



**CITY OF POMONA
PLANNING COMMISSION AGENDA
POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91769**

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, DECEMBER 14, 2005 @ 7:00 P.M.**

-
- 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 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 the agenda**, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Comments from the public of any non-agenda items will be limited to three (3) minutes in accordance with City policy.
 2. Any applicant or member of the public wishing to speak on **any item that is listed on the agenda** is requested to adhere to the following protocol procedures/guidelines:
 - a) *Prior to the meeting, or during the meeting prior to an agenda item being discussed, any person wishing to address the Planning Commission shall 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 shall 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, at his/her discretion, request that the group choose a spokesperson to address the Commission.*
 - 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:

- October 12, 2005
- October 26, 2005
- November 9, 2005

2. MISC 05-435 (Pomona Unified School District):

The Pomona Unified School District is requesting Planning Commission approval of a General Plan consistency finding for a proposed 9th grade school located at the southwest corner of Garey Avenue and Rio Rancho Road.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-084 approving MISC 05-435.

3. MISC 05-452 (Alley Vacation V-289):

The Public Works Department is requesting Planning Commission approval to vacate a public walkway located at the cul-de-sac terminus of Manville Street.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-094 approving MISC 05-452.

4. MISC 05-465 (Alley Vacation V-290):

The Public Works Department is requesting Planning Commission approval to vacate a public alley located between Monterey Avenue and Commercial Street, approximately 90 feet east of Garey Avenue.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-093 approving MISC 05-465.

F. PUBLIC HEARINGS:

1. TENTATIVE TRACT MAP (TTM 05-011)/CONDITIONAL USE PERMIT (CUP 04-033):

PROJECT ADDRESS: 501 E. Mission Boulevard and 516 E. Fourth St.

PROJECT APPLICANT: Arteco Partners Inc.

PROJECT PLANNER: Mr. Darrell Gentry, Contract Planner

COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Tentative Tract Map (TTM 05-011) for condominium purposes and a Conditional Use Permit (CUP 04-033) to develop a mixed use project consisting of 8 live-work condominiums units, 41 stacked condominium units, 20 townhouse condominiums and 3,811 square feet of retail space. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Negative Declaration has been prepared in compliance with Section 15063 of the CEQA guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-090 approving Tentative Tract Map (TTM 05-011) and approving Conditional Use Permit (CUP 04-033), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 04-062):

PROJECT ADDRESS: 601 E. Holt Avenue
PROJECT APPLICANT: Mr. Luis Ibanez
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 4

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 04-062) to develop two (2) retail buildings totaling 37,270 square feet in the C-3 (General Commercial) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Class 32 Categorical Exemption in compliance with Section 15332 of the CEQA guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-087 approving Conditional Use Permit (CUP 05-062), subject to conditions.

3. MISCELLANEOUS (MISC 05-313):

PROJECT ADDRESS: 2000 N. San Antonio Avenue
PROJECT APPLICANT: Mr. Steve Kaalli
PROJECT PLANNER: Mr. Luis Rocha, Planning Technician
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is requesting approval of Major Wireless Communication Facility Permit (MISC 05-313) to install a 70-foot tall Mono-pine telecommunications facility. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Class 3 Categorical Exemption in compliance with Section 15303 of the CEQA guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-085 approving Major Wireless Communication Facility Permit (MISC 05-313), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 05-026):

PROJECT ADDRESS: 1976 N. Orange Grove Avenue
PROJECT APPLICANT: Prestine Medical Group
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 05-026) to convert an existing single family residence into a medical office use. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Class 3 Categorical Exemption as outlined in Section 15303 of the CEQA guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-086 approving Conditional Use Permit (CUP 05-026), subject to conditions.

5. CONDITIONAL USE PERMIT (CUP 05-035):

PROJECT ADDRESS: 750 S. Reservoir Street
PROJECT APPLICANT: Halex Corporation, Inc.
PROJECT PLANNER: Mr. Paul Samaras, Associate Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of Conditional Use Permit (CUP 05-035) to construct a new 17,362 square-foot industrial building. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Class 2 Categorical Exemption in compliance with Section 15302 of the CEQA guidelines.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-092 approving Conditional Use Permit (CUP 05-035), subject to conditions.

6. CODE AMENDMENT (CA 05-004):

PROJECT ADDRESS: City Wide
PROJECT APPLICANT: City Of Pomona
PROJECT PLANNER: Ms. Sandra Campbell, Senior Planner
COUNCIL DISTRICT: CC Districts No. 1 - 6

Project Description:

The Planning Division is requesting approval of Code Amendment (CA 05-004) to create a City-wide Tree Preservation Ordinance. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements Section 15061.b.3 of the guidelines which states that this activity is not subject to CEQA review.

Recommended Action:

The Planning staff requests that the above project be continued to the January 25, 2006 Planning Commission meeting.

7. CODE AMENDMENT (CA 05-008):

PROJECT ADDRESS: City Wide
PROJECT APPLICANT: City of Pomona
PROJECT PLANNER: Ms. Judy Kollar, Senior Planner
COUNCIL DISTRICT: CC Districts No. 1 - 6

Project Description:

The Planning Division is requesting approval of Code Amendment (CA 05-008) to amend Sections .580.J, .5807.A, and .58011.A & B of the Zoning Ordinance pertaining to conditional use permit requirements for commercial and multi-family residential development. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements Section 15061.b.3 of the guidelines which states that this activity is not subject to CEQA review.

Recommended Action:

The Planning Division recommends Planning Commission adoption of PC Resolution 05-088 recommending City Council approval of Code Amendment (CA 05-008).

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

Continued from 10/26/05 & 11/09/05:

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 denying Conditional Use Permit (CUP 05-023).

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. There are no Planning Division projects scheduled for the January 11, 2006 Planning Commission meeting.
2. Tentative Planning Division projects for the January 25, 2006 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - **Change of Zone (CZ 05-002) & Conceptual Plan Review (CPR 05-001):**
A Change of Zone and Conceptual Plan Review of a proposed 10-unit single family residential project located at 155 N. Myrtle Avenue.
 - **Conditional Use Permit (CUP 05-009):**
A Conditional Use Permit for an off-sale beer and wine license for the business located at 201 E. Mission Boulevard.
 - **Miscellaneous (MISC 05-373):**
A proposal to construct a Mono-pine telecommunications facility located at 1875 Fairplex Drive (Mountain Meadows Golf Course).
 - **Conditional Use Permit (CUP 05-024):**
A Conditional Use Permit to allow alcohol sales at an existing restaurant located at 990- E. Holt Avenue.
 - **Change of Zone (CZ 05-006)/Tentative Parcel Map (TPM 05-009)/Conditional Use Permit (CUP 05-038):**
A Change of Zone, Tentative Parcel Map and Conditional Use Permit for the development of a medical office complex located at 2771 N. Garey Avenue.
 - **Miscellaneous (MISC 05-372):**
A proposal to construct a wireless telecommunication facility on top of existing light standard located at 865 E. Grand Avenue.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of ***January 11, 2006***, 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 December 14, 2005 Planning Commission meeting was posted on Friday, December 9, 2005.

Matthew C. Bassi
Planning Manager

\\\\storage\\CH-Depts\\Economic Development\\Planning\\Master Planning\\PLANNING COMMISSION\\Agendas PC\\PC Agendas 2005\\PC Agenda 12-14-05.doc

F1 501 E. Mission/516 E. Third St.
F2 601 E. Holt Ave
F3 2000 N. San Antonio Ave.
F4 1976 N. Orange Grove Ave.
F5 750 S. Reservoir St.
F6 City Wide
F7 City Wide
F8 945 E. Holt Ave.