



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, FEBRUARY 27, 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:

➤ January 9, 2008

2. TIME EXTENSION (TX 07-029):

(Continued from January 23 and February 13, 2008):

A request for a one-year Time Extension (TX 07-029) for Variance (VAR 06-013) on property located at 1057 Hillcrest Drive.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-029) granting a one-year time extension for Variance (VAR 06-013).

3. TIME EXTENSION (TX 08-001):

A request for a one-year Time Extension (TX 008-001) for Conditional Use Permit (CUP 06-030) located at 811 S. White Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-001) granting a one-year time extension for Conditional Use Permit (CUP 06-030).

F. PUBLIC HEARING ITEMS:

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

(Continued from January 9, January 23 and February 13, 2008):

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 retail building serving food & drink (Starbucks) and a free-standing, freeway oriented sign. 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.

2. VARIANCE (VAR 07-008):

Project Address: 1151 Wisconsin Pl.
Project Applicant: Ms. Joann C. Flores
Project Planner: Ms. Sandra Campbell, Senior Planner
Council District: CC District No. 1
Project Description:

The applicant is proposing a Variance for a rear yard setback of 15' feet, and a minimum distance between the residence and detached garage of 4' feet. 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 Variance (VAR 07-008), subject to conditions.

3. TENTATIVE PARCEL MAP (TPM 08-001):

Project Address: 1365 S. San Antonio Ave.
Project Applicant: Mr. Jose Salcido
Project Planner: Ms. Heidi Fanous, Assistant Planner
Council District: CC District No. 3
Project Description:

The applicant is proposing to subdivide 1 parcel into 2 single family 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 08-001), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 07-065):

Project Address: 1515 E. Holt Ave.
Project Applicant: Rosmar Inc. / Carlos Luis
Project Planner: Ms. Heidi Fanous, Assistant Planner
Council District: CC District No. 4
Project Description:

The applicant is proposing a Conditional Use Permit for approval of a Type 41 (On-Sale) beer and wine license at an existing full service 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 continue this item to the March 12, 2008 Planning Commission meeting.

5. CONDITIONAL USE PERMIT (CUP 7-059):

Project Address: 2840 Ficus Ave.
Project Applicant: Doug Franz
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 3

Project Description:

The proposed project involves a Conditional Use Permit for the development of a new 36,729 square foot warehouse/maintenance building with office space at an existing contractor's storage yard on a 418,009 square foot (9.59 acre) lot located in the M-1 (Light Industrial) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), an Initial Study has been prepared for the project in compliance with Section 15063 of CEQA, and the City has determined that there is no substantial evidence, in light of the whole record, that the proposed project will cause a significant effect on the environment.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit (CUP 07-059), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the March 12, 2008 Planning Commission meeting
(all items listed below are tentatively scheduled).

1. Conditional Use Permit (CUP 08-066):

A Conditional Use Permit proposal to construct two industrial buildings in Phase III of the Mission/71 Business Park Specific Plan located at 1750 W. Second St.

2. Conditional Use Permit (CUP 06-051); Tentative Tract Map (TTM 06-011); Minor Deviation Variance (MDV 06-118):

A Conditional Use Permit, Tentative Tract Map and Variance proposal to construct a 17 unit residential condo project located at 1367 S. Towne Ave.

3. Conditional Use Permit (CUP 07-042); Tentative Parcel Map (TPM 07-005):

A Conditional Use Permit and Tentative Parcel Map proposal to construct two additional residential units and expand an existing residential unit located at 1136 E. Ninth St.

4. Conditional Use Permit (CUP 08-002):

A Conditional Use Permit request for off-sale beer and wine (Type 20) at an existing service station with food mart located at 22 Rio Rancho Rd.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***March 12, 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 February 27, 2008 Planning Commission meeting was posted on Friday, February 22, 2008.

Brad Johnson
Planning Manager

F1 – 2101 Murchison Ave.
F2 – 1151 Wisconsin Pl.
F3 – 1365 S. San Antonio Ave.
F4 – 1515 E. Holt Ave.
F5 – 2840 Ficus Ave.