



**CITY OF POMONA
PLANNING COMMISSION AGENDA
POMONA, CALIFORNIA – CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91769
REGULAR ADJOURNED MEETING OF
WEDNESDAY, JUNE 23, 2010 @ 7:00 PM**

- 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:

May 26, 2010

2. TIME EXTENSION (TX 10-005):

(Continued from June 9, 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 continue this item to July 14, 2010.

F. PUBLIC HEARING ITEMS:

None.

G. OLD BUSINESS ITEMS:

1. MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 08-030):

(Continued from April 14; May 26, 2010; June 9, 2010)

Project Address: 1180 N. White Avenue

Project Applicant: Jean Ndjongo

Project Planner: Luis Rocha, Associate Planner

Council District: CC District No. 1

Project Description:

Modification of Conditional Use Permit (MCUP 08-030) to add a restaurant use to an existing car rental business within the C-4 (Highway Commercial) zone on a property located at 1180 N. White Avenue. 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 19, Section 15301, (Class 1 – Existing Facilities)

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying the applicant's request to add a restaurant use and approving modifications to Conditional Use Permit (MCUP 08-030), pertaining to operations, site improvements and timing of conditions.

H. NEW BUSINESS ITEMS:

I. PLANNING COMMISSION COMMUNICATIONS

J. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the July 14, 2010, Planning Commission meeting (all items listed below are tentatively scheduled).
 - a) **TENTATIVE TRACT MAP (TTM 08-002):**
A Tentative Tract Map request to create air space condominiums in an existing medical office building in the "A-P" (Administrative Professional) zone with an "S" (Supplemental Use) Overlay on a property located at 1902 Royalty Drive.
 - b) **GENERAL PLAN AMENDMENT (GPA 10-001); CHANGE OF ZONE CZ 10-001:**
General Plan Amendment (GPA 10-001) and Change of Zone (CZ 10-001) request to allow a change in General Plan Land Use designation from "Low Density Residential" to Industrial" and Change of Zone from R-2 to M (Special Industrial) for two lots located at 2887 N. Towne and 700 E. Harrison Avenue.
 - c) **CONDITIONAL USE PERMIT (CUP 09-017):**
A Conditional Use Permit to allow for the loading and transferring of recyclable materials on a 127, 702 square-foot (2.93 acres) property within the M-2 (General Industrial) zone located at 1415 E. Grand Avenue.

K. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to a regular adjourned meeting on Wednesday, ***July 14, 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 June 23, 2010, Planning Commission meeting was posted on Thursday, June 17, 2010.

Brad Johnson
Planning Manager

