



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, APRIL 13, 2011 @ 7:00 PM**

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- A. **CALL TO ORDER:** Chair Denton Mosier
- B. **FLAG SALUTE:** Chair Denton Mosier
- C. **ROLL CALL:** Brad Johnson, Planning Manager

Chair Denton Mosier, Vice Chair Kenneth E. Coble; Commissioner Robert Torres; Commissioner Arturo Jimenez; Commissioner Edward Starr and Commissioner Leslie Hedges

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:

January 26, 2011
February 9, 2011
February 23, 2011

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 10-016):

Project Address: 80 Rio Rancho Road
Project Applicant: Wal-Mart Stores Inc.
Project Planner: Mr. David Sanchez, Assistant Planner
Council District: CC District No. 5
Project Description:

The applicant is proposing a Conditional Use Permit to allow the sale of alcohol (Type 21 – Off Sale General) within an existing Wal-Mart store within the Phillips Ranch Specific Plan R-C (Regional-Commercial) district. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), this project meets the requirements for a categorical exemption in compliance with Section 15303, (Class 1 – Existing facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 10-016), with conditions.

2. CONDITIONAL USE PERMIT (CUP 10-017):

Project Address: 85 Auto Center Drive
Project Applicant: Isaac Alchalez
Project Planner: Mr. David Sanchez, Assistant Planner
Council District: CC District No. 5
Project Description:

The applicant is proposing a Conditional Use Permit to allow a used automobile sales lot and a retail automobile auction in the C-4 (Highway Commercial) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.); this project meets the requirements for a categorical exemption in compliance with Section 15303, (Class 1 – Existing facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 10-017), subject to conditions.

3. **MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 10-017):**

Project Address: 135-139 East Second Street
Project Applicant: Jason Abboud
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No.

Project Description:

The applicant is proposing a Modification to Conditional Use Permit to modify operational conditions to restore on-sale liquor sales and uses previously allowed in the basement, and to extend operating hours at an existing restaurant in the MU-CBD (Mixed-Use – Central Business District of the Downtown Pomona Specific Plan (DPSP). Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), this project meets the requirements for a categorical exemption in compliance with Section 15303, (Class 1 – Existing facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying Modification of Conditional Use Permit (MCUP 07-056-2).

G. PLANNING COMMISSION COMMUNICATIONS

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the April 27, 2011, 2011 Planning Commission meeting **(all items listed below are tentatively scheduled).**

a) **GENERAL PLAN AMENDMENT (10-002) AND CHANGE OF ZONE (CZ 0-003):**

A City-initiated General Plan Amendment to amend the land use designation and Change of Zone from A-P (Administrative Professional to O (Open Space) for a proposed 1.4 acre City park located at 1225 N. Park Avenue

b) **MODIFICATION CONDITIONAL USE PERMIT (MCUP 11-004):**

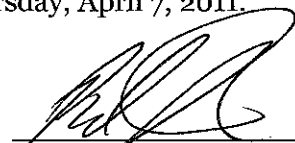
Modification Conditional User Permit to allow an approved conditional use permit to expand floor area and to modify operational conditions for a proposed bar within A-P (Administrative Professional) zone located at 184 West Third Street

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **April 27, 2011**, starting at 7:00 p.m. in the City Council Chambers.

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

I, Brad Johnson, Planning Manager for the City of Pomona, hereby certify that the agenda for the April 13, 2011 Planning Commission meeting was posted on Thursday, April 7, 2011.



Brad Johnson

F1 – 80 Rio Rancho Road
F2 – 85 Auto Center Drive
F3 – 135-139 East Second Street
F4 – Citywide

