



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, FEBRUARY 28, 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. TIME EXTENSION (TX 07-003):

A request for a one-year Time Extension (TX 07-003) for CUP 05-038 for two (2) medical buildings located at 2771 N. Garey Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-003) granting a one-year time extension for Conditional Use Permit (CUP 05-038).

2. TIME EXTENSION (TX 07-004):

A request for a one-year Time Extension (TX 07-004) for TTM 04-009 to subdivide 19.66 acres of land into 123 residential lots and 20 letter lots located at 600 East Bonita Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-004) granting a one-year time extension for Tentative Tract Map (TTM 04-009).

F. PUBLIC HEARINGS:

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

(Continued from January 24, 2007):

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).

2. SPECIFIC PLAN AMENDMENT (SPA 07-002.):

PROJECT ADDRESS: Downtown Pomona Specific Plan Area and the Six (6) Square Blocks Bounded by Mission Boulevard, Main Street, Third Street and Parcels Street; and One (1) Square Block Bounded by Mission Boulevard, Parcels Street, Sixth Street and Park Street

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 uses permitted within the Land Use Matrix for the Mixed Use–Central Business District (MU-CBD), applicable to all properties so designated in the Downtown Pomona Specific Plan. The proposal shall also consider amending the current land use designation applicable to the seven square blocks described above, changing the land use designation of these properties from Mixed Use-Institutional (MU-I) to Mixed Use–Central Business District (MU-CBD). Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), an Initial Study has been prepared for SPA 07-002 in compliance with Section 15063 of the California Environmental Quality Act (CEQA) guidelines and Negative Declaration is being proposed for this project.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution recommending City Council adoption of a Negative Declaration and approval of Specific Plan Amendment (SPA 07-002).

3. CONDITIONAL USE PERMIT (CUP 06-041):

PROJECT ADDRESS: 1940 W. Holt Avenue

PROJECT APPLICANT: Mr. Dale and Ms. Cynthia Scheffler

PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner

COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting approval of a Conditional Use Permit for the development of a contractor's storage yard which includes a 2,774 square-foot office building, a 4,635 square-foot manufacturing building and an outdoor storage area on 1.2 acres in the C-IND 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 06-041), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 06-045):

PROJECT ADDRESS: 1461 S. Palomares Street
PROJECT APPLICANT: Mr. Max McDermott
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of a Conditional Use Permit for the development of nine (9) detached single family residential units on property containing 1.01 acres 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 Conditional Use Permit (CUP 06-045), subject to conditions.

G. NEW BUSINESS ITEMS:

H. PLANNING COMMISSION COMMUNICATIONS:

I. PLANNING MANAGER COMMUNICATIONS:

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

a) TENTATIVE PARCEL MAP (TPM 06-009)/CONDITIONAL USE PERMIT (CUP 06-033):

A Tentative Parcel Map and Conditional Use Permit for four (4) industrial buildings totaling approximately 243,325 square feet in size project located at 2260 W. Valley Blvd. & 2305 Mt. Vernon Avenue.

b) CONDITIONAL USE PERMIT (CUP 06-054):

A Conditional Use Permit for a proposal to construct a 2-unit duplex in the R-2-S district project located at 1015 W. Phillips Blvd.

c) CONDITIONAL USE PERMIT (CUP 06-037):

A Conditional Use Permit to review a proposed 30,000+ square-foot medical office building project located at 1833 N. Garey Avenue.

d) VARIANCE (VAR 06-015):

A Variance to deviate from the required yard setbacks located at 1109 Oak Knoll Drive.

J. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **March 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 February 28, 2007 Planning Commission meeting was posted on Friday, February 23, 2007.

Matthew C. Bassi
Planning Manager

F1 – 295 E. Mission Blvd.

**F2 – DPSP Area and the Six (6) Square
Blocks Bounded by Mission Blvd.,
Main St., Third St. and Parcels St;
and One (1) Square Block Bounded
by Mission Blvd., Parcels St., Sixth
St. and Park St.**

F3 – 1940 W. Holt Ave.

F4 – 1461 S. Palomares St.