



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, APRIL 28, 2010 @ 7:00 PM**

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

Chair Arturo Jimenez; Vice Chair Frank Delgado; Commissioner Edward Starr; Commissioner George Perez; Commissioner Gabriel Rogers; Commissioner Denton Mosier; Commissioner Kenneth E. Coble

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:

None.

2. TIME EXTENSION (TX 10-003):

Request for a one-year time extension for Conditional Use Permit (CUP 07-042) to allow for the construction of two attached residential units and the retention and modification of an existing detached residential unit, on a 16,192 square-foot (.37 acres) site in the R-2 (Low Density Multiple-Family Residential) zone with an S (Supplemental Use Overlay) overlay on a property located at 1136 East Ninth Street.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 10-003) granting a first (1)-year time extension for Conditional Use Permit (CUP 07-042).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (10-012):

Project Address: 563 N. Mountain View Avenue

**Project Applicant: City of Pomona, Community Development Department,
Housing Division**

Project Planner: Luis Rocha, Associate Planner

Council District: CC District No. 4

Project Description:

Conditional Use Permit (CUP 10-012) to allow a neighborhood community center within a former multi-family residential building, including interior and exterior rehabilitation in the R-3 (Medium Density Multiple Family Residential) zone located at 563 N. Mountain View Avenue. 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 Article 19, Section 15303(a), (Class 3 – Conversion of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving the Conditional Use Permit (CUP 10-012), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 10-001):

Project Address: 1693 N. Garey Avenue

Project Applicant: Alex Cuevas for AGC Design Concept, Inc.

Project Planner: David Sanchez, Assistant Planner

Council District: CC District No. 6

Project Description:

Conditional Use Permit to allow an existing gasoline service station (Pomona ARCO) to convert the service station's lube bays into a convenience store on a property located at 1693 N. Garey Avenue in the Administrative Professional (A-P) 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 Article 19, Section 15303(a), (Class 3 – Conversion of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving the Conditional Use Permit (CUP 10-001), subject to conditions.

3. MAJOR WIRELESS COMMUNICATION FACILITY (WCF 09-002):

Project Address: 732 Indigo Court
Project Applicant: Clearwire Wireless, LLC
Project Planner: Harald Luna, Assistant Planner
Council District: CC District No. 6

Project Description:

Major Wireless Communication Facility permit request to allow the co-location of three (3) new parabolic antennas, three (3) new panel antennas with D.A.P. Heads, related ground equipment on an existing freestanding seventy-seven (77') foot high monopole and the installation of one (1) equipment cabinet within an existing equipment enclosure area on a property in the M-1 (Light Industrial) zone located at 732 Indigo Court. 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 Article 19, Section 15303(a), (Class 3 – New Construction of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving the Major Wireless Communication Facility Permit (WCF 09-002), subject to conditions.

4. CONDITIONAL USE PERMIT (10-008):

Project Address: 495 E. Holt Avenue
Project Applicant: Walgreen Company
Project Planner: David Sanchez, Assistant Planner
Council District: CC District No. 4

Project Description:

Conditional Use Permit to allow the off-sale of beer and wine at an existing drugstore (Walgreens) on a property located at 495 E. Holt Avenue in the MU-AR (Mixed Use-Arterial Retail) district of the 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 Article 19, Section 15301, (Class 1 – Existing Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying the Conditional Use Permit (CUP 10-008).

5. CONDITIONAL USE PERMIT (CUP 09-006); VARIANCE (VAR 09-001):

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

Project Description:

Conditional Use Permit (CUP 09-006) and Variance (VAR 09-001) to allow the establishment of a detached carwash tunnel and office space with a reduced interior sideyard setback at an existing service station on a property within the C-4 (Highway Commercial) zone located at 3111 Temple Avenue. 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 Article 19, Section 15303(a), (Class 3 – New Construction of Small Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving the Conditional Use Permit (CUP 09-006) and Variance (VAR 09-001), subject to conditions.

6. APPEAL OF PLAN CHECK DENIAL (APLSFR 10-001):

(Continued from February 24; March 17; April 14, 2010):

Project Address: 873 N. White Avenue
Project Applicant: Alexander Ortenberg
Project Planner: Luis Rocha
Council District: CC District No. 1

Appeal of Plan Check (APLSFR 10-001) to construct a second unit and new garage on a single-family property in the R-1-7200 (Single Family-minimum lot size 7200 square foot) zone located at 873 N. White Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying the Appeal of Plan Check (APLSFR 10-001).

G. OLD BUSINESS ITEMS:

H. NEW BUSINESS ITEMS:

I. PLANNING COMMISSION COMMUNICATIONS

J. PLANNING MANAGER COMMUNICATIONS:

1. Special Meeting on Tuesday, May 11, 2010, at 6:00 p.m.

- a) **CITY COUNCIL-PLANNING COMMISSION GENERAL PLAN WORKSHOP:**
Joint Planning Commission and City Council workshop to discuss General Plan Update with consultant team and staff on May 11, 2010, starting at 6:00 p.m. at Western University, Cooper Hall located at 309 E. Second Street.

2. a) **CANCELLED – PLANNING COMMISSION MEETING OF MAY 12, 2010.**
Meeting is cancelled due to the City Council-Planning Commission General Plan Workshop on May 11, 2010.

3. Tentative Planning Division projects for the May 26, 2010, Planning Commission meeting **(all items listed below are tentatively scheduled).**

a. **CONDITIONAL USE PERMIT (CUP 09-013):**

(Continued from April 14, 2010)

A Conditional Use Permit request to allow a medical waste transfer facility in an existing industrial building within the M-1 (Light Industrial) zone at a property located at 683 New York Avenue.

b. **MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 08-030):**

(Continued from April 14, 2010)

Modification of Conditional Use Permit (MCUP 08-030) to add a restaurant use to an existing car rental business within the C-4 (Highway Commercial) zone on a property located at 1180 N. White Avenue.

c. **CONDITIONAL USE PERMIT (CUP 10-010):**

Conditional Use Permit to allow a non-emergency ambulance service (Rescue Services International (RSI) which includes crews quarters and a business office to handle billing and other inquiries in the M-2 (General Industrial zone) on a property located at 1517 East Grand Avenue.

d. **CONDITIONAL USE PERMIT (CUP 10-003):**

Conditional Use Permit to allow the development of a two-story residential duplex on a property within the R-2 (Low Density Multiple Family) zone located at 1015 W. Phillips Boulevard.

e. **TENTATIVE TRACT MAP (TTM 08-002):**

Tentative Tract Map to create air space condominiums in an existing medical office building on a property within the A-P (Administrative Professional) zone located at 1902 Royalty Drive.

K. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to a regular adjourned meeting on Wednesday, **May 26, 2010**, 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 28, 2010, Planning Commission meeting was posted on Thursday, April 22, 2010.

Brad Johnson
Planning Manager

F-1 - 563 N. Mountain Avenue
F2 - 1693 N. Garey Avenue
F-3 - 732 Indigo Court
F-4 - 495 E. Holt Ave
F-5 - 3111 Temple Avenue
F-6 - 873 N. White Avenue

