



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, APRIL 23, 2008 @ 7:00 PM**

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

**Chair Frank Delgado; Vice-Chair Gwen Urey; Commissioner Tim Saunders;
Commissioner Ron Vander Molen; Commissioner Arturo Jimenez;
Commissioner Andrew Santa Cruz**

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:

➤ February 27, 2008

2. TIME EXTENSION (TX 08-006):

A request for a second one-year Time Extension (TX 08-006) for Conditional Use Permit (CUP 05-043) to construct a 3-story, 105-guestroom hotel located at 38 Rancho Camino Drive.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-006) granting a second one-year time extension for Conditional Use Permit (CUP 005-043).

3. TIME EXTENSION (TX 08-008):

A request for a one-year Time Extension (TX 08-008) for Conditional Use Permit (CUP 06-062) to allow for the construction of 18,920 square foot office/warehouse building on located at 100 N. Mountain View Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-008) granting a one-year time extension for Conditional Use Permit (CUP 06-062).

4. TIME EXTENSION (TX 08-004):

A request for a one-year Time Extension (TX 08-004) for Conditional Use Permit (CUP 06-037) for a 16,037 square foot medical building located at 1833 S. Garey Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-004) granting a one-year time extension for Conditional Use Permit (CUP 06-037).

5. TIME EXTENSION (TX 08-007):

A request for a one-year Time Extension (TX 08-007) for Conditional Use Permit (CUP 07-005) to allow for the construction of 18,920 square foot office/warehouse building on located at 101 N. Mountain View Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-007) granting a one-year time extension for Conditional Use Permit (CUP 07-005).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 07-065):
(Continued from February 27, March 12 and March 26, 2008)

Project Address: 1515 E. Holt Ave.
Project Applicant: Rosmar Inc. / Carlos Luis
Project Planner: Ms. Heidi Fanous, Assistant Planner
Council District: CC District No. 4

Project Description:

The applicant is proposing a Conditional Use Permit for approval of a Type 41 (On-Sale) beer and wine license at an existing full service restaurant. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), 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 approving Conditional Use Permit (CUP 07-065), subject to conditions.

2. VARIANCE (VAR 07-012):
(Continued from March 12, and March 26, 2008)

Project Address: 895 E. Third St.
Project Applicant: Richard Glanz
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing a Variance to reduce the required front yard, street side yard and to increase the allowable lot coverage for the development of a new two (2) story single family home on a 3,257 square foot parcel. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301 (Class 3 – New Construction of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Variance (VAR 07-012), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 07-062):
(Continued from March 26, 2008)

Project Address: 1982 S. Garey Ave.
Project Applicant: Design Group Beau, Inc.
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 3
Project Description:

The applicant is proposing a Conditional Use Permit to construct a 9,903 square foot multi-tenant retail building on a parcel with an approximate size of 33,040 square feet located at 1982 South Garey Avenue in the "C-4" Highway Commercial zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332, (Class 32 - In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying Conditional Use Permit (CUP 07-062).

4. CONDITIONAL USE PERMIT (CUP 07-060)/CHANGE OF ZONE (CZ 07-002):

Project Address: 2093 N. Garey Ave.
Project Applicant: Michael V. Zenon
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 6
Project Description:

The applicant is proposing a Conditional Use Permit and a Change of Zone for a proposal to construct a Rite Aid Pharmacy and a multi tenant retail building. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32 – In-fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions recommending City Council approval of Change of Zone (CZ 07-002), and approving Conditional Use Permit (CUP 07-060), subject to conditions.

5. CONDITIONAL USE PERMIT (CUP 08-009):

Project Address: 342 S. Thomas St.
Project Applicant: Ms. Catherine Tessier
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 2
Project Description:

The applicant is proposing a Modification of an approved Conditional Use Permit to allow a proposed night club, including live entertainment, live music, dancing, and on-sale alcohol (general) in an existing commercial building. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), 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 approving Conditional Use Permit (CUP 08-009), subject to conditions.

6. CONDITIONAL USE PERMIT (CUP 08-012):

Project Address: 50 Rio Rancho Road
Project Applicant: Pomona Restaurant Group, LLC. DBA: Hermans
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 5
Project Description:

The applicant is proposing a Modification of an approved Conditional Use Permit to allow live entertainment in conjunction with an existing bona fide restaurant. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), 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 approving Conditional Use Permit (CUP 08-012), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the May 14, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).

No Items Scheduled

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***May 14, 2008*** 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 23, 2008 Planning Commission meeting was posted on Friday, April 18, 2008.

Brad Johnson
Planning Manager

F1 – 1515 E. Holt Ave.
F2 – 895 E. Third St.
F3 – 1982 S. Garey Ave.
F4 – 2093 N. Garey Ave.
F5 – 342 S. Thomas St.
F6 – 50 Rio Rancho Rd.