



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, APRIL 25, 2007 @ 7:00 PM**

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- A. **CALL TO ORDER:** Chair Frank Delgado
- B. **FLAG SALUTE:** Chair Frank Delgado
- C. **ROLL CALL:** Matthew Bassi, Planning Manager

Chair Frank Delgado; Vice-Chair Sylvia Scharf; Commissioner Gwen Urey; Commissioner Tim Saunders; Commissioner Ron Vander Molen; Commissioner Luis Rosales; Commissioner Arturo Jimenez

D. PUBLIC 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:

- February 14, 2007
- February 28, 2007

2. TIME EXTENSION (TX 07-010):

A request for a one-year Time Extension (TX 07-010) for TTM 04-004 for the approval for condominium purposes in the R-2-S (Low Density Multiple Family Residential with a Supplemental Overlay) zone project located at 1446 West Eleventh Street.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-010) granting a one-year time extension for Tentative Tract Map (TTM 04-004).

3. TIME EXTENSION (TX 07-011):

A request for a one-year Time Extension (TX 07-011) for CUP 05-053 for the approval of a 15-unit residential condominium project located at 1427 South White Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-011) granting a one-year time extension for Conditional Use Permit (CUP 05-053).

4. TIME EXTENSION (TX 07-012):

A request for a one-year Time Extension (TX 07-012) for CUP 05-046 for the approval to remodel an existing gas station and expansion of a mini-market located at 698 East Holt Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-012) granting a one-year time extension for Conditional Use Permit (CUP 05-046).

5. TIME EXTENSION (TX 07-013):

A request for a one-year Time Extension (TX 07-013) for CUP 06-009 for the approval to develop a multi-tenant retail/office building located at 1120 East Holt Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-013) granting a one-year time extension for Conditional Use Permit (CUP 06-009).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 06-054):
(Continued from March 28, 2007):

Project Address: 1015 W. Phillips Blvd.
Project Applicant: Mr. Bijan D. Heravi
Project Planner: Mr. Luis Rocha, Assistant Planner
Council District: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit for the development of two (2) detached residential units on property containing 7,841 square feet (.18 acres) in the R-2-S zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332, (Class 32 - In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 06-054), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 06-061):
(Continued from March 28, 2007):

PROJECT ADDRESS: 135 E. Second Street
PROJECT APPLICANT: Angelos Pizzeria Inc.
PROJECT PLANNER: Mr. Josue Espino, Associate Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit for on-sale alcoholic beverages (upgrade from beer and wine to general- Type 47) and the proposed expansion of an existing restaurant in conjunction with additional uses of Live Entertainment, Dancing, Game Arcade, Pool Tables, café and bar, and Lounge in the Mixed Use – Central Business District (MU-CBD) zone of the Downtown Pomona Specific Plan (DPSP). Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301 (Class 1 – Existing Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 06-061), subject to conditions.

3. CHANGE OF ZONE (CZ 05-007); CONDITIONAL USE PERMIT (CUP 05-041); DRAFT ENVIRONMENTAL IMPACT REPORT (SCH#2006021046):

Project Address: 1730 East First Street
Project Applicant: Universal Waste Systems, Inc.
Project Planner: Mr. Jay Jarrin, AICP, Senior Planner
Council District: CC District No. 4
Project Description:

The applicant is requesting approval of a Change of Zone from O-Publicly Owned Land to M-2 – General Industrial and a Conditional Use Permit for the development of a solid waste transfer station by constructing a 23,450-square foot transfer building, with capacity of up to 1,500 tons per day, and 780-square foot office on a 4.5-acre property which includes three municipal water wells, quarter midget racing track, and an existing solid waste direct transfer facility. Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code), a Draft Environmental Impact Report was prepared for this project.

Recommended Action:

The Planning Division recommends Planning Commission adopt three (3) Resolutions recommending City Council certification of the Final Environmental Impact Report (EIR), recommending City Council approval of Change of Zone (CZ 05-007), and recommending City Council approval of Conditional Use Permit (CUP 05-041), subject to conditions.

4. CODE AMENDMENT (CA 06-003):

Project Address: City Wide
Project Applicant: City Of Pomona
Project Planner: Ms. Judy Kollar, Senior Planner
Council District: City Wide
Project Description:

The City is proposing a Code Amendment to update the City's Subdivision Ordinance. Pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt from further environmental review.

Recommended Action:

The Planning Division recommends that the Planning Commission pull this item from the agenda.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the May 9, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

1. Tentative Tract Map (TTM 07-001); Conditional Use Permit (CUP 07-006):

Tentative Tract Map and Conditional Use Permit request for Planning Commission review of a mixed use project in the DPSP area totaling 151 residential condos and 13,000 square feet of retail located at 201, 227, 269 & 295 W. Second Street and 200 W. First Street and 100, 154 S. Main Street.

2. **Tentative Tract Map (TTM 07-002); Conditional Use Permit (CUP 07-007):**
Tentative Tract Map and Conditional Use Permit request for Planning Commission review of a mixed use project in the DPSP area totaling 118 residential condos and 33,842 square feet of retail located at 309, 409, 420, 421, 429, 435 W. Second Street and 420 & 440 W. First Street and 101 S. Park Street.
3. **Conditional Use Permit (CUP 07-014):**
A Conditional Use Permit request to establish an off-site parking lot for the Pomona Valley Hospital located at 360 E. Vinton Place.
4. **Conditional Use Permit (CUP 07-009):**
A Conditional Use Permit proposing a modification to an existing trash recycling facility located at 1326 E. Ninth Street.
5. **Conditional Use Permit (CUP 06-062):**
A Conditional Use Permit requesting Planning Commission review of a proposed industrial project located at 100 N. Mountain View Avenue.
6. **Conditional Use Permit (CUP 07-005):**
A Conditional Use Permit requesting Planning Commission review of a proposed industrial project located at 101 N. Mountain View Avenue.
7. **Specific Plan Amendment (SPA 07-003):**
Specific Plan Amendment to allow tattoo parlors/body art facility in the MU-CBD zone in the DPSP.
8. **Code Amendment (CA 06-001):**
A proposed Code Amendment to regulate medical marijuana dispensaries City-Wide.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **May 9, 2007** starting at 7:00 p.m. 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 April 25, 2007 Planning Commission meeting was posted on Friday, April 20, 2007.

Matthew C. Bassi
Planning Manager

F1 – 1015 W. Phillips Blvd.

F2 – 135 E. Second St.

F3 – 1730 E. First Street.

F4 – City-Wide