



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, MAY 25, 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 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:

April 27, 2011

2. TIME EXTENSION (TX 11-003):

A request for a second time extension for Conditional Use Permit (CUP 07-064) to allow a proposed church site expansion to add a detached 9,760 square-foot gymnasium and family center building, and a detached 15,477 square-foot educational and administration building for associated church uses, including a childcare center use in the A-P (Administrative Professional) zone with an S (Supplemental) Overlay on a property located at 2343 North San Antonio Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 11-003) granting a second time extension for Conditional Use Permit (CUP 07-064).

3. TIME EXTENSION (TX 10-004):

A request for a one-year time extension for Conditional Use Permit (CUP 09-014) to establish a community medical health center (East Valley Community Health Center) within an existing single story building with a total floor area of 24,400 square feet on an 89,591 square-foot lot with the C-4 (Highway Commercial) zone located at 1555 South Garey Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 11-004) granting a one-year time extension for Conditional Use Permit (CUP 09-014).

F. PUBLIC HEARING ITEMS:

1. MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 08-027):

Project Address: 184 West Third Street
Project Applicant: Gerald Tessier
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 4
Project Description:

The applicant is proposing a Modification to Conditional Use Permit to allow operations and floor plan modifications to an approved Tequilera (Tequila Bar) located 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 Modification of Conditional Use Permit (MCUP 08-027).

2. CONDITONAL USE PERMIT (CUP 11-001):

Project Address: 255 East Bonita Avenue

Project Applicant: Robert Barnes

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 construction of a 22,000 s. f. medical office building and modification to an existing parking area located in the A-P (Administrative and Professional) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA) an addendum to a previously adopted Negative Declaration has been prepared consistent with CEQA Section 15164-.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 11-001), subject to conditions.

3. CODE AMENDMENT (CA 10-002)

Project Address: Citywide

Project Applicant: City of Pomona Community Development
Department

Project Planner: Ms. Sandra Campbell, Senior Planner

Project Description:

A City-initiated Code Amendment to add Section .5809-24 to the Pomona Zoning Ordinance to add a public art requirement for private development and to add Section .5809-25 to the Pomona Zoning Ordinance to add regulations for “original artwork murals” and adoption of the “Art in Public Places Policies and Guidelines Manual”. Pursuant Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) exempts projects where it can be seen with certainty that the activity does not have the potential to cause a significant direct effect on the environment. The adoption of Code Amendment (CA 10-002) and the approval of the Art in Public Places Policies and Guidelines Manual do not have the potential to cause a significant direct effect on the environment.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution recommending City Council approval of CA 10-002.

G. PLANNING COMMISSION COMMUNICATIONS

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the June 8, 2011, Planning Commission meeting (**all items listed below are tentatively scheduled**).

- a) **MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 07-056-2)**
Continued from May 11, 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.
- b) **CONDITIONAL USE PERMIT (CUP 11-007):**
A Conditional Use Permit to modify CUP 09-006 to allow the expansion of an existing service station in the C-4 (Highway Commercial) zone located at 3111 Temple Avenue.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***June 8, 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 May 25, 2011 Planning Commission meeting was posted on Thursday, May 19, 2011.

Brad Johnson
Planning Manager

F1 – 184 West Third Street
F2 – 255 East Bonita Avenue
F3 - Citywide

