



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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, MAY 9, 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 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:

- March 14, 2007
- March 28, 2007

2. TIME EXTENSION (TX 07-014):

A request for a one-year Time Extension (TX 07-014) for (CUP 06-014) to develop a 90-unit intergenerational housing development consisting of 63 senior apartments and 27 family townhouses (rentals) located at 1737 and 1753 West Holt Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-014) granting a one-year time extension for Conditional Use Permit (CUP 06-014).

3. TIME EXTENSION (TX 07-016):

A request for a one-year Time Extension (TX 07-016) for (TTM 04-014) for the subdivision of three (3) industrial buildings in the C-IND (Commercial Industrial) zone located at 1450-1466 West Holt Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-016) granting a one-year time extension for Tentative Tract Map (TTM 04-014).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 07-014):

Project Address: 360 E. Vinton Place
Project Applicant: Mr. Ken Van Lul
Project Planner: Mr. Luis Rocha, Assistant Planner
Council District: CC District No. 6

Project Description:

The applicant is requesting approval to develop a 2.15 acre off-site employee parking lot in the A-P (Administrative-Professional) zone for the Pomona Valley Hospital Medical Center which will include shuttle service for employees from the site to the hospital. 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 15311 (Class 11 – Accessory Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 07-014), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 07-009):

PROJECT ADDRESS: 1326 E. Ninth Street
PROJECT APPLICANT: Mr. Al Solis
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is proposing to modify two (2) existing conditions of approval relating to on-site storage of materials and hours of operation for Conditional Use Permit (CUP 00-032), for an existing recycling facility on a 4.34 acre site located in the M-2 (General 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 15301 (Class 1 – Existing Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 07-009), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 07-005):

Project Address: 101 N. Mountain View Avenue
Project Applicant: Mr. Dick Mangan
Project Planner: Mr. Luis Rocha, Assistant Planner
Council District: CC District No. 4

Project Description:

The applicant is proposing the development of an industrial warehouse building with related offices totaling approximately 18,920 square feet located in the M-1 (Light 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 – Infill Development).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit (CUP 07-005), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 06-062):

Project Address: 100 N. Mountain View Avenue
Project Applicant: Mr. Dick Mangan
Project Planner: Mr. Luis Rocha, Assistant Planner
Council District: CC District No. 4

Project Description:

The applicant is proposing the development of an industrial warehouse building totaling approximately 16,932 square feet located in the M-1 (Light 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).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution denying Conditional Use Permit (CUP 06-062).

5. SPECIFIC PLAN AMENDMENT (SPA 07-003):

Project Address: The Downtown Pomona Specific Plan (DPSP) area which is generally bounded by Holt Avenue to the north, Mission Boulevard to the south, White Avenue to the west and Towne Avenue to the east.

Project Applicant: Mr. Terry Dipple

Project Planner: Mr. Charles LaClaire, Planning and Housing Director

Council District: CC District No. 2

Project Description:

The applicant is proposing to amend the Chapter 6 (Allowed Uses Matrix) of the Downtown Pomona Specific Plan (DPSP) to list "Permanent Body Art/Tattoo Studios" as a land use that would be allowed with the approval of a Conditional Use Permit in the Mixed-Use Central Business District (MU-CBD) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption under Section 15061(b)(3) exempts projects where it can be seen with certainty that the activity does not have the potential to cause a significant direct 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 07-003).

6. CODE AMENDMENT (CA 06-001):

Project Address: Citywide

Project Applicant: City of Pomona

Project Planner: Ms. Judy Kollar, Senior Planner

Council District: Citywide

Project Description:

The City is proposing a Code Amendment to the Pomona Zoning Ordinance to prohibit the establishment and operation of medical marijuana dispensaries Citywide. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution recommending City Council approval of Code Amendment (CA 06-001).

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the May 23, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

1. General Plan Amendment (GPA 07-001):

Planning Commission review of the 2007 General Plan Update including review of the draft EIR for the project.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **May 23, 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 May 9, 2007 Planning Commission meeting was posted on Friday, May 4, 2007.

Matthew C. Bassi
Planning Manager

F1 – 360 E. Vinton Pl.
F2 – 1326 E. Ninth St.
F3 – 101 N. Mountain View Ave.
F4 – 100 N. Mountain View Ave.
F5 – DPSP
F6 – Citywide