



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, AUGUST 10, 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:

June 22, 2011

July 13, 2011

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 11-005):

Continued from July 13 and July 27, 2011

Project Address: 2488 South Reservoir Street

Project Applicant: Thomas Kim

Project Planner: Mr. David Sanchez, Assistant Planner

Council District: CC District No. 3

Project Description:

The applicant is proposing a Conditional Use Permit to allow the sale of beer and wine for offsite consumption at an existing service station/convenience store in the M-2 (General Industrial) 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 15301, (Class 1 – Existing Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying Conditional Use Permit (CUP 11-005).

2. GENERAL PLAN AMENDMENT GPA 11-001 UPDATING THE HOUSING ELEMENT OF THE GENERAL PLAN

Project Address: Citywide

Project Applicant: City of Pomona

Project Planner: Judy Kollar, Senior Planner

Council District: Citywide

Project Description:

The City of Pomona has initiated General Plan Amendment (GPA 11-001) proposing to amend the General Plan to update the Housing Element for the planning period January 1, 2008 through June 30, 2014. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Negative Declaration has been prepared finding that the project will not have a significant effect on the environment.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a resolution recommending City Council approval of the Draft Housing Element Update of the

General Plan and its submittal to the State of California Department of Housing and Community Development (HCD) for certification.

3. 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).

4. SPECIFIC PLAN AMENDMENT (SPA 11-001):

Project Address: 1519 Via Estrella
Project Applicant: R. Steven Austin, P.E.
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 6
Project Description:

The applicant is proposing a Specific Plan Amendment to change the land use designation of seven vacant parcels, totaling 4.2 acres, from “Attached Residential” to “Detached Residential” within the Mountain Meadows Specific Plan located at and around 1519 Via Estrella. 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 15061 (b) (3).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution recommending City Council approval of Specific Plan Amendment (SPA 11-001).

5. CONDITIONAL USE PERMIT (CUP 11-008):

Project Address: 695 North Main Street
Project Applicant: Carlos Delgado
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 1
Project Description:

The applicant is proposing a Conditional Use Permit to allow the conversion of an existing single-family residence to a sorority house in the A-P (Administrative Professional) 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 15301, (Class 1 – Existing facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 11-008).

G. PLANNING COMMISSION COMMUNICATIONS

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the August 24, 2011, Planning Commission meeting (**all items listed below are tentatively scheduled**).

None scheduled

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **August 24, 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 August 10, 2011 Planning Commission meeting was posted on Thursday, August 4, 2011.

Brad Johnson
Planning Manager

F1 – 2488 South Reservoir Street
F2 – Citywide
F3 – 184 West Third Street
F4 – 1519 Via Estrella
F5 – 695 North Main Street

