



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JULY 11, 2007 @ 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, Acting Planning Manager

Chair Frank Delgado; Vice-Chair Sylvia Scharf; Commissioner Gwen Urey; Commissioner Tim Saunders; Commissioner Ron Vander Molen; Commissioner Luis Rosales; Commissioner Arturo Jimenez

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. TIME EXTENSION (TX 07-022):

A request for a one-year Time Extension (TX 07-022) for (CUP 06-013) to construct a manufacturing facility located at 1260 E. Grand Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-022) granting a one-year time extension for Conditional Use Permit (CUP 06-013).

F. PUBLIC HEARING ITEMS:

**1. TENTATIVE PARCEL MAP (TPM 07-003):
*(Continued from June 27, 2007):***

PROJECT ADDRESS: 3227 Producer Way
PROJECT APPLICANT: Thienes Engineering
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is proposing Tentative Parcel Map (TPM 07-003) to subdivide an existing 2.94 acre parcel with 3 existing industrial buildings totaling 35,010 square feet into 34 industrial condominiums in the M-2 (General 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 15332, (Class 32 - In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Tentative Tract Map (TTM 07-003), subject to conditions.

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

Project Address: 340 S. Thomas Street
Project Applicant: Ms. Catherine Lombardo
Project Planner: Mr. Luis Rocha, Assistant Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing Conditional Use Permit (CUP 07-027) to allow for a restaurant that will include live entertainment, dancing, a lounge and an on-sale Alcohol & Beverage Control license (Type-47 General) within a commercial space totaling 6,500 square feet on property located at 340 South Thomas Street within the Downtown Pomona Specific Plan with a Land Use designation of MU-CBD (Mixed-Use Central Business District). 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 06-027), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 07-029):

Project Address: 256 S. Main Street
Project Applicant: DBA 256, Inc.
Project Planner: Mr. Luis Rocha, Assistant Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing Conditional Use Permit to allow the establishment of a wine-bar, in conjunction with an art gallery in a commercial space totaling 2,600 square feet on property located at 256 South Main Street within the Downtown Pomona Specific Plan with a Land Use designation of MU-CBD (Mixed-Use Central Business District). 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 06-029), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 07-012):

Project Address: 1905 S. Garey Avenue
Project Applicant: Mr. Harbharjan Singh
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing Conditional Use Permit request to allow for alcohol sales (off-sale beer and wine – Type 20) at an existing market. 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 18, Section 15270 (Projects Which Are Disapproved).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution denying Conditional Use Permit (CUP 07-012).

5. CONDITIONAL USE PERMIT (CUP 07-016) and VARIANCE (VAR 07-005):

Project Address: 2488 Reservoir Street
Project Applicant: Western States Engineering
Project Planner: Mr. Malcolm Oliver, Assistant Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing Conditional Use Permit (CUP 07-016) to add a self-serve car-wash facility to an existing service station and Variance (VAR 07-005) to reduce the required north building setback from 15-feet to 4-feet. 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 Resolutions approving Conditional Use Permit (CUP 06-016) and Variance (VAR 07-005), subject to conditions.

6. TENTATIVE PARCEL MAP (TTM 06-015), CONDITIONAL USE PERMIT (CUP 06-025) AND VARIANCE (VAR 06-021):

PROJECT ADDRESS: 1390 S. Palomares Street
PROJECT APPLICANT: RAS Associates
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 3

Project Description:

The applicant is proposing Conditional Use Permit (CUP 06-025) to allow for the construction of 12 detached condominiums; Tentative Tract Map (TTM 06-015) to allow for the subdivision of the parcel for residential condominium purposes and Variance (VAR 06-021) to allow for a reduction in building separation from the required 15-feet to 10-feet. 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 continue this item to August 8, 2007.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the July 25, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

1. Conditional Use Permit (CUP 06-043):
(Continued from June 27, 2007):

A Conditional Use Permit to construct a 2,472 sq. ft. addition to an existing commercial building located at 1318 S. Garey Ave.

2. Miscellaneous (MISC 07-157):

A Minor Wireless Communication Facility located at South Campus Dr.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***July 25, 2007*** starting at 7:00 p.m. in the City Council Chambers.

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

I, Glen Krieger, Acting Planning Manager for the City of Pomona, hereby certify that the agenda for the July 11, 2007 Planning Commission meeting was posted on Friday, July 6, 2007.

Glen Krieger
Acting Planning Manager

F1 – 3227 Producer Way
F2 – 340 S. Thomas St.
F3 – 256 S. Main St.
F4 – 1905 S. Garey Ave.
F5 – 2488 Reservoir St.
F6 – 1390 S. Palomares St.