



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

**REGULAR ADJOURNED MEETING OF**  
**WEDNESDAY, DECEMBER 12, 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:**

- October 10, 2007
- October 24, 2007
- November 14, 2007

### **2. MASTER SIGN PLAN – MISSION/71 BUSINESS PARK SPECIFIC PLAN:**

A request for the approval of Master Sign Plan for the Mission/71 Business Park Specific Plan, Phases 1 & 2.

#### **Recommended Action**

The Planning Division recommends that the Planning Commission approve the Master Sign Plan for Mission/71 Business Park Specific Plan, Phases 1 & 2.

## **F. PUBLIC HEARING ITEMS:**

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

*(Continued from October 24, and November 14, 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 January 23, 2008.

**2. AMENDED FINAL DEVELOPMENT PLAN (FDP 07-001):**  
***(Continued from November 14, 2007)***

**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 CEQA Guidelines Sections 15162, no additional CEQA documentation is required in that the previously approved documents discuss all significant effects, and no new information of substantial importance has been discovered.

**Recommended Action:**

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

**3. CONDITIONAL USE PERMIT (CUP 07-013):**  
***(Continued from November 28, 2007):***

**Project Address:** 1406 S. Towne Ave.  
**Project Applicant:** Mr. Ernesto and Alicia Quintero  
**Project Planner:** Mr. Heidi Fanous, Assistant Planner  
**Council District:** CC District No. 3

**Project Description:**

The applicant is proposing a Conditional Use Permit for a 674 square foot addition to an existing residential unit, to construct a 1,658 square foot second unit, and a 968 square foot 4-car garage. 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 table this item to a future meeting.

**4. CONDITIONAL USE PERMIT (CUP 07-025):**  
***(Continued from November 28, 2007):***

**Project Address:** 749 N. Indian Hill Blvd.  
**Project Applicant:** Mr. John Gonzalez  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 4

**Project Description:**

The applicant is proposing Conditional Use Permit to allow a Type 40 ABC license for the sale of alcohol (on-sale beer) in conjunction with a proposed restaurant within an existing billiards hall. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15270 CEQA does not apply to projects which are disapproved.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying Conditional Use Permit (CUP 07-025).

**5. CONDITIONAL USE PERMIT (CUP 06-043):**

**Project Address:** 1318 S. Garey Ave.  
**Project Applicant:** Mr. Yong-Ju Kown  
**Project Planner:** Mr. Heidi Fanous, Assistant Planner  
**Council District:** CC District No. 3

**Project Description:**

The applicant is proposing to construct an additional 1,968 square-feet of gross floor area to an existing 26,583 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.

**6. CONDITIONAL USE PERMIT (CUP 7-040):**

**Project Address:** 1915 N. Ervilla Pl.  
**Project Applicant:** Mr. Anil Kommireddy / Chaparral Medical Group  
**Project Planner:** Mr. Jay Jarrin, Senior Planner  
**Council District:** CC District No. 6

**Project Description:**

The applicant is proposing conversion of an existing 1,354-square foot single-family residence into a medical office on a 6,760-square foot property zoned A-P-S, Administrative Professional with 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 (Existing Facilities).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 07-040), subject to conditions.

**7. CONDITIONAL USE PERMIT (CUP 06-032):**

**Project Address:** 1175 E. Philadelphia St.  
**Project Applicant:** Mr. Ibrahim Trad  
**Project Planner:** Mr. Josue Espino, Associate Planner  
**Council District:** CC District No. 3  
**Project Description:**

The applicant is proposing Conditional Use Permit request to allow an alcohol license upgrade from a Type 20 (off-sale beer and wine) to Type 21 (off-sale general) Alcoholic Beverage Control (ABC) license at an existing market. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15270 CEQA does not apply to projects which are disapproved.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying Conditional Use Permit (CUP 06-032).

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

Tentative Planning Division projects for the January 9, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).

**1. Conditional Use Permit (CUP 07-061):**

A Conditional Use Permit request for an ABC license Type 47 (on-sale general) for a proposed bona fide restaurant located at 281 S. Thomas St.

**2. Conditional Use Permit (CUP 07-055):**

A Conditional Use Permit proposal to construct a 800 square foot retail building (Starbucks) located at 2101 Murchison Ave.

**3. Conditional Use Permit (CUP 07-059):**

A Conditional Use Permit proposal to construct a two story industrial building located at 2840 Ficus Ave.

**4. Conditional Use Permit (CUP 07-058); Variance (VAR 07-009):**

A Conditional Use Permit proposal to construct a freeway oriented sign with a Variance for height and sign area located at 2780 S. Reservoir St.

5. **Tentative Parcel Map (TPM 07-006):**  
A Tentative Parcel Map proposal to subdivide 10.27 acres into two industrial lots located at 800 E. Bonita Ave.
6. **Conditional Use Permit (CUP 07-052):**  
A Conditional Use Permit request for an ABC license Type 41 (on-sale beer and wine) at an existing restaurant located at 12 Rancho Camino Dr.
7. **Workshop – Walls / Fences Discussion.**

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***January 9, 2008*** 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 December 12, 2007 Planning Commission meeting was posted on Friday, December 7, 2007.

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Brad Johnson  
Planning Manager

**F1 – 874 E. Arrow Hwy.**  
**F2 – 600 E. Bonita Ave.**  
**F3 – 1406 S. Towne Ave.**  
**F4 – 749 N. Indian Hill Blvd.**  
**F5 – 1318 S. Garey Ave.**  
**F6 – 1915 N. Ervilla Pl**  
**F7 – 1175 E. Philadelphia St.**