



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, JULY 14, 2010 @ 7:00 PM**

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

**Chair Arturo Jimenez; Vice Chair Frank Delgado; Commissioner Edward Starr; Commissioner George Perez; Commissioner Gabriel Rogers; Commissioner Denton Mosier; Commissioner Kenneth E. Coble**

**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:**

June 9, 2010  
June 23, 2010

**2. TIME EXTENSION (TX 10-005):**

*(Continued from June 9, and June 23, 2010)*

Request for a one-year time extension for Variance (07-012) to allow a 10.5 foot front yard setback rather than the required 25-foot setback, to allow a 10-foot street side yard setback rather than the required 10.68-foot and to allow a 42% (1,382 sq. ft.) lot coverage rather than the maximum allowance of 35% (1,140 sq. ft.) for the construction of a two-story single-family home on property located at 895 East Third Street in the R-1-6000 (Single Family Residential) zone.

**Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 10-005) granting a one-year time extension for Variance (VAR 07-012), subject to the conditions of PC Resolution No. 08-023.

**F. PUBLIC HEARING ITEMS:**

**1. TENTATIVE TRACT MAP (TTM 08-002):**

**Project Address:** 1902 Royalty Drive  
**Project Applicant:** Royalty Plaza Development LLC  
**Project Planner:** Mr. David Sanchez, Assistant Planner  
**Council District:** CC District No. 6

**Project Description:**

The applicant is proposing a Tentative Tract Map (TTM 08-002) to create eighteen (18) office condominiums in an existing medical office building in the AP-S (Administrative Professional with a Supplemental Overlay) 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 15301, (Class 1-Existing Facilities).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Tentative Tract Map (TTM 08-002), subject to conditions.

**2. GENERAL PLAN AMENDMENT (GPA 10-001) &  
CHANGE OF ZONE (CZ 10-001):**

**Project Address:** 2887 North Towne Avenue and  
700 East Harrison Avenue  
**Project Applicant:** 700 East Harrison LP  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 6

**Project Description:**

The applicant is proposing a General Plan Amendment to change the Land Use Designation from Low Density Residential to Industrial and Change of Zone to Change the Zoning Classification from R-2 (Low Density Multiple-Family) to M (Special Industrial) on two industrial lots. 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 Article 5, Section 15601 (B) (3).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolutions recommending City Council approval of General Plan Amendment (GPA 10-001) and Change of Zone (CZ 10-001).

**G. NEW BUSINESS ITEM:**

1. Selection Process of Chair and Vice-Chair

**H. PLANNING COMMISSION COMMUNICATIONS**

**I. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the July 28, 2010 Planning Commission meeting (**all items listed below are tentatively scheduled**).
  - a. **Conditional Use Permit (CUP 09-017):**  
Conditional Use Permit to establish a recycling facility within two existing structures on an industrial property within the M-2 (General Industrial) zone on property located at 1415 East Grand Avenue.
  - b. **Conditional Use Permit (CUP 10-005):**  
Conditional Use Permit to construct a multi-level religious facility within the C-2 (Neighborhood Shopping Center) zone located at 2155 Murchison Avenue.

**J. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **July 28, 2010** starting at 7:00 p.m. in the City Council Chambers.

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

I, Brad Johnson, Planning Manager for the City of Pomona, hereby certify that the agenda for the July 14, 2010 Planning Commission meeting was posted on Thursday, July 8, 2010.

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Brad Johnson  
Planning Manager

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**F1- 1902 Royalty Drive**  
**F2- 2887 N. Towne Avenue &  
700 E. Harrison Avenue**

