



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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, JUNE 11, 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

2. TIME EXTENSION (TX 08-009):

A request for a one-year Time Extension (TX 08-009) for Tentative Tract Map (TTM 05-012) to construct three residential condominium units, at 1355 S. Gibbs St.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-009) granting a one-year time extension for Tentative Tract Map (TTM 05-012).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 08-007); TENTATIVE PARCEL MAP (TPM 08-002):

Project Address: 924 East Ninth Street.
Project Applicant: Kwong Ho Lee
Project Planner: Ms. Heidi Fanous, Assistant Planner
Council District: CC District No. 3
Project Description:

The applicant is proposing a Conditional Use Permit to construct three attached single-story residential condominium units and Tentative Parcel Map to subdivide a lot for condominium proposes on a 23,600 square foot site in the R-2-S, Low-Density Multiple-Family Residential 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 – Infill Development).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit (CUP 08-007) and approving Tentative Parcel Map (TPM 08-007), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 08-013):

Project Address: 80 Rio Rancho Road
Project Applicant: Wal-Mart Stores, Inc.
Project Planner: Mr. David Sanchez, Assistant Planner
Council District: CC District No. 5

Project Description:

The applicant is proposing a Conditional Use Permit request for Off-Sale beer and wine (Type 20) at an existing Wal-Mart store. 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 08-013), subject to conditions.

3. TENTATIVE PARCEL MAP (TPM 08-004):

Project Address: 904 E. Lexington Avenue
Project Applicant: Elena & Tony Soliz
Project Planner: Mr. David Sanchez, Assistant Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing a Tentative Parcel Map to subdivide one parcel into two residential lots. 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 15315 (Class 15 – Minor Land Divisions).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Tentative Parcel Map (TPM 08-004), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 07-052):

Project Address: 12 Rancho Camino Drive
Project Applicant: Hop Sheng Inc., Grand Buffet
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 5

Project Description:

The applicant is proposing a Conditional Use Permit request for the sale, service, and on-site consumption of alcoholic beverages (ABC license Type 41 – On Sale Beer and Wine - Eating Place) at an existing bona fide restaurant. 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 07-052), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the June 25, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).

1. Conditional Use Permit (CUP 08-020):

A Conditional Use Permit request to construct a room addition on a single family residence located at 1445 E. Eleventh St.

2. Conditional Use Permit (CUP 08-022)

A Conditional Use Permit to modify an existing service station to expand the convenience store and remove auto bays located at 2087 S. Reservoir St.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***June 25, 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 June 11, 2008 Planning Commission meeting was posted on Friday, June 6, 2008.

Brad Johnson
Planning Manager

F1 – 924 East Ninth St.
F2 – 80 Rio Rancho Rd.
F3 – 904 E. Lexington Ave.
F4 – 12 Rancho Camino Dr.