



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, JUNE 22, 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. TIME EXTENSION (TX 11-005):**

A request for a one-year time extension for Conditional Use Permit (CUP 10-002) to allow the conversion of a single-family residence into a child day care center for children with learning disabilities in the R-1-7500 (Single-Family Residential) zone on a property located at 2839 Melbourne Avenue.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 11-005) granting a one-year time extension for Conditional Use Permit (CUP 10-002).

### **2. REVOCATION OF CONDITIONAL USE PERMIT (CUP 09-017)**

A request to revoke CUP 09-017 that allowed for the establishment of a facility for the loading and transferring of recyclable materials (plastics) in the M-2 (General Industrial) zone located at 1415 East Grand Avenue.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving the revocation of Conditional Use Permit (CUP 09-017 and PC Resolution No. 10-030).

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

### **1. MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 09-006) and Variance (MVAR 09-001):**

**Project Address:** 3111 Temple Avenue  
**Project Applicant:** Hooshang K. Foroshani  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 5  
**Project Description:**

The applicant is proposing a Modification to Conditional Use Permit and Variance to allow site plan modifications and architectural changes to an approved automatic carwash tunnel and convenience store for an existing automotive service in the C-4 (Highway 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 Resolutions approving Modification of Conditional Use Permit (MCUP 09-006) and Variance (MVAR 09-001) subject to conditions.

**2. MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 10-017):**

*(Continued from May 11 & June 8, 2011)*

**Project Address:** 135-139 East Second Street

**Project Applicant:** Jason Abboud

**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 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 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 denying Modification of Conditional Use Permit (MCUP 07-056-2).

**G. PLANNING COMMISSION COMMUNICATIONS**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the July 13, 2011, Planning Commission meeting **(all items listed below are tentatively scheduled).**

**a) CONDITIONAL USE PERMIT (CUP 11-005)**

Conditional Use Permit to allow the sale of beer and wine for off-site consumption at an existing service station/convenience store in the M-2 (General Industrial) zone located at 2488 South Reservoir Street.

**b) TENTATIVE PARCEL MAP (TPM 09-001 AND MAJOR SITE DEVELOPMENT PERMIT (SPR 09-001)**

Tentative Parcel Map for condominium purposes and Major Site Development Permit for a mixed-use project consisting of 36 attached dwelling units and approximately 3728 sf of retail space on a 1.56-acre site in the MU-I (Mixed Use Light Industrial) district of the DPSP (Downtown Pomona Specific Plan) located at 670 East Mission Boulevard.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **June 22, 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 June 22, 2011 Planning Commission meeting was posted on Thursday, June 16, 2011.

---

Brad Johnson  
Planning Manager

---

---

**F1 – 3111 Temple Avenue**  
**F2 – 135-139 East Second Street**

