



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JANUARY 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

F. PUBLIC HEARING ITEMS:

1. AMENDED FINAL DEVELOPMENT PLAN (FDP 07-001): *(Continued from November 14, & December 12, 2007)*

Project Address: 600 E. Bonita Ave.
Project Applicant: Beazer Homes/O'Donnell Integral
Project Planner: Ms. Judy Kollar, Senior Planner
Council District: CC District No. 6

Project Description:

The applicant is proposing modifications to an approved Final Development Plan (FDP) for the construction of a planned development consisting of 123 single-family homes, a recreation center with a swimming pool, and three community parks. The proposed modifications to the FDP pertain to the timing of project implementation. Pursuant to CEQA Guidelines Sections 15162, no additional CEQA documentation is required in that the previously approved documents discuss all significant effects, and no new information of substantial importance has been discovered.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving Amended Final Development Plan (FDP 07-001), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 06-043): *(Continued from December 12, 2007)*

Project Address: 1318 S. Garey Ave.
Project Applicant: Mr. Yong-Ju Kown
Project Planner: Ms. Heidi Fanous, Assistant Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing to construct an additional 1,968 square-feet of gross floor area to an existing 26,583 square-foot commercial building in the C-4 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 15303 (Class 3 – New Construction of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 06-043), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 7-055):

Project Address: 2101 Murchison Ave.
Project Applicant: RHL Design Group, Inc.
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 1

Project Description:

The applicant is proposing to construct a 800 square foot drive thru coffee shop building (Starbucks). 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 Resolution approving Conditional Use Permit (CUP 07-055), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

- 1. Workshop – Walls / Fences Discussion.**
- 2. Upcoming 2008 Conference schedule.**
- 3. February 11, Planning Issue presentation to City Council.**

Tentative Planning Division projects for the January 23, 2008 Planning Commission meeting (*all items listed below are tentatively scheduled*).

1. Conditional Use Permit (CUP 07-056):
(Continued from December 12, 2007)

A Conditional Use Permit proposal for a new church and childcare center located at 874 E. Arrow Hwy.

2. Conditional Use Permit (CUP 07-061):

A Conditional Use Permit request for an ABC license Type 47 (on-sale general) for a proposed bona fide restaurant located at 281 S. Thomas St.

3. Conditional Use Permit (CUP 07-058); Variance (VAR 07-009):

A Conditional Use Permit proposal to construct a freeway oriented sign with a Variance for height and sign area located at 2780 S. Reservoir St.

4. Conditional Use Permit (CUP 07-052):

A Conditional Use Permit request for an ABC license Type 41 (on-sale beer and wine) at an existing restaurant located at 12 Rancho Camino Dr.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***January 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 January 9, 2008 Planning Commission meeting was posted on Friday, January 4, 2008.

Brad Johnson
Planning Manager

F1 – 600 E. Bonita Ave.
F2 – 1318 S. Garey Ave.
F3 – 2101 Murchison Ave.