



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, DECEMBER 13, 2006 @ 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, Principal Planner
- Chair Frank Delgado; Commissioner Sylvia Scharf; Commissioner Gwen Urey;**
- 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:

- October 11, 2006
- October 25, 2006

2. TIME EXTENSION (TX 06-011):

A request for a one-year Time Extension (TX 06-011) for a mixed use project located at 501 E. Mission Blvd.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 06-011) granting a one-year time extension for Conditional Use Permit (CUP 04-033).

3. CONDITIONAL USE PERMIT (CUP 06-013):

A request for Planning Commission review of final wall detail plans for Royal Cabinets, Inc. project located at 1260 E. Grand Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve the final wall detail plans.

4. ALLEY VACATION (V-295):

A General Plan consistency finding for a proposed alley vacation located at south of West First Street north of West Second Street between South Parcels Street and South Park Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission make a finding of General Plan Consistency for the proposed alley vacation (V-295).

F. PUBLIC HEARINGS:

1. CODE AMENDMENT (CA 06-003):

(Continued from October 11 and November 8, 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 that the Planning Commission table this item.

2. MISCELLANEOUS (MISC 06-257):

PROJECT ADDRESS: 301 W. Second Street
PROJECT APPLICANT: Ms. Maree Hoager/Royal Streets LLC
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 1

Project Description:

The applicant is requesting approval of a Major Wireless Communication Facility Permit (MISC 06-257) to install a Major Wireless Telecommunications facility on the roof of an existing commercial building. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), in compliance with Section 15270, CEQA does not apply to projects which are disapproved.

Recommended Action:

The Planning Division recommends that this item be pulled from the agenda.

3. TENTATIVE PARCEL MAP (TPM 06-012):

PROJECT ADDRESS: 1787 S. Reservoir Street
PROJECT APPLICANT: Mr. Phillip Lee
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval a request to subdivide a 13,619 square foot (.31 acre) parcel for residential 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 15315 (Class 15 – Minor Land Divisions).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Tentative Parcel Map (TPM 06-012), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 06-031)/VARIANCE (VAR 06-010):

PROJECT ADDRESS: 2087 S. Reservoir Street
PROJECT APPLICANT: Mr. Andrew Paszterko
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of a Conditional Use Permit to rebuild an existing service station with a new mini-market building and take-out food service, and Variance to reduce the required interior property line setback along the west and north lot lines. 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 a Resolution approving Conditional Use Permit (CUP 06-031) and Variance (VAR 06-010), subject to conditions.

5. MISCELLANEOUS (MISC 06-301):

PROJECT ADDRESS: NWC of Avenida Rancheros and Rancho Navato
PROJECT APPLICANT: Mr. Joseph J. Speiler / T-Mobile
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is requesting approval of a Major Wireless Communication Facility Permit for the installation of a wireless telecommunications facility designed as a street light and an underground equipment vault. 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 a Resolution approving Miscellaneous Permit (MISC 06-301), subject to conditions.

6. GENERAL PLAN AMENDMENT (GPA 06-004)/CHANGE OF ZONE (CZ 06-005):

PROJECT ADDRESS: 2780 S. Reservoir Street
PROJECT APPLICANT: Mr. Alex Benavides
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is requesting approval of a request for a Change of Zone to change the existing zone from M-2 (General Industrial) to C-4 (Highway Commercial) and a General Plan Amendment to change the existing land use designation from Industrial to General Commercial. 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 recommending City Council approval of General Plan Amendment (GPA 06-004) and Change of Zone (CZ 06-005).

7. CONDITIONAL USE PERMIT (CUP 06-027):

PROJECT ADDRESS: 1446 W. Eleventh Street
PROJECT APPLICANT: Mr. Gilberto Millot
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 the development of six (6) detached residential condominium units on a 39,181 square-foot lot. 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 – In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 06-027), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the January 10, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

a) CONDITIONAL USE PERMIT (CUP 06-028):

A Conditional Use Permit to upgrade an existing On-sale beer & wine to a liquor license for an existing market located at 805 E. Philadelphia St.

b) TENTATIVE TRACT MAP (TTM 06-009)/CONDITIONAL USE PERMIT (CUP 06-040):

A Tentative Tract Map and Conditional Use Permit to develop a 6-unit detached condominium project in the R-2 zone located at 1074 S. Antonio St.

c) TENTATIVE TRACT MAP (TTM 06-011):

A Tentative Tract Map for a proposed four (4) lot industrial subdivision located at 3400 W. Pomona Blvd.

d) VARIANCE (VAR 06-013):

A request for a Variance to deviate from the required setbacks for a single family residence located at 1057 Hillcrest Dr .

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***January 10, 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 December 13, 2006 Planning Commission meeting was posted on Friday, December 8, 2006.

Matthew C. Bassi
Planning Manager

F1 – Citywide
F2 – 301 W. Second St.
F3 – 1787 S. Reservoir St
F4 – 2087 S. Reservoir St.
**F5 – NWC of Avenida Rancheros
& Rancho Novato**
F6 – 2780 S. Reservoir St.
F7 – 1446 W. Eleventh St.