



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JULY 9, 2008 @ 7:00 PM**

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

**Chair Frank Delgado; Vice-Chair Gwen Urey; Commissioner Tim Saunders;
Commissioner Ron Vander Molen; Commissioner Arturo Jimenez;
Commissioner Andrew Santa Cruz**

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:

➤ none

2. TIME EXTENSION (TX 08-015):

A request for a one-year Time Extension (TX 08-015) for Conditional Use Permit (CUP 06-053) and Variance (VAR 06-019) for the remodel of an existing auto service station and addition of a car wash tunnel at 2207 West Valley Boulevard.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-015) granting a one-year time extension for Conditional Use Permit (CUP 06-053) and Variance (VAR 06-019).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 08-013):

(Continued from June 11, 2008)

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 request for Off-Sale Beer and Wine (Type 20) at an existing general/merchandise retail store. 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 08-013), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 07-052):

(Continued from June 11 & June 25, 2008)

Project Address: 12 Rancho Camino Drive
Project Applicant: Hop Sheng Inc., Grand Buffet
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 5

Project Description:

The applicant is proposing a Conditional Use Permit request for the sale, service, and on-site consumption of alcoholic beverages (ABC license Type 41 – On Sale Beer and Wine - Eating Place) at an existing bona fide restaurant. 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 07-052), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Selection of New Officers (see memorandum).
2. Tentative Planning Division projects for the July 23, 2008 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 - a. **Conditional Use Permit (CUP 08-015):**
A Conditional Use Permit request to establish a church within an existing industrial building family located at 2809 Pomona Blvd. and 176 Mercury Circle
 - c. **Conditional Use Permit (CUP 08-023):**
A Conditional Use Permit request to establish a collection facility in a supermarket parking lot located at 2277 N. Garey Avenue
 - b. **Conditional Use Permit (CUP 08-019) & Variance (VAR 08-001)**
A Conditional Use Permit and Variance requests to modify an existing service station to expand the convenience store, add a car wash and relocate the fueling canopies located at 100 W. Foothill Boulevard

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***July 23, 2008*** 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 July 9, 2008 Planning Commission meeting was posted on Thursday, July 3, 2008.

Brad Johnson
Planning Manager

F1 – 80 Rio Rancho Rd.
F2 – 12 Rancho Camino Rd.