



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, OCTOBER 25, 2006 @ 7:00 PM**

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

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. APPROVAL OF PC MINUTES:

- July 26, 2006
- August 9, 2006
- August 23, 2006
- September 13, 2006

F. PUBLIC HEARINGS:

1. TENTATIVE PARCEL MAP (TPM 06-007) / CONDITIONAL USE PERMIT (CUP 06-029): *(Continued from October 11, 2006):*

PROJECT ADDRESS: 1193 W. Fernleaf Avenue
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. CONDITIONAL USE PERMIT (CUP 06-038):

PROJECT ADDRESS: 935 W. Phillips Boulevard
PROJECT APPLICANT: Ms. Wei Ju Chen
PROJECT PLANNER: Mr. Malcolm Oliver, Associate Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit to develop nine (9) condominiums on a 42,561 square foot lot, in the R-2 (Low Density Multiple Family - "S" Supplemental) overlay 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 the attached Resolution approving Conditional Use Permit (CUP 06-038), subject to conditions.

3. CODE AMENDMENT (CA 06-003):

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 update the City's Subdivision 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 continue the item to the November 8, 2006 meeting.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the November 8, 2006 Planning Commission meeting (***all items listed below are tentatively scheduled***).

a) VARIANCE (VAR 06-011):

A request for a Variance in the height and location of security fencing for Pomona Valley Hospital located at 1798 N. Garey Avenue.

b) TENTATIVE TRACT MAP (TTM 06-010)/CONDITIONAL USE PERMIT (CUP 06-030):

A Tentative Tract Map and Conditional Use Permit to develop a 12-unit condominium project located at 811 S. White Avenue.

c) TENTATIVE PARCEL MAP (TPM 06-010):

A Tentative Parcel Map for a two lot subdivision for two existing homes located at 1265 E. Ninth St.

d) CONDITIONAL USE PERMIT (CUP 06-039):

A Conditional Use Permit for alcohol sales for El Merendero Restaurant in the Downtown Pomona Specific Plan project located at 240-242 S. Garey Avenue.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **November 8, 2006** 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 October 25, 2006 Planning Commission meeting was posted on Friday, October 20, 2006.

Matthew C. Bassi
Planning Manager

F1 – 1193 W. Fernleaf Ave.
F2 – 935 W. Phillips Blvd
F3 – City-wide