



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, OCTOBER 27, 2010 @ 7:00 PM**

- 
- 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 Denton Mosier; Commissioner George Perez; Commissioner Arturo Jimenez; Commissioner Edward Starr; Commissioner Gabriel Rogers; 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:**

September 8, 2010

**F. PUBLIC HEARING ITEMS:**

**1. VARIANCE (VAR 10-001):**

**Project Address:** 590 Laurel Avenue  
**Project Applicant:** Antonio and Esperanza Reyes  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 1

**Project Description:**

The applicant is proposing a Variance to allow an addition to a single-family structure with a reduced side and rear setbacks on a property within the R-1-6000 (Single-family Residential) 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 (Variance 10-001), subject to conditions.

**2. SPECIFIC PLAN MODIFICATION (MISC 10-047):**

**Project Address:** 2270 Scenic Ridge Drive  
**Project Applicant:** Jack and Muriel Dalton  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 5

**Project Description:**

The applicant is proposing a Specific Plan Modification to the Phillips Ranch Specific Plan to allow the construction of a front entry portico within the required front yard setback. 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 Specific Plan Modification (MISC 10-047), subject to conditions.

3. **CONDITONAL USE PERMIT (CUP 10-006):**

**Project Address:** 1101 West McKinley Avenue  
**Project Applicant:** Dwight Richards, Fairplex  
**Project Planner:** Mr. David Sanchez, Assistant Planner  
**Council District:** CC District No. 6  
**Project Description:**

The applicant is proposing a Conditional Use Permit for the conversion of twenty (20) existing barn/stable buildings into a 208,600 square foot Business Center and a 94,200 square foot self-storage facility on property located at the Los Angeles County Fairgrounds zoned "F" (Fairgrounds). Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Negative Declaration was prepared for this project.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 10-006), subject to conditions.

**G. NEW BUSINESS ITEM:**

**H. PLANNING COMMISSION COMMUNICATIONS**

**I. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the November 10, 2010 Planning Commission meeting (**all items listed below are tentatively scheduled**).
  - a. **Conditional Use Permit (CUP 10-005):**  
Conditional Use Permit to allow construction of a two-story mosque with a basement area located at 2155 Murchison Avenue
  - b. **Conditional Use Permit (CUP 10-013) and Street Vacation (V-301):**  
Conditional Use Permit to allow the establishment of a banquet hall in an existing industrial building and street vacation of a portion of Commercial Street located at 206 North Towne Avenue

**J. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **November 10, 2010** 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 October 27, 2010 Planning Commission meeting was posted on Thursday, October 21, 2010.

---

Brad Johnson  
Planning Manager

**F1 – 590 Laurel Avenue**  
**F2 – 2270 Scenic Ridge Drive**  
**F3 – 1101 West McKinley Avenue**

