



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JULY 12, 2006 @ 7:00 P.M.**

-
- 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.

F. PUBLIC HEARINGS:

1. TENTATIVE TRACT MAP (TTM 06-001)/CONDITIONAL USE PERMIT (CUP 06-004): (Continued from June 14, 2006):

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 Planning Commission adoption of the attached PC Resolution approving Tentative Tract Map (TTM06-001) and Conditional Use Permit (CUP 06-004), subject to conditions.

2. TENTATIVE PARCEL MAP (TPM 06-004):

PROJECT ADDRESS: 1370 Ashport Street
PROJECT APPLICANT: Mr. Felix Lee
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting approval of a Tentative Parcel Map for a proposed 2-lot subdivision in the R-1-6000 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 15315 (Class 15 – Minor Land Divisions).

Recommended Action:

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Tentative Parcel Map (TPM 06-004), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Selection of New Officers (see memorandum).
2. Tentative Planning Division projects for the July 26, 2006 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - a) **HOUSING ELEMENT UPDATE:**
A Planning Commission study session to discuss the proposed Housing Element goals and policies.
 - b) **CONDITIONAL USE PERMIT (CUP 06-024):**
A Conditional Use Permit to expand GMC auto dealer sales area, project located at 15 Auto Center Drive.
 - c) **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 Street.
 - d) **CONDITIONAL USE PERMIT (CUP 06-020):**
A Conditional Use Permit for the development of 12 industrial buildings within the Mission 71 Business Park Specific Plan located at 1705 W. Second Street.
 - e) **CONDITIONAL USE PERMIT (CUP 06-020):**
A Planning Commission review of a request to establish a used car lot in the C-IND zone located at 2501 N. Garey Avenue.
 - f) **CODE AMENDMENT (CA 06-002):**
A Code Amendment to adopt a City-Wide Oak Tree Preservation Ordinance.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of ***July 26, 2006*** starting at 6:00 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 July 12, 2006 Planning Commission meeting was posted on Friday, July 7, 2006.

Matthew C. Bassi
Planning Manager

\\storage\CH-Depts\Economic Development\Planning\Master Planning\PLANNING COMMISSION\Agendas PC\PC Agendas 2006\PC Agenda 07-12-06.doc

F1 – 1344 W. Grand Avenue
F2 – 1370 Ashport Street