



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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, AUGUST 22, 2007 @ 7:00 PM

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- A. **CALL TO ORDER:** Chair Frank Delgado
- B. **FLAG SALUTE:** Chair Frank Delgado
- C. **ROLL CALL:** Glen Krieger, Acting Planning Manager

Chair Frank Delgado; Vice-Chair Gwen Urey; Commissioner Sylvia Scharf; Commissioner Tim Saunders; Commissioner Ron Vander Molen; Commissioner Arturo Jimenez; Commissioner Andrew Santa Cruz

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:

- June 27, 2007
- July 11, 2007

2. TIME EXTENSION (TX 07-023):

A request for a one-year Time Extension (TX 07-023) for Conditional Use Permit (CUP 06-004) to allow a proposed 7-unit residential condominium project located at 1344 West Grand Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-023) granting a one-year time extension for Conditional Use Permit (CUP 06-004)

3. TIME EXTENSION (TX 07-024):

A request for a one-year Time Extension (TX 07-024) for Tentative Parcel Map (TPM 05-007) to allow the subdivision of an existing parcel into two lots on property located at 290 East Grove Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-024) granting a one-year time extension for Tentative Parcel Map (TPM 05-007)

4. TIME EXTENSION (TX 07-026):

A request for a one-year Time Extension (TX 07-026) for Conditional Use Permit (CUP 06-024) to allow a paved automobile display area for use by an adjacent automobile sales dealership on a 5.92 acre lot located at 10 Auto Center Drive.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-026) granting a one-year time extension for Conditional use Permit (CUP 06-024).

5. TIME EXTENSION (TX 07-028):

A request for a one-year Time Extension (TX 07-028) for Tentative Tract Map (TTM 05-005) to allow the subdivision of eleven (11) parcels for eleven (11) single-family dwellings on property located at 990 Weber Street.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-028) granting a one-year time extension for Tentative Tract Map (TTM 05-005).

6. STREET VACATION (MISC 07-237):

Planning Commission consideration of whether the proposed vacation of the portion of Commercial Street located between Toby Way and Towne Avenue conforms with the City's General Plan pursuant to California Streets and Highways Code Sections 8313 (a) and (b), and 65402 (a).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution making a finding of General Plan Conformity for Street Vacation (MISC 07-237).

F. PUBLIC HEARING ITEMS:

1. TENTATIVE TRACT MAP (TTM 07-001)/CONDITIONAL USE PERMIT (CUP 07-006); TENTATIVE TRACT MAP (TTM 07-002)/CONDITIONAL USE PERMIT (CUP 07-007):

(Continued from August 8, 2007):

Project Location: **Site 1. 255 West Second Street**, bounded by First Street to the north, Thomas Street to the east, Main Street to the west, and Second Street to the south with a total area of 1.37 acres including a public alley to be vacated and the following properties identified by assessors identification number (AIN):

- AIN 8341-001-902 (Parking lot on south side of First Street between Thomas Street and Main Street)
- AIN 8341-001-012 (154 South Main Street)
- AIN 8341-001-032 (227-235 West Second Street)
- AIN 8341-001-031 (269 West Second Street)
- AIN 8341-001-013 (273-277-295 West Second Street)
- AIN 8341-001-907 (property west of Thomas Plaza)

Site 2. 355 & 455 West Second Street, on the north side of Second Street and generally located south of First Street to the north, west of Main Street; including Gordon Street, and east of Park Street with a total area of 2.05 acres including public alleys and street (Gordon Street) to be vacated and the following properties identified by assessors identification number (AIN):

- AIN 8341-001-039 (Parking lot on north side of Second Street between the building at 301 West Second Street (Vault) and Gordon Street and south of the alley)
- AIN 8341-002-904 (Parking lot on south side of First Street, at the southeast corner with Park Street)
- AIN 8341-002-024 (Parking lot on south side of First Street, at the southwest corner with Gordon Street)
- AIN 8341-002-006 (439-449-455 West Second Street)
- AIN 8341-002-007 (435 West Second Street)
- AIN 8341-002-008 (429 West Second Street)
- AIN 8341-002-021 (417-421 West Second Street)
- AIN 8341-002-011 (409 West Second Street)

Project Applicant:
Project Planner:
Council District:

CityView Watt Pomona AC, LLC
Mr. Jay Jarrin, AICP, Senior Planner
CC District No. 2

Project Description:

For Site 1 (255 West Second Street), the applicant is requesting a Major Site Development Permit (Conditional Use Permit) (CUP 07-006) for a proposed demolition of three buildings constructed prior to 1949, and the new construction of a five-story mixed use commercial and residential building with a gross floor area of up to 304,000 square feet, including a 7-level parking structure, 113 residential units, 5 live-work units, and up to 14,000 square feet of retail floor area and a Tentative Tract Map (TTM 07-001) for the merging of 6 properties into one lot for condominium purposes.

For Site 2 (355 & 455 West Second Street), the applicant is requesting a Major Site Development Permit (Conditional Use Permit) (CUP 07-007) for a proposed demolition of three buildings constructed prior to 1949, and the new construction of a five-story mixed use commercial and residential building with a gross floor area of up to 403,000 square feet, including a 7-level parking structure, 153 residential units, and up to 21,000 square feet of retail floor and a Tentative Tract Map (TTM 07-002) for the merging of 8 properties into two (2) lots for condominium purposes.

Pursuant to the California Environmental Quality Act (CEQA), a Draft Mitigated Negative Declaration has been prepared for this project. An Initial Study to assess the potential effects of this project on the environment found that some of the impacts of the project have been examined by the Program Environmental Impact Report (EIR) certified by the City Council on August 1, 2005 for Specific Plan Amendment (SPA 05-001), a comprehensive update of the Downtown Pomona Specific Plan. The Draft Mitigated Negative Declaration has been prepared for this project based on the finding that although new site-specific impacts of the proposed project could have a significant effect on the environment, the effect will not be significant because mitigation measures imposed on the project will reduce the effects to levels less than significant.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan, approving Conditional Use Permit (CUP 07-006), approving Tentative Tract Map (TTM 07-001), approving Conditional Use Permit (CUP 07-007) and approving Tentative Tract Map (TTM 07-002), with conditions.

2. CONDITIONAL USE PERMIT (CUP 07-048):

Project Address: 805 East Philadelphia Street
Project Applicant: Mr. Osbaldo Ramirez
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing Conditional Use Permit (CUP 07-048) to allow the establishment of a collection facility of recyclable materials (paper, plastic and aluminum) on a 38,731 square foot (.89 acre) property located at 805 East Philadelphia Street and zoned C-1 (Neighborhood Stores). 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 07-048).

3. CONDITIONAL USE PERMIT (CUP 07-024):

Project Address: 1057 East Mission Boulevard
Project Applicant: Ms. Marine Degirmendjian
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing Conditional Use Permit (CUP 07-024) to allow the establishment of a collection facility of recyclable materials (paper, plastic and aluminum) on a 26,869 square foot (.61 acre) property located at 1057 East Mission Boulevard and zoned C-4 (Highway-Commercial). 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 07-024).

4. CONDITIONAL USE PERMIT (CUP 07-030)/TENTATIVE PARCEL MAP (TPM 07-004):

Project Address: 701 & 795 East Second Street, on the north and south sides of Second Street, west of Towne Avenue including the following properties identified by assessors identification number (AIN):

- AIN: 8335-004-056 (657 East Second Street)
- AIN 8335-004-061(057) (695 East Second Street)
- AIN 8335-005-032 (701 East Second Street)
- AIN 8335-005-037 (795 East Second Street)

Project Applicant: Western University of Health Sciences
Project Planner: Mr. Jay Jarrin, Senior Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing Site Development Permit (Conditional Use Permit (CUP 07-030) for the construction of two (2) buildings as part of an expansion of an existing private medical college: a 4-story, 185,214-square foot educational building and a 3-story, 68,068-square foot medical building attached to a 7-level parking structure and a Tentative Parcel Map (TPM 07-004) for the re-subdivision of three lots into two lots separated by a re-aligned public street on properties presently occupied by a private open space, maintenance yard, and vacant land with a net size of +/- 4 acres on properties located at 701 and 705 East Second Street designated Mixed Use-Institutional in the Downtown Pomona Specific Plan.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared to assess the potential impacts of this project on the environment. The Initial Study found that although the proposed project could have a significant effect on the environment, the effect will not be significant because mitigation measures imposed on the project will reduce the effects to levels less than significant. Therefore, a Draft Mitigated Negative Declaration was prepared for the project.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit (CUP 07-030) and approving Tentative Parcel Map (TPM 07-004), with conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the September 12, 2007 Planning Commission meeting 1(***all items listed below are tentatively scheduled***).

1. Miscellaneous (MISC 07-116):

A Major Wireless Communication Facility for Faux street light in the public right-of-way (Phillips Ranch) located 29 Santa Clara Dr.

2. Conditional Use Permit (CUP 07-046):

A Conditional Use Permit for a Type 47 ABC License for a restaurant with live entertainment located at 205 E. Second St.

3. Final Development Plan (FDP 07-001):

A proposal to modify approved Final Development Plan for a 123 unit single family project located at 600 E. Bonita Ave.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of September **12, 2007** starting at 7:00 p.m. in the City Council Chambers.

***** CERTIFICATION OF POSTING AGENDA *****

I, Glen Krieger, Acting Planning Manager for the City of Pomona, hereby certify that the agenda for the August 22, 2007 Planning Commission meeting was posted on Friday, August 17, 2007.

Glen Krieger
Acting Planning Manager

**F1 – 255 W. Second St. & 355
& 455 W. Second St.
F2 – 805 E. Philadelphia St.
F3 – 1057 E. Mission Blvd.
F4 – 701 & 795 E. Second St.**