



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, JUNE 14, 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. TIME EXTENSION (TX 06-003):**

A request for one-year Time Extension; (TX 06-003) for a proposed car wash at an existing service station project (CUP 05-005) and Variance (VAR 05-001) located at 2727 S. Reservoir Street.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-003) granting a one-year time extension for Conditional Use Permit (CUP 05-005) and Variance (VAR 05-001).

## **F. NEW BUSINESS ITEM:**

### **1. HOUSING ELEMENT STUDY SESSION:**

**PROJECT ADDRESS:** Citywide

**PROJECT APPLICANT:** City of Pomona

**PROJECT PLANNER:** Ms. Joan Isaackson (Dyett & Batthia)

**COUNCIL DISTRICT:** CC District No. N/A

#### **Project Description:**

A study session with the Planning Commission to discuss the Housing Element update project.

#### **Recommended Action:**

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

## **G. PUBLIC HEARINGS:**

### **1. CONDITIONAL USE PERMIT (CUP 05-045):** *(Continued from May 24, 2006):*

**PROJECT ADDRESS:** 1300 W. Mission Blvd.

**PROJECT APPLICANT:** ARC Engineering

**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner

**COUNCIL DISTRICT:** CC District No. 2

#### **Project Description:**

The applicant is requesting approval of a Conditional Use Permit for the development of a 5,905 square foot office/retail building on a 18,491 square-foot lot located 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 a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32 – Infill Development).

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 05-045), subject to conditions.

**2. CONDITIONAL USE PERMIT (CUP 06-017):**

**PROJECT ADDRESS:** 1700 W. Holt Avenue  
**PROJECT APPLICANT:** Quest Academy  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 1

**Project Description:**

The applicant is requesting approval of a Conditional Use Permit to establish a private school for special education students on a 1.38 acre site in the C-IND. (Commercial Industrial) 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 15301 (Class 1 – Existing Facilities).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 06-017), subject to conditions.

**3. TENTATIVE TRACT MAP (TTM 06-001)/CONDITIONAL USE PERMIT (CUP 06-004):**

**PROJECT ADDRESS:** 1344 W. Grand Avenue  
**PROJECT APPLICANT:** Mr. Carlos Chavez and Mr. Rigoberto Chavez  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 2

**Project Description:**

The applicant is requesting approval of a Tentative Tract Map for condominium purposes and a Conditional Use Permit for the development of seven (7) detached condominiums on a 32,340 square foot site 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 – Infill Development).

**Recommended Action:**

The Planning Division recommends that the Planning Commission continue the public hearing to July 12, 2006.

**4. MISCELLANEOUS PERMIT (MISC 06-143):**

**PROJECT ADDRESS:** 540 E. Holt Avenue  
**PROJECT APPLICANT:** Cingular Wireless  
**PROJECT PLANNER:** Mr. Luis Rocha, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 4

**Project Description:**

The applicant is requesting approval of a Major Wireless Communication Facility Permit (MISC 06-143) to install a telecommunications facility on top of an existing commercial building. 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 15303 (Class 3 – construction of small structures).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Miscellaneous (MISC 06-143), subject to conditions.

**H. PLANNING COMMISSION COMMUNICATIONS:**

## I. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the June 28, 2006 Planning Commission meeting (***all items listed below are tentatively scheduled***).

a) **TIME EXTENSION (TX 06-001):**

A time extension for an approved detached condominium located at 990 Weber Street.

b) **TIME EXTENSION (TX 06-005):**

A time extension for an approved contractor's storage yard and maintenance building located at 1505 E. Phillips Boulevard.

c) **MISCELLANEUS (MISC 06-226):**

A request from the Redevelopment Agency for Planning Commission review of an Owner Participation and Development Agreement for the Cal Spas located at the northwest corner of E. 9<sup>th</sup> Street.

d) **SPECIFIC PLAN AMENDMENT (SPA 06-001):**

A Specific Plan Amendment to the Phillips Ranch Specific Plan to change the zoning from Commercial to Multi-Family Residential for a proposed fifty-six (56) unit condominium located at 92 Rio Rancho Road.

e) **CONDITIONAL USE PERMIT (CUP 06-013):**

A Conditional Use Permit to construct a 62,116 square-foot industrial building located at 1260 E. Grand Avenue.

f) **CONDITIONAL USE PERMIT (CUP 05-002):**

A Conditional Use Permit to allow alcohol sales, live entertainment and pool tables within an existing commercial building located at 1388 S. Garey Avenue.

## J. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of ***June 28, 2006***, in the City Council Chambers.

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**\*\*\* CERTIFICATION OF POSTING AGENDA \*\*\***

I, Matthew C. Bassi, Planning Manager for the City of Pomona, hereby certify that the agenda for the June 14, 2006 Planning Commission meeting was posted on Friday, June 9, 2006.

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Matthew C. Bassi  
Planning Manager

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**F1 – 1300 W. Mission Blvd.**  
**F2 – 1700 W. Holt Avenue**  
**F3 – 1344 W. Grand Avenue**  
**F4 – 540 E. Holt Avenue**