



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, SEPTEMBER 14, 2011 @ 7:00 PM**

- 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 Frank Delgado; 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.

1. APPROVAL OF PC MINUTES:

August 10, 2011

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 10-020):

Project Address: 577 Vinton Avenue
Project Applicant: Peter S. DeJager
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 6
Project Description:

The applicant is proposing a Conditional Use Permit to allow the installation of a freeway sign at an existing car wash facility in the C-2 (Neighborhood Shopping Center Commercial) zone. 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 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 10-020).

2. CONDITIONAL USE PERMIT (CUP 11-011):

Project Address: 115 East Third Street
Project Applicant: J.J. Mayfair, LLC
Project Planner: Ms. Sandra Campbell, Senior Planner
Council District: CC District No. 2
Project Description:

A modification to an existing Conditional Use Permit to increase the residential units from 23 units to 32 residential units on floors 2-5 and the addition of a restaurant with retail on the first floor and bar/lounge in the basement with a full liquor license (Type 47, On Sale General – Eating Place) within an existing 5-story building located in the MU-CBD (Mixed-Use – Central Business District of the DPSP (Downtown Pomona Specific Plan). 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 11-011).

3. CONDITIONAL USE PERMIT (CUP 11-010):

Project Address: 499 North Garey Avenue
Project Applicant: Hip Hop School of Arts
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 1
Project Description:

A Conditional Use Permit to allow the establishment of a private arts school (Hip Hop School of Arts) in the MU-AR (Mixed-Use – Arterial Retail) zone of the DPSP (Downtown Pomona Specific Plan). 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 11-010).

G. PLANNING COMMISSION COMMUNICATIONS

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the September 28, 2011, Planning Commission meeting (**all items listed below are tentatively scheduled**).
 - a) **TENTATIVE PARCEL MAP (TPM 08-007) AND CONDITIONAL USE PERMIT (CUP 08-003)**
Tentative Parcel Map and Conditional Use Permit to consolidate four parcels into two parcels for the proposed construction and operation of a solid waste transfer station on approximately 10.5 acres located in the M-2 (General Industrial) zone at 1371 East Ninth Street

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **September 28, 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 September 14, 2011 Planning Commission meeting was posted on Thursday, September 8, 2011.

Brad Johnson
Planning Manager

F1 – 577 Vinton Avenue
F2 – 115 East Third Street
F3– 499 North Garey Avenue

