



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JANUARY 24, 2007 @ 7:00 PM**

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

**Chair Frank Delgado; Vice-Chair Sylvia Scharf; Commissioner Gwen Urey;
Commissioner Tim Saunders; Commissioner Ron Vander Molen;
Commissioner Luis Rosales; Commissioner Arturo Jimenez**

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:

- November 8, 2006
- December 13, 2006

2. TIME EXTENSION (TX 06-014):

A request for a one-year Time Extension (TX 06-014) for (CUP 04-062) to build two retail buildings project located at 601 E. Holt Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-014) granting a one-year time extension for Conditional Use Permit (CUP 04-062).

F. PUBLIC HEARINGS:

1. TENTATIVE TRACT MAP (TTM 06-010)/CONDITIONAL USE PERMIT (CUP 06-030): (Continued from November 8, 2006):

PROJECT ADDRESS: 811 S. White Avenue
PROJECT APPLICANT: Ms. Donna Fung
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit (CUP 06-030) for a proposed twelve (12) unit residential condominium project and a Tentative Tract Map (TTM 06-010) to subdivide 1.01 acres for condominium purposes. 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 Resolution approving Tentative Tract Map (TTM 06-010) and Conditional Use Permit (CUP 06-030), subject to conditions.

2. SPECIFIC PLAN AMENDMENT (SPA 06-003):

PROJECT ADDRESS: Downtown Pomona Specific Plan Area
PROJECT APPLICANT: City of Pomona
PROJECT PLANNER: Mr. Charles K. LaClaire, Planning & Housing Director
COUNCIL DISTRICT: CC District No. 1, 2 & 4

Project Description:

The City is proposing to amend the Downtown Pomona Specific Plan to update, modify and clarify current standards regarding the retention of nonconforming uses and the restrictions on using nonconforming buildings within the Specific Plan area. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15061(b)(3) exempts projects where it can be positively determined that the activity does not have the potential to cause a significant effect on the environment.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution recommending City Council approval of Specific Plan Amendment (SPA 06-003).

3. GENERAL PLAN AMENDMENT (GPA 06-003)/CHANGE OF ZONE (06-004)/TENTATIVE PARCEL MAP (TPM 06-013)/CONDITIONAL USE PERMIT (CUP 06-047)/VARIANCE (VAR 06-014):

PROJECT ADDRESS: 1550 S. San Antonio Avenue
PROJECT APPLICANT: Mr. Tom Provencio for TELACU Housing, Pomona II, Inc.
PROJECT PLANNER: Ms. Judy Kollar, Senior Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval for a General Plan Amendment, Change of Zone, Tentative Parcel Map, Conditional Use Permit and Variance to develop a 70-unit affordable senior housing project. 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 that the Planning Commission adopt a Resolution recommending City Council approval of General Plan Amendment (GPA 06-003) and Change of Zone (CZ 06-004), and adopt a Resolution approving Tentative Parcel Map (TPM 06-013), Conditional Use Permit (CUP 06-047) and Variance (VAR 06-014), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 06-046):

PROJECT ADDRESS: 611 E. Second Street
PROJECT APPLICANT: Mr. Todd Clark for Western University
PROJECT PLANNER: Mr. Josue Espino, Associate Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval for a Conditional Use Permit for the development of a new 31,036 square-foot, two (2)-story education building for Western University, College of Veterinary Medicine. 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 that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 06-046), subject to conditions.

5. TENTATIVE PARCEL MAP (TPM 06-012)/CONDITIONAL USE PERMIT (CUP 06-052):

PROJECT ADDRESS: 1391 W. Phillips Boulevard
PROJECT APPLICANT: Mr. Michael Galanakis
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval for a Tentative Tract Map and Conditional Use Permit to develop an eight (8)-unit detached residential condominium project 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 - In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Tentative Parcel Map (TPM 06-012) and Conditional Use Permit (CUP 06-052), subject to conditions.

6. CONDITIONAL USE PERMIT (CUP 06-042):

PROJECT ADDRESS: 295 E. Mission Boulevard
PROJECT APPLICANT: Mr. Dick Evitt
PROJECT PLANNER: Mr. Josue Espino, Associate Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval for a Conditional Use Permit to allow the off-sale of alcohol (beer & wine) in an existing mini-mart and gas station. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15270 CEQA does not apply to projects that are disapproved.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution denying Conditional Use Permit (CUP 06-042).

7. CONDITIONAL USE PERMIT (CUP 06-036):

PROJECT ADDRESS: 1716 W. Holt Avenue
PROJECT APPLICANT: Mr. Harout Keuroghlian
PROJECT PLANNER: Mr. Malcolm Oliver, Associate Planner
COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting approval for a Conditional Use Permit for a proposed 10,870 square foot addition to an existing 7,293 square foot medical laboratory building on a 1.21 acre parcel 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 15332 (Class 32 - In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 06-036), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the February 14, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

a) VARIANCE (VAR-016):

A Variance for the front/rear yard setback project located at 1287 Loma Vista Dr.

b) VARIANCE (VAR 06-017):

A Variance for the front/rear yard setback project located at 1271 Loma Vista Dr.

c) CONDITIONAL USE PERMIT (CUP 06-058):

A Conditional Use Permit to establish a comedy club/nightclub and alcohol sales project located at 342 S. Thomas St.

d) TETATIVE PARCEL MAP (TPM 06-009)/CONDITIONAL USE PERMIT (CUP 06-033):

A Tentative Parcel Map and Conditional Use Permit for four proposed industrial buildings totaling approximately 243,325 square feet project located at 2260 W. Valley Boulevard and 2305 Mount Vernon Avenue.

e) TETATIVE PARCEL MAP (TPM 06-011)/CONDITIONAL USE PERMIT (CUP 06-051)/VARIANCE (VAR 06-018):

A Tentative Tract Map, Conditional Use Permit and Variance for a proposed 20-unit residential condominium project on a 1.37 acre parcel located at 1367 S. Towne Avenue.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***February 14, 2007*** 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 January 24, 2007 Planning Commission meeting was posted on Friday, January 19, 2007.

Matthew C. Bassi
Planning Manager

F1 – 811 S. White Ave.
F2 – City Wide.
F3 – 1550 S. San Antonio Ave.
F4 – 611 E. Second St.
F5 – 1391 W. Phillips Blvd.
F6 – 295 E. Mission Blvd.
F7 – 1716 W. Holt Ave.