



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JUNE 27, 2007 @ 7:00 PM**

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- A. CALL TO ORDER:** Chair Frank Delgado
- B. FLAG SALUTE:** Chair Frank Delgado
- C. ROLL CALL:** Glen Krieger, Acting Planning Manager

Chair Frank Delgado; Vice-Chair Sylvia Scharf; Commissioner Gwen Urey; Commissioner Tim Saunders; Commissioner Ron Vander Molen; Commissioner Luis Rosales; Commissioner Arturo Jimenez

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. TIME EXTENSION (TX 07-017):

A request for a one-year Time Extension (TX 07-017) for (CUP 06-007) to construct an office/retail building located at 1352 West Mission Boulevard.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-017) granting a one-year time extension for Conditional Use Permit (CUP 06-007).

2. TIME EXTENSION (TX 07-020):

A request for a one-year Time Extension (TX 07-020) for Tentative Tract Map (TTM 04-013) for the subdivision for condominium purposes located at 935 West Phillips Boulevard.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-020) granting a one-year time extension for Tentative Tract Map (TTM 04-013).

3. STREET VACATION (V – 298):

Planning Commission consideration of whether the proposed vacation of an alley located north of Fourth Street, south of Third Street between Garey Avenue and Thomas Street conforms with the City's General Plan pursuant to California Streets and Highways Code Section 8313 (a) and (b), and 65402 (a).

Recommended Action:

The Planning Division recommends that the Planning Commission approve the attached PC Resolution (Attachment 1) approving MISC 07-189.

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 07-023):

Project Address: 3560 Temple Avenue
Project Applicant: Mr. Antone Mahli
Project Planner: Mr. Luis Rocha, Assistant Planner
Council District: CC District No. 1
Project Description:

The applicant is proposing Conditional Use Permit request to allow for the on-sale of alcoholic beverages (Type 41 – beer and wine) at an existing restaurant (JoJo's Pizza Kitchen). 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 a Resolution approving Conditional Use Permit (CUP 07-023), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 07-020):

Project Address: 1100 E. Holt Ave.
Project Applicant: New Direction COGIC
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 4
Project Description:

The applicant is proposing Conditional Use Permit request to allow for the conversion and expansion of an existing two-story commercial building for a new church with offices, Sunday school rooms, day-care center, pre-school and youth center. 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 a Resolution approving Conditional Use Permit (CUP 06-020), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 06-043):

Project Address: 1318 S. Garey Ave.
Project Applicant: Yong-Ju Kown
Project Planner: Mr. Malcolm Oliver, Assistant Planner
Council District: CC District No. 3
Project Description:

The applicant is proposing to construct a 2,472 square-foot addition to an existing 26,580 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.

4. TENTATIVE PARCEL MAP (TPM 07-003):

PROJECT ADDRESS: 3227 Producer Way
PROJECT APPLICANT: Thienes Engineering
PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner
COUNCIL DISTRICT: CC District No. 5

Project Description:

The applicant is proposing Tentative Parcel Map (TPM 07-003) to subdivide an existing 2.94 acre parcel with 3 existing industrial buildings totaling 35,010 square feet into 34 industrial condominiums in the M-2 (General Industrial) 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 - In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution approving Tentative Tract Map (TTM 07-003), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the July 11, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

1. Conditional Use Permit (CUP 07-018):

A Conditional Use Permit to expand the size of an existing church located at 874 E. Arrow Hwy.

2. Conditional Use Permit (CUP 07-027):

A Conditional Use Permit for a nightclub, live entertainment, restaurant & on-sale ABC license on property in the MU-CBD zone of DPSP located at 340 S. Thomas.

3. Conditional Use Permit (CUP 07-016):

A Conditional Use Permit to add a self-serve car wash facility to an existing Arco am/pm gas station located at 2488 S. Reservoir St.

4. Conditional Use Permit (CUP 07-012):

A Conditional Use Permit for off-sale ABC license for existing neighborhood market located at 1905 S. Garey Ave.

5. Tentative Tract Map (TTM 06-015); Conditional Use Permit (CUP 06-025); Variance (VAR 06-021):

A Tentative Tract Map, Conditional Use Permit and Variance to develop a 12-unit detached condominium project located at 1390 Palomares St.

6. Conditional Use Permit (CUP 07-029):

A Conditional Use Permit to establish a wine-bar/art gallery at 256 S. Main St.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***July 11, 2007*** starting at 7:00 p.m. in the City Council Chambers.

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

I, Glen Krieger, Acting Planning Manager for the City of Pomona, hereby certify that the agenda for the June 27, 2007 Planning Commission meeting was posted on Friday, June 22, 2007.

Glen Krieger
Acting Planning Manager

F1 – 3560 Temple Ave.
F2 – 1100 E. Holt Ave.
F3 – 1318 S. Garey Ave.
F4 – 3227 Producer Way