



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, FEBRUARY 14, 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:

➤ January 10, 2007

2. TIME EXTENSION (TX 07-001):

A request for a one-year Time Extension (TX 07-001) for MISC 05-375 for a Major Wireless Communication Facility project located at 1875 Fairplex Drive.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-001) granting a one-year time extension for Miscellaneous (MISC 05-375).

3. TIME EXTENSION (TX 07-002):

A request for a one-year Time Extension (TX 07-002) for CUP 05-003 to build a twenty-unit detached condominium project located at 1063 S. Reservoir Street.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-002) granting a one-year time extension for Conditional Use Permit (CUP 05-003).

F. PUBLIC HEARINGS:

1. VARIANCE (VAR 06-016):

PROJECT ADDRESS: 1287 Loma Vista Drive
PROJECT APPLICANT: Mr. Florian Damian
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Variance to allow development of a single-family house with an attached three (3) car garage within the required rear yard setback. 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 adopt a Resolution approving Variance (VAR 06-016), subject to conditions.

2. VARIANCE (VAR 06-017):

PROJECT ADDRESS: 1271 Loma Vista Drive
PROJECT APPLICANT: Mr. Florian Damian
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Variance to allow development of a single-family house with an attached three (3) car garage within the required rear yard setback. 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 adopt a Resolution approving Variance (VAR 06-017), subject to conditions.

3. TENTATIVE TRACT MAP (TTM 06-011)/CONDITIONAL USE PERMIT (CUP 06-051)/VARIANCE (VAR 06-018):

PROJECT ADDRESS: 1367 S. Towne Avenue
PROJECT APPLICANT: Pomona Garden Development II, LLC.
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of a Tentative Tract Map, Conditional Use Permit and Variance to allow for the development of twenty (24) attached residential condominiums on a 1.7 acre 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 - In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt three (3) Resolutions approving Tentative Tract Map (TTM 06-011), Conditional Use Permit (CUP 06-051) and Variance (VAR 06-018), subject to conditions.

4. CODE AMENDMENT (CA 07-002):

PROJECT ADDRESS: City Wide
PROJECT APPLICANT: City of Pomona
PROJECT PLANNER: Mr. Jay Jarrin, Senior Planner
COUNCIL DISTRICT: All Districts

Project Description:

The City of Pomona is proposing an amendment to the Pomona Zoning Ordinance relating to the minimum living area requirements per dwelling unit as required in the R-1, (Single-Family Residential) zones. 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 Code Amendment (CA 07-002).

G. NEW BUSINESS ITEMS

Study session to discuss the preliminary standards for regulating metal storage containers in the commercial zones.

H. PLANNING COMMISSION COMMUNICATIONS:

I. PLANNING MANAGER COMMUNICATIONS:

1. Presentation by Code Enforcement Supervisor John Kimbro regarding code enforcement procedures.
2. Tentative Planning Division projects for the February 28, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - a) **CONDITIONAL USE PERMIT (CUP 06-042):**
A Conditional Use Permit for an off-sale beer/wine license at a gas station located at 295 E. Mission Boulevard (continued from 1/28).
 - b) **SPECIFIC PLAN AMENDMENT (SPA 07-002):**
Downtown Pomona Specific Plan Amendment changing the zoning designation from MU-I to MU-CBD for a portion of the Downtown Pomona Specific Plan area and revising the list of permitted uses in the MU-CBD district.
 - c) **CONDITIONAL USE PERMIT (CUP 06-041):**
A Conditional Use Permit to establish a contractors storage yard and construct two (2) industrial buildings totaling 6,704 square feet located at 1940 W. Holt Avenue.
 - d) **CONDITIONAL USE PERMIT (CUP 06-061):**
A Conditional Use Permit to expand the operations for Angelo's Pizzeria including a full alcohol, live entertainment, game arcade, dancing and lounge area project located at 135 E. Second Street.
 - e) **CONDITIONAL USE PERMIT (CUP 06-045):**
A Conditional Use Permit for a request to develop nine (9) unit condominium project in the R-2-S zone located at 1461 S. Palomares Street.
 - f) **CONDITIONAL USE PERMIT (CUP 06-060):**
A Conditional Use Permit for a proposed new business to include a full alcohol, live entertainment game arcade, dancing and lounge area project located at 197 E. Second Street.

J. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***February 28, 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 February 14, 2007 Planning Commission meeting was posted on Friday, February 9, 2007.

Matthew C. Bassi
Planning Manager

F1 – 1287 Loma Vista Ave.
F2 – 1271 Loma Vista Ave.
F3 – 1367 S. Towne Ave.
F4 – City Wide