



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, APRIL 26, 2006 @ 7:00 P.M.**

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- A. CALL TO ORDER:** Chair Tim Saunders
- B. FLAG SALUTE:** Chair Tim Saunders
- C. ROLL CALL:** Principal Planner, Glen Krieger

Chair Tim Saunders; Vice-Chair Sylvia Scharf; Commissioner William Martinez; Commissioner Gwen Urey; Commissioner Frank Delgado; Commissioner Heberto Sanchez; Commissioner Stephen Atchley

- 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:

- March 8, 2006
- March 22, 2006

F. PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT (CUP 05-054):

PROJECT ADDRESS: 46 Rio Rancho Road
PROJECT APPLICANT: Phillips Ranch Development
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is requesting approval of a Conditional Use Permit for a service station, car wash and lube bay that will be located in the Phillips Ranch Specific Plan, Regional Commercial land use designation. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for an Article 19 Categorical Exemption in compliance with Section 15332 (Class 32 – Infill Development).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-054), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 05-051):

PROJECT ADDRESS: 50 Rio Rancho Road
PROJECT APPLICANT: Mr. Herman Cothran
PROJECT PLANNER: Mr. Christopher Palmer, Planning Aide
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is requesting approval of a Conditional Use Permit for an on-sale (full service) alcohol license in conjunction with a bonafide restaurant (Hermans Restaurant). Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for an Article 19 Categorical Exemption in compliance with Section 15301 (Class 1 - Existing Facilities).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 05-051), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 05-046):

PROJECT ADDRESS: 698 E. Holt Avenue
PROJECT APPLICANT: Mr. Sohan Singh
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 4

Project Description:

The applicant is requesting approval of a Conditional Use Permit to allow for the expansion of a mini-mart of as part of an existing gas station 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 an Article 19 Categorical Exemption in compliance with Section 15301 (Class 1 - Existing Facilities).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit CUP 05-046), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 06-009):

PROJECT ADDRESS: 1120 E. Holt Avenue
PROJECT APPLICANT: Ku and Associates
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 4

Project Description:

The applicant is requesting approval of a Conditional Use Permit for the development of a 7,063 square-foot retail building on a 24,829 square foot lot in the C-4 (Highway Commercial) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for an Article 19 Categorical Exemption in compliance with Section 15332 (Class 32 – Infill Development).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 06-009), subject to conditions.

5. TENTATIVE PARCEL MAP (TPM 06-002)/CONDITIONAL USE PERMIT (CUP 06-010):

PROJECT ADDRESS: 715 E. Phillips Blvd.
PROJECT APPLICANT: Raymanya Development
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of a Tentative Parcel Map for condominium purposes and a Conditional Use Permit for the development of four (4) single-family residential condominiums on property located 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 an Article 19 Categorical Exemption in compliance with Section 15332 (Class 32 – Infill Development).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Tentative Parcel Map (TPM 06-002) and Conditional Use Permit (CUP 06-010), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the May 10, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 - a) **GENERAL PLAN AMENDMENT (GPA 06-001)/CHANGE OF ZONE (CZ 06-002)/CONDITIONAL USE PERMIT (CUP 06-014)/VARIANCE (VAR06-006):**
A General Plan Amendment, Change of Zone from C-4 to R-4, Conditional Use Permit and Variance for the development of a 90-unit multi-family housing project located at 1737 & 1753 W. Holt Ave.
 - b) **CONDITIONAL USE PERMIT (CUP 06-006):**
A Conditional Use Permit to allow a single family dwelling unit in the R-2-S zone located at 1347 W. 11th St.
 - c) **CONDITIONAL USE PERMIT (CUP 06-002):**
A Conditional Use Permit to allow the review of a proposed 6,000 square-foot self storage facility and office located 2059 Mount Vernon Ave.
 - d) **CONDITIONAL USE PERMIT (CUP 05-028):**
A Conditional Use Permit to review of a proposed church expansion located at 1101 N. Glen Avenue.
 - e) **CONDITIONAL USE PERMIT (CUP 06-001):**
A Conditional Use Permit to review of a proposed 5,608 square-foot retail building located 1700 S. Garey Avenue.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of **May 10, 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 April 26, 2006 Planning Commission meeting was posted on Friday, April 21, 2006.

Matthew C. Bassi
Planning Manager

F1 – 46 Rio Rancho Rd.
F2 – 50 Rio Rancho Rd.
F3 – 698 E. Holt Ave.
F4 – 1120 E. Holt Ave.
F5 – 715 E. Phillips Blvd.