



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, NOVEMBER 8, 2006 @ 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 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 06-010):

A request for a one-year Time Extension (TX 06-010) for a ten (10) unit condominium project located at 1162-1180 E. Grand Ave.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-010) granting a one-year time extension for Conditional Use Permit (CUP 05-020).

F. PUBLIC HEARINGS:

1. CODE AMENDMENT (CA 06-003):

(Continued from October 11, 2006):

PROJECT ADDRESS: City-Wide

PROJECT APPLICANT: City of Pomona

PROJECT PLANNER: Ms. Judy Kollar, Senior Planner

COUNCIL DISTRICT: City-Wide

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 Planning Commission adoption of the attached PC Resolution recommending City Council approval of Code Amendment (CA 06-003).

2. CONDITIONAL USE PERMIT (CUP 06-039):

PROJECT ADDRESS: 240-242 S. Garey Avenue

PROJECT APPLICANT: Ms. Petra R. Lopez for "El Merendero"
Restaurant & Bakery

PROJECT PLANNER: Mr. Josue Espino, Associate Planner

COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit (CUP 06-039) for a request to allow off-sale and on-sale alcohol licenses for a proposed bakery and restaurant, respectively. 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 the attached Resolution approving Conditional Use Permit (CUP 06-039), subject to conditions.

3. VARIANCE (VAR 06-011):

PROJECT ADDRESS: 1798 N. Garey Avenue
PROJECT APPLICANT: Pomona Valley Community Hospital
PROJECT PLANNER: Mr. Malcolm Oliver, Associate Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Variance to deviate from the fence/walls height requirements of the Zoning Ordinance to allow for the construction of an eight (8)-foot high wrought iron fence around the perimeter of the Pomona Valley Community Hospital site. 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 15303 (Class 3 – New Construction of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Variance Permit (VAR 06-011), subject to conditions.

4. TENTATIVE PARCEL MAP (TPM 06-010):

PROJECT ADDRESS: 1265 and 1295 E. Ninth Street
PROJECT APPLICANT: Andreassen Engineering, Inc.
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of a request to subdivide a 42,003 square-foot parcel (.96 acres) into two (2) lots located at 1265 and 1295 East Ninth Street 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 15315 (Class 15 – Minor Land Divisions)

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Tentative Parcel Map (TPM 06-010), subject to conditions.

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

PROJECT ADDRESS: 811 S. White Avenue
PROJECT APPLICANT: Ms. Donna Fung
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit (CUP 06-030) for a proposed twelve (12) unit residential condominium project and a Tentative Tract Map (TTM 06-010) to subdivide 1.01 acres for condominium purposes. 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 Tentative Tract Map (TTM 06-010) and Conditional Use Permit (CUP 06-030), subject to conditions.

6. CONDITIONAL USE PERMIT (CUP 06-044):

PROJECT ADDRESS: 350 S. Garey Avenue
PROJECT APPLICANT: Western University
PROJECT PLANNER: Mr. Josue Espino, Associate Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit to allow administrative offices and associated conference rooms in an existing two-story office building greater than 20,000 square feet in the MU-CBD district of the Downtown Pomona Specific Plan. 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 the attached Resolution approving Conditional Use Permit (CUP 06-044), subject to conditions.

7. CONDITIONAL USE PERMIT (CUP 06-050):

PROJECT ADDRESS: 2250 N. Fair Avenue
PROJECT APPLICANT: Los Angeles County Fair Association
PROJECT PLANNER: Mr. Jay Jarrin, Senior Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Conditional Use Permit for storage of up to 1500 truck trailers on a 50-acre portion of a site zoned F (Fairgrounds). 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 accept the applicant's request for withdrawal and pull this item from the agenda.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the December 13, 2006 Planning Commission meeting (***all items listed below are tentatively scheduled***).

a) SPECIFIC PLAN AMENDMENT (SPA 06-003):

A proposed change to the Downtown Pomona Specific Plan (DPSP) amending the non-conforming provisions for uses and buildings.

b) GENERAL PLAN AMENDMENT (GPA 06-005)/CHANGE OF ZONE (06-005):

A General Plan Amendment and Change of Zone to request to change the land use and zoning designation from M-1 to C-4 for an existing industrial & commercial building located at 2780 S. Reservoir St.

c) CONDITIONAL USE PERMIT (06-026):

A Conditional Use Permit to develop a 2-unit residential duplex in the Downtown Pomona Specific Plan located at 665 E. Sixth St.

d) CONDITIONAL USE PERMIT (CUP 06-031)/VARIANCE (VAR06-010):

A Conditional Use Permit for a service station and mini-mart with a Variance for setbacks located at 2087 S. Reservoir St.

e) MISCELLANEOUS PERMIT (MISC 06-301):

A Miscellaneous review for a major wireless telecommunication facility located at the northwest corner of Avenida Rancheros & Rancho Novato.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***December 13, 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 November 8, 2006 Planning Commission meeting was posted on Friday, November 3, 2006.

Matthew C. Bassi
Planning Manager

F1 – Citywide.
F2 – 240-242 S. Garey Ave.
F3 – 1798 N. Garey Ave.
F4 – 1265 E. Ninth St.
F5 – 811 S. White Ave.
F6 – 350 S. Garey Ave.
F7 – 2250 N. Fair Ave.