



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JULY 23, 2008 @ 7:00 PM**

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- A. CALL TO ORDER:** Chair Ron Vander Molen
- B. FLAG SALUTE:** Chair Ron Vander Molen
- C. ROLL CALL:** Brad Johnson, Planning Manager

Chair Ron Vander Molen; Vice-Chair Arturo Jimenez; Commissioner Frank Delgado; Commissioner Tim Saunders; 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 08-017):

A request for a one-year time extension (TX 08-017) for Conditional Use Permit (CUP 07-017) for a proposed floor area addition and modification to an existing five (5)-story hotel building (Mayfair Hotel) for adaptive reuse to mixed use retail and residential condominiums, including twenty-three (23) residential units and 11,597 square feet of retail and restaurant floor area on a property located at 115 East Third Street

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-017) granting a one-year time extension for Conditional Use Permit (CUP 07-017).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 08-015):

Project Address: 2809 Pomona Boulevard and 176 Mercury Circle
Project Applicant: Calvary Chapel Pomona Valley
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 1

Project Description:

The applicant is proposing a Conditional Use Permit request to allow a church use within two (2) existing industrial buildings 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 15301 (Class 1 – Existing Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission continue this item to the August 27, 2008 Planning Commission Meeting.

2. CONDITIONAL USE PERMIT (CUP 08-023):

Project Address: 2277 N. Garey Avenue
Project Applicant: Derrick Prodigalidad
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 6

Project Description:

The applicant is proposing a Conditional Use Permit to establish a collection facility in an existing supermarket parking lot. 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 or Conversion of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 08-023), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 08-019); VARIANCE (VAR 08-001):

Project Address: 100 W. Foothill Blvd.
Project Applicant: Indo Harrier Inc.
Project Planner: Mr. David Sanchez, Assistant Planner
Council District: CC District No. 6

Project Description:

The applicant is proposing a Conditional Use Permit request for the modification of an existing automotive service station that includes the conversion of the service bays into a convenience store, exterior remodel and the construction of a fuel canopy and automatic carwash tunnel, and Variance (VAR 08-001) to allow a reduction in the rear yard setback on a 27,891 square foot (.64 acre) property located at 100 West Foothill Boulevard in the C-4 (Highway Commercial 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 – Conversion of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit (CUP 08-019) and approving Variance (VAR 08-001), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 08-020):

Project Address: 1445 West Eleventh Street
Project Applicant: Mary E. Alvarez
Project Planner: Mr. Harald Luna, Assistant Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing a Conditional Use Permit request to construct a 917 square-foot addition to an existing residential structure and to construct a new two (2) car detached garage in the R-2 zone with an "S" (Supplemental) overlay. 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 08-020), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the August 13, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).

- a. **Conditional Use Permit (CUP 08-016):**

A Conditional Use Permit request to construct a drying canopy at an existing car wash located at 530 E. Foothill Blvd.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***August 13, 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 July 23, 2008 Planning Commission meeting was posted on Friday, July 18, 2008.

Brad Johnson
Planning Manager

F1 – 2809 Pomona Blvd. & 176 Mercury Cr.
F2 – 2277 N. Garey Ave.
F3 – 100 W. Foothill Blvd.
F4 – 1445 W. Eleventh St.