



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, MAY 26, 2010 @ 7:00 PM**

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- 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:

April 14, 2010

April 28, 2010

F. PUBLIC HEARING ITEMS:

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

(Continued from April 28, 2010)

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.

2. CONDITIONAL USE PERMIT (10-008):

(Continued from April 28, 2010)

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).

3. CONDITIONAL USE PERMIT (CUP 09-013):

(Continued from April 14, 2010)

Project Address: 683 New York Drive

Project Applicant: Waste Stream Solutions California

Project Planner: David Sanchez, Assistant Planner

Council District: CC District No. 1

Project Description:

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. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), an Initial Study and draft Negative Declaration have been prepared for this project. The draft Negative Declaration has been prepared based on the finding that the proposed project will have a less than significant effect on the environment.

Recommended Action:

The Planning Division recommends that the Planning Commission either adopt the attached Resolution and Negative Declaration (Attachment 1) approving the Conditional Use Permit (CUP 09-013), subject to conditions or alternatively adopt the attached Resolution (Attachment 2) denying the Conditional Use Permit (CUP 09-013).

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

(Continued from April 14, 2010)

Project Address: 1180 N. White Avenue

Project Applicant: Jean Ndjongo

Project Planner: Luis Rocha, Associate Planner

Council District: CC District No. 1

Project Description:

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. 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 approving the Conditional Use Permit (MCUP 08-030), subject to conditions.

G. OLD BUSINESS ITEMS:

H. NEW BUSINESS ITEMS:

I. PLANNING COMMISSION COMMUNICATIONS

J. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the June 9, 2010, Planning Commission meeting (all items listed below are tentatively scheduled).

- a) **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 in the M-2 (General Industrial zone) on a property located at 1517 East Grand Avenue.
- b) **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.
- c) **TIME EXTENSION (10-004):**
Request for a one-year time extension for Conditional Use Permit (CUP 07-060) to allow the development of a drug store (Rite-Aid) in a C-3 (General Commercial) zone on a 113,223 square foot (2.59 acre) parcel on a property located at 2093 N. Garey Avenue.
- d) **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, **June 9, 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 May 26, 2010, Planning Commission meeting was posted on Thursday, May 20, 2010.

Brad Johnson
Planning Manager

F-1 - 732 Indigo Court
F-2 - 495 E. Holt Ave
F-3 - 683 New York Drive
F-4 - 1180 N. White Avenue

