



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

**REGULAR ADJOURNED MEETING OF**  
**WEDNESDAY, NOVEMBER 14, 2007 @ 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:**

➤ September 26, 2007

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 07-018):**

*(Continued from October 24, 2007):*

**Project Address:** 874 E. Arrow Hwy.  
**Project Applicant:** Mr. Tracy Vann  
**Project Planner:** Mr. Josue Espino, Associate Planner  
**Council District:** CC District No. 6  
**Project Description:**

The applicant is proposing a Conditional Use Permit request to allow a proposed 7,009 square-foot building for a church and childcare center use on a 41,752 square-foot site. 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 continue this item to December 12, 2007.

**2. FINAL DEVELOPMENT PLAN (FDP 07-001):**

**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 the Guidelines for Implementation of the California Environmental Quality Act (CEQA), an Addendum to a previously adopted Mitigated Negative Declaration and Mitigation Monitoring Program was adopted by the Planning Commission on February 9, 2005, finding that the proposed planned development will not have a significant effect on the environment.

**Recommended Action:**

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

**3. CODE AMENDMENT (CA 06-001) SPECIFIC PLAN AMENDMENTS (SPA 07-004), (SPA 07-005), (SPA 07-006), (SPA 07-007), and (SPA 07-008):**

**Project Address:** City - Wide  
**Project Applicant:** City of Pomona  
**Project Planner:** Ms. Judy Kollar, Senior Planner  
**Council District:** CC District No. 1-6

**Project Description:**

The City is proposing to amend the Pomona Zoning Ordinance, Phillips Ranch Specific Plan, Downtown Pomona Specific Plan, Mountain Meadows Specific Plan, Mission-71 Business Park Specific Plan, and Kellogg Plaza Specific Area Plan to prohibit the establishment and operation of medical marijuana dispensaries Citywide. 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 15061(b)(3) exempts projects where it can be positively determined that the activity does not have the potential to cause a significant effect on the environment.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolutions recommending City Council approval of Code Amendment (CA 06-001), Specific Plan Amendments (SPA 07-004), (SPA 07-005), (SPA 07-006), (SPA 07-007) and (SPA 07-008).

**4. CONDITIONAL USE PERMIT (CUP 07-053):**

**Project Address:** 2085 S. Towne Ave.  
**Project Applicant:** H and K Properties  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 3

**Project Description:**

The applicant is proposing a Conditional Use Permit request for the development of a single-story 6,000 square foot multi-tenant retail building on a 26,314 square foot (.60 acres) property located at 2085 South Towne Avenue and zoned C-1 (Neighborhood Stores and Services). 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 a Resolution approving Conditional Use Permit (CUP 07-053), subject to conditions.

**5. TENTATIVE TRACT MAP (TTM 07-005):**

**Project Address:** 21 Rancho Camino Dr.  
**Project Applicant:** Phillips Ranch Development LLC.  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 5

**Project Description:**

The applicant is proposing a Tentative Tract Map proposal to merge two (2) existing parcels for the creation of a single lot and to create 38 office condominium units within two (2) approved office buildings (under-construction) located at 21 Rancho Camino Drive on a 283,870 square foot parcel (6.52-acre) with a land use designation of R-C (Regional-Commercial) in the Phillips Ranch Specific Plan. 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 Tentative Tract Map (TTM 07-005), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

Tentative Planning Division projects for the November 28, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).

**1. Conditional Use Permit (CUP 07-013):**

A request for an addition to an existing single family residence and to construct a 4-car garage located at 1406 S. Towne Ave.

**2. Conditional Use Permit (CUP 06-041):**

A Conditional Use Permit modification to add a 60 foot tall dust collection system located at 1260 E. Grand Ave.

**3. Conditional Use Permit (CUP 07-025):**

A Conditional Use Permit request for on-sale beer and wine within a restaurant with pool tables located at 749 N. Indian Hill Blvd..

**4. Conditional Use Permit (CUP 06-043):**

A Conditional Use Permit proposal to expand an existing commercial building located at 1318 S. Garey Ave.

**5. Fences / Walls:**

City-wide workshop discussion.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **November 28, 2007** starting at 7:00 p.m. in the City Council Chambers.

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

I, Brad Johnson, Planning Manager for the City of Pomona, hereby certify that the agenda for the November 14, 2007 Planning Commission meeting was posted on Friday, November 9, 2007.

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Brad Johnson  
Planning Manager

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**F1 – 874 E. Arrow Hwy.**  
**F2 – 600 E Bonita Ave.**  
**F3 – City - wide.**  
**F4 – 2085 S. Towne Ave.**  
**F5 – 21 Rancho Camino Dr.**