



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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, APRIL 27, 2011 @ 7:00 PM

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- A. **CALL TO ORDER:** Chair Denton Mosier
- B. **FLAG SALUTE:** Chair Denton Mosier
- C. **ROLL CALL:** Brad Johnson, Planning Manager

Chair Denton Mosier, Vice Chair Kenneth E. Coble; Commissioner Robert Torres; Commissioner Arturo Jimenez; Commissioner Edward Starr and Commissioner Leslie Hedges

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.

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 10-016):

Continued from April 13, 2011

Project Address: 80 Rio Rancho Road

Project Applicant: Wal-Mart Stores Inc.

Project Planner: Mr. David Sanchez, Assistant Planner

Council District: CC District No. 5

Project Description:

The applicant is proposing a Conditional Use Permit to allow the sale of alcohol (Type 21 – Off Sale General) within an existing Wal-Mart store within the Phillips Ranch Specific Plan R-C (Regional-Commercial) district. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), this project meets the requirements for a categorical exemption in compliance with 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 10-016), with conditions.

2 CHANGE OF ZONE (CZ 10-003) AND GENERAL PLAN AMENDMENT (GPA 10-002)

Project Address: 1225 North Park Avenue

Project Applicant: City of Pomona Community Services Department

Project Planner: Ms. Sandra Campbell, Senior Planner

Council District: CC District No. 1

Project Description:

The applicant is proposing a General Plan Amendment to revise the General Plan Land Use Map to change the land use designations from Administrative Professional and Single-Family Residential to Open Space and a Change of Zone to revise the Zoning Map to change the zoning designation from A-P (Administrative Professional Office) and R-1-7200 (Single-Family Residential) to O (Open Space). Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Initial Study and Negative Declaration were prepared for the project.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions recommending City Council approval of CZ 10-003 and GPA 10-002.

3. **CONDITIONAL USE PERMIT (CUP 11-003):**
Project Address: 296 West Second Street
Project Applicant: Ramsay Halalambous
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing a Conditional Use Permit to modify Conditional Use Permit (CUP 97-007) to allow an existing restaurant (Alladin Jr.) to have live entertainment and upgrade the alcohol license to beer, wine, and distilled spirits (ABC Type-47 license) in the MU-CBD (Mixed-Use – Central Business District of the Downtown Pomona Specific Plan (DPSP). Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), this project meets the requirements for a categorical exemption in compliance with 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 11-003), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the May 11, 2011, Planning Commission meeting (**all items listed below are tentatively scheduled**).

a) **MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 07-056-2)**
Continued from April 13, 2011

Modification to Conditional Use Permit to modify operational conditions to restore on-sale liquor sales and uses previously allowed in the basement, and to extend operating hours at an existing restaurant in the MU-CBD (Mixed-Use – Central Business District) of the DPSP (Downtown Pomona Specific Plan) located at 135-139 East Second Street.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of *May 11, 2011*, 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 April 27, 2011 Planning Commission meeting was posted on Thursday, April 21, 2011.

Brad Johnson
Planning Manager

F1 – 80 Rio Rancho Road
F2 – 296 West Second Street
F3 – 1225 North Park Avenue

