



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

**REGULAR ADJOURNED MEETING OF**  
**WEDNESDAY, AUGUST 23, 2006 @ 7:00 P.M.**

- 
- A. **CALL TO ORDER:** Chair Frank Delgado
- B. **FLAG SALUTE:** Chair Frank Delgado
- C. **ROLL CALL:** Planning Manager, Matthew Bassi

**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:**

- May 24, 2006
- June 14, 2006
- June 28, 2006

## **F. PUBLIC HEARINGS:**

### **1. TENTATIVE TRACT MAP (06-003)/CONDITIONAL USE PERMIT (CUP 06-011):**

**PROJECT ADDRESS:** 92 Rio Rancho Road  
**PROJECT APPLICANT:** Olson Urban Housing, LLC – Bill McReynolds  
**PROJECT PLANNER:** Mr. Jay Jarrin, Senior Planner  
**COUNCIL DISTRICT:** CC District No. 5

#### **Project Description:**

The applicant is requesting approval of a Conditional Use Permit for a 56-unit residential condominium development and tentative tract map for one single lot for condominium purposes on a 4.2-acre site located at 92 Rio Rancho Road (southeast corner with Phillips Ranch Road) in the Phillips Ranch Specific Plan. 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 – In-Fill Development projects).

#### **Recommended Action:**

The Planning Division recommends Planning Commission adoption of the attached PC Resolution approving Tentative Tract Map (TTM 06-003) and Conditional Use Permit (CUP 06-011), subject to conditions.

### **2. TENTATIVE PARCEL MAP (TPM 06-006):**

**PROJECT ADDRESS:** 1511 S. Towne Avenue  
**PROJECT APPLICANT:** Raymond Ussef  
**PROJECT PLANNER:** Mr. Josue Espino, Associate Planner  
**COUNCIL DISTRICT:** CC District No. 3

#### **Project Description:**

The applicant is requesting approval a Tentative Parcel Map to create two lots for future single-family development. 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 06-006), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

- 1. Tentative Planning Division projects for the September 13, 2006 Planning Commission meeting (*all items listed below are tentatively scheduled*).**

- a) CONDITIONAL USE PERMIT (CUP 06-012):**

- A Planning Commission review of Conditional Use Permit for beer and wine sales at an existing service station located at 22 Rio Rancho Road.

- b) TENTATIVE TRACT MAP (TTM 06-008)/FINAL DEVELOPMENT PLAN (FDP 06-002):**

- A Tentative Tract Map and Final Development Plans for a ten (10) lot single family subdivision located at 155 N. Myrtle Avenue.

- c) CONDITIONAL USE PERMIT (CUP 05-040):**

- A Conditional Use Permit for a proposed mobile recycling center located at 805 E. Philadelphia Avenue.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of ***September 13, 2006*** 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 August 23, 2006 Planning Commission meeting was posted on Friday, August 18, 2006.

---

Matthew C. Bassi  
Planning Manager

---

I:\Economic Development\Planning\Master Planning\PLANNING COMMISSION\Agendas PC\PC Agendas 2006\PC Agenda 08-23-06.doc

**F1 – 92 Rio Rancho Road**  
**F2 – 1511 South Towne Avenue**