



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, OCTOBER 11, 2006 @ 7:00 PM**

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- A. **CALL TO ORDER:** Chair Frank Delgado
- B. **FLAG SALUTE:** Chair Frank Delgado
- C. **ROLL CALL:** Principal Planner, Glen Krieger

**Chair Frank Delgado; Vice-Chair Heberto Sanchez; Commissioner Tim Saunders; Commissioner Sylvia Scharf; Commissioner William Martinez; Commissioner Gwen Urey; Commissioner Stephen Atchley**

- 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 06-008):**

A request for a one-year Time Extension (TX 06-008) for an approved industrial building located at 1689 E. Mission Blvd.

**Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-008) granting a one-year time extension for Conditional Use Permit (CUP 05-014) and Variance (VAR 05-016).

**2. TIME EXTENSION (TX 06-009):**

A request for one-year Time Extension (TX 06-009) for an approved car wash facility located at 2518 N. Towne Ave.

**Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-009) granting a one-year time extension for Conditional Use Permit (CUP 04-050).

**F. PUBLIC HEARINGS:**

**1. TENTATIVE PARCEL MAP (TPM 06-007) / CONDITIONAL USE PERMIT (CUP 06-029):**

**PROJECT ADDRESS:** 1193 Fernleaf Ave.  
**PROJECT APPLICANT:** Mr. Russell Krauss  
**PROJECT PLANNER:** Mr. Josue Espino, Associate Planner  
**COUNCIL DISTRICT:** CC District No. 2

**Project Description:**

The applicant is requesting approval of a request to subdivide a parcel for residential condominium purposes, and allow the conversion of four multi-family detached dwellings to condominiums on a .45 acre property. 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 15315 and 15332 (Class 15 – Minor Land Divisions and Class 32 – In-fill Development Projects).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Tentative Parcel Map (TPM 06-007) and Conditional Use Permit (CUP 06-029), subject to conditions.

**2. FINAL DEVELOPMENT PLAN (FDP 06-002)/TENTATIVE TRACT MAP (TTM 06-008)/VARIANCE (VAR 06-012):**

**PROJECT ADDRESS:** 155 & 203 N. Myrtle Ave.  
**PROJECT APPLICANT:** Mr. Brent Hallam - Westwood Design,  
**PROJECT PLANNER:** Mr. Josue Espino, Associate Planner  
**COUNCIL DISTRICT:** CC District No. 1

**Project Description:**

The applicant is requesting approval of a Final Development Plan for a ten (10) unit residential Planned Development, a Tentative Tract Map for the division of two (2) acres into twelve (12) lots, including one (1) common lot and a Variance to exceed the maximum allowable wall height of six (6) feet. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the Planning Commission will consider adoption of a Mitigated Negative Declaration for this project.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Tentative Tract Map (TTM 06-008) Final Development Plan (FDP 06-002) and Variance (VAR 06-012), subject to conditions.

**3. CODE AMENDMENT (CA 06-002):**

**PROJECT ADDRESS:** City-Wide  
**PROJECT APPLICANT:** City of Pomona  
**PROJECT PLANNER:** Ms. Judy Kollar, Senior Planner  
**COUNCIL DISTRICT:** CC District No. NA

**Project Description:**

The City is proposing a Code Amendment to adopt an Oak Tree Preservation Ordinance. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act, (CEQA), 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 the attached Resolution recommending City Council approval of Code Amendment (CA 06-002).

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Planning Commission Protocol Procedures – City Attorney “In-Service” training regarding Planning Commission Protocol and Procedures.

3. Tentative Planning Division projects for the October 25, 2006 Planning Commission meeting (***all items listed below are tentatively scheduled***).

a) **MISCELLANEOUS (MISC 06-257):**

A Miscellaneous Permit for a proposal to allow a roof-top wireless facility in an existing building in the Downtown Pomona Specific Plan project located at 301 W. Second St.

b) **CONDITIONAL USE PERMIT (CUP 06-038):**

A Conditional Use Permit for an expired Conditional Use Permit project located at 935 W. Phillips Blvd.

c) **CODE AMENDEMENT (CA 06-003):**

A City initiated Code Amendment to update the City's Subdivision Ordinance.

I. **ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the regular scheduled meeting of ***October 25, 2006*** starting at 7:00 p.m. in the City Council Chambers.

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

I, Matthew C. Bassi, Planning Manager for the City of Pomona, hereby certify that the agenda for the October 11, 2006 Planning Commission meeting was posted on Friday, October 6, 2006.

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Matthew C. Bassi  
Planning Manager

**F1 – 1193 Fernleaf Ave.**  
**F2 – 155 N. Myrtle Ave.**  
**F3 – City-wide**