
PROJECT PLANNER: Malcolm Oliver, Associate Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting Tentative Tract Map (TTM 05-009) for a 10 lot subdivision, and Conditional Use Permit (CUP 05-020) for the development of 10 multi-family residential condominiums. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for Section 15332, (Class 32) categorical exemption.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-077 approving Conditional Use Permit (CUP 05-020), subject to conditions.

7. CONDITIONAL USE PERMIT (CUP 05-032):

PROJECT ADDRESS: 10 Village Loop Rd.
PROJECT APPLICANT: Michael D. McCarthy
PROJECT PLANNER: Paul Samaras, Associate Planner
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is requesting a Conditional Use Permit (CUP 05-032) to allow for on-sale full liquor license at a new restaurant. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) the project is exempt under CEQA Guidelines Section 15301, (Class 1).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt PC Resolution 05-082 approving Conditional Use Permit (CUP 05-032), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Projects for the December 14, 2005 Planning Commission meeting (*all items listed below are tentatively scheduled*).

- 1. TTM 05-011/CUP 04-033** (516 E. Third St. – a condo subdivision and development of a 36-unit mixed use project in the DPSP).
- 2. CUP 05-035** (750 S. Reservoir St. – a conditional use permit to construct 17,000 square-foot retail center).
- 3. CUP 04-062** (601 E. Holt Ave. – review of proposed 30,000 square-foot retail center).

4. **CUP 05-028** (1101 Glen Ave. – conditional use permit to allow 40,000 s.f. expansion to an existing church).
5. **CZ 05-002/CPR 05-001** (155 N. Myrtle Ave. – zone change and conceptual plan review for a 10 single family detached condos).
6. **CUP 05-026** (1976 W. Orange Grove Ave. – conditional use permit to allow the conversion of a single family house into a commercial use).
7. **CA 05-004** (City initiated Code Amendment adopting a tree preservation ordinance).
8. **MISC 05-313** (Jaycee Park – proposed Monopine facility at Jaycee Park).

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular meeting of ***December 14, 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 November 9, 2005 Planning Commission meeting was posted on Friday, November 4, 2005.

Matthew C. Bassi
Planning Manager

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F2 945 E. Holt Ave
F3 2887 N. Towne Ave.
F4 506 W. Orange Grove Ave.
F5 1162-1180 E. Grand Ave.
F6 10 Village Loop Rd.
F7 1421 S. Garey Ave.