



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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, MAY 23, 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.

- There are no Consent Items scheduled for this meeting.

F. PUBLIC HEARING ITEMS:

1. GENERAL PLAN AMENDMENT (GPA 07-001):

Project Address:	City Wide
Project Applicant:	City of Pomona
Project Planner:	Mr. Charles LaClaire, Planning & Housing Dir.
Council District:	City Wide
<u>Project Description:</u>	

The City of Pomona Planning and Housing Department has completed a comprehensive update to the City's 1976 General Plan and will be presenting the General Plan document and draft Environmental Impact Report to the Planning Commission for review and consideration. The Planning Commissions decision will then be forwarded to the City Council for formal adoption at a future public hearing date. Pursuant to the California Environmental Quality Act ("CEQA") (Public Res. Code, § 21000 et seq.), the State CEQA Guidelines (14 CCR § 15000 et seq.) and the City of Pomona's Local CEQA Guidelines, the City of Pomona (the "City"), as the lead agency for General Plan Amendment (GPA 07-001) has prepared an Environmental Impact Report ("EIR") to analyze all potential adverse environmental impacts from the General Plan update project.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions recommending City Council certification of the Environmental Impact Report and approval of General Plan Amendment (GPA 07-001).

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the June 13, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

1. Conditional Use Permit (CUP 05-022):

A request to establish entertainment and restaurant use in the Fox Theater located at 134 W. Third St.

2. **Tentative Parcel Map (TPM 07-022):**
A Tentative Parcel Map to subdivide a 2-unit duplex in the R-2-S zone located at 665 E. Sixth St.
3. **Tentative Tract Map (TTM 06-014); Conditional Use Permit (CUP 06-056):**
A Tentative Tract Map and Conditional Use Permit to develop a 5-unit detached condo project located at 941 W. Holt Ave.
4. **Conditional Use Permit (CUP 06-053); Variance (VAR 06-019):**
A Conditional Use Permit and a Variance to add a mechanical car wash to an existing gas station located at 2207 W. Valley Blvd.
5. **Tentative Tract Map (TTM 07-003); Conditional Use Permit (CUP 07-017):**
A Tentative Tract Map and Conditional Use Permit for Planning Commission review of a proposal to convert the Mayfair hotel to a mixed use building with retail and residence located at 115 E. Third St.
6. **Conditional Use Permit (CUP 06-043):**
A request to construct a 2,472 square-foot addition to an existing commercial building located at 1318 S. Garey Ave.
7. **Conditional Use Permit (CUP 07-003):**
A Conditional Use Permit request to increase the size of an existing retail building in the C-3 zone located at 1575 E. Holt Ave.
8. **Tentative Tract Map (TTM 06-015); Conditional Use Permit (CUP 06-025); Variance (VAR 06-021):**
A Tentative Tract Map, Conditional Use Permit and a Variance to develop a 12-unit detached condominium project located at 1390 S. Palomares St.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***June 13, 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 May 23, 2007 Planning Commission meeting was posted on Friday, May 18, 2007.

Matthew C. Bassi
Planning Manager

