



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, JULY 26, 2006 @ 6:00 P.M.**

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

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

- April 26, 2006
- May 10, 2006

**2. Approval of a revision of Planning Commission By-Laws (refer to attached handout).**

**F. NEW BUSINESS ITEM:**

**1. HOUSING ELEMENT STUDY SESSION:**

**PROJECT ADDRESS:** Citywide  
**PROJECT APPLICANT:** City of Pomona  
**PROJECT PLANNER:** Mr. Chris Hodges, (Dyett & Batthia)  
**COUNCIL DISTRICT:** Citywide

**Project Description:**

Planning Commission review and consideration of the draft Housing Element Goals and Policies, Regional Housing Needs Determination and Housing Sites Inventory.

**Recommended Action:**

That the Planning Commission affirm the draft Housing Element Goals and Policies, and provide specific input and direction regarding the Regional Housing Needs Determination and Housing Sites Inventory.

**G. PUBLIC HEARINGS:**

**1. CONDITIONAL USE PERMIT (CUP 06-006):**

**PROJECT ADDRESS:** 1347 W. Eleventh Street  
**PROJECT APPLICANT:** Mr. Miguel Hernandez  
**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 an additional dwelling unit on a 20,552 square-foot parcel in the R-2 zone with a "Supplemental" overlay. 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 – New Construction of Small Structures).

**Recommended Action:**

The Planning Division recommends that the Planning Commission open the public hearing and continue this item to the August 9, 2006 Planning Commission meeting.

**2. CONDITIONAL USE PERMIT (CUP 06-020):**

**PROJECT ADDRESS:** 1705 W. Second Street  
**PROJECT APPLICANT:** Seventh Street Development Partners  
**PROJECT PLANNER:** Mr. Jay Jarrin, Senior Planner  
**COUNCIL DISTRICT:** CC District No. 1

**Project Description:**

The applicant is requesting approval of a Conditional Use Permit for the development of twelve (12) warehouse buildings, totaling 290,378 square feet on a 13.9-acre site in the Mission/71 Business Park. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), under Section 15162 (b) of the California Public Resources Code Guidelines, no further documentation is necessary for projects included in the "scope" of a previously adopted Mitigated Negative Declaration.

**Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Conditional Use Permit (CUP 06-020), subject to conditions.

**3. CONDITIONAL USE PERMIT (CUP 06-016):**

**PROJECT ADDRESS:** 2501 N. Garey Ave.  
**PROJECT APPLICANT:** Mr. Johnny Jabbour  
**PROJECT PLANNER:** Mr. Malcolm Oliver, Assistant Planner  
**COUNCIL DISTRICT:** CC District No. 6

**Project Description:**

The applicant is requesting approval of a Conditional Use Permit to establish a used car dealership on 18,397 square-foot lot 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 18, Section 15270 (Projects Which Are Disapproved), CEQA does not apply to projects which a public agency rejects or disapproves.

**Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution denying Conditional Use Permit (CUP 06-016).

**H. PLANNING COMMISSION COMMUNICATIONS:**

**I. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the August 9, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).

**a) 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. 11<sup>th</sup> Street.

**b) CONDITIONAL USE PERMIT (CUP 06-024):**

A Conditional Use Permit to expand GMC auto dealer sales area, project located at 10 Auto Center Drive.

c) **TENTATIVE TRACT MAP (TTM 06-005) / CONDITIONAL USE PERMIT (CUP 06-019):**

A Tentative Tract Map and Conditional Use Permit for the development of a 10-unit single family detached residential project located at 1459 S. Rebecca St.

d) **GENERAL PLAN AMENDMENT (GPA 06-002) / CHANGE OF ZONE (CZ 06-003) / TENTATIVE TRACT MAP (TTM 06-004) /CONDITIONAL USE PERMIT (CUP 06-018):**

A General Plan Amendment, Change of Zone, Tentative Tract Map and Conditional Use Permit to allow for a proposed land use & zone change from C-4 to R-2 to accommodate a 17-unit single family detached condominium project located at 1422 S. Garey Ave.

e) **CONDITIONAL USE PERMIT (CUP 06-022):**

A Conditional Use Permit for the development of a 5-unit single family detached residential project located at 1350 S. Towne Ave.

f) **CODE AMENDMENT (CA 06-003):**

A Code Amendment to update the City's subdivision ordinance.

**J. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of **August 9, 2006** starting at 7:00 p.m. 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 July 26, 2006 Planning Commission meeting was posted on Friday, July 21, 2006.

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Matthew C. Bassi  
Planning Manager

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**F1 – 1347 W. Eleventh Street**  
**F2 – 1705 W. Second Street**  
**F3 – 2501 N. Garey Ave.**