



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, SEPTEMBER 10, 2008 @ 7:00 PM**

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- A. CALL TO ORDER:** Chair Ron Vander Molen
- B. FLAG SALUTE:** Chair Ron Vander Molen
- C. ROLL CALL:** Brad Johnson, Planning Manager

**Chair Ron Vander Molen; Vice-Chair Arturo Jimenez; Commissioner Frank Delgado; Commissioner Tim Saunders; 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:**

➤ August 13, 2008

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 08-020):**

*(Continued from July 23, and August 12 and 27, 2008):*

**Project Address:** 1445 West Eleventh Street  
**Project Applicant:** Mary E. Alvarez  
**Project Planner:** Mr. Harald Luna, Assistant Planner  
**Council District:** CC District No. 2

**Project Description:**

The applicant is proposing a Conditional Use Permit request to construct a 917 square-foot addition to an existing residential structure and to construct a new two (2) car detached garage in the R-2 zone with an "S" (Supplemental) overlay. 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 08-020), subject to conditions.

**2. CONDITIONAL USE PERMIT (CUP 08-016):**

**Project Address:** 530 East Foothill Boulevard  
**Project Applicant:** Izhak Terme Foroosh  
**Project Planner:** Ms. Heidi Fanous, Assistant Planner  
**Council District:** CC District No. 6

**Project Description:**

The applicant is proposing a Conditional Use Permit request to allow the addition of a drying area canopy to an existing car wash in the C-4 (Commercial Highway) 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 15301 (Class 1 – Existing Facilities).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 08-016), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the September 24, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).
  - a. **Code Amendment (CA 08-001):**  
A City initiated Code Amendment for assembly uses.
  - b. **Code Amendment (CA 08-002):**  
A City initiated Code Amendment to modify regulations for fencing and walls.
  - c. **Conditional Use Permit (CUP 08-011):**  
A Conditional Use Permit request to allow an expansion of an existing office building located at 1415 East Grand Avenue.
  - d. **Conditional Use Permit (CUP 08-021 and Variance (VAR 08-003):**  
A Conditional Use Permit request to allow the construction of a new medical office building and Variance for required landscape setbacks located at 2111 North Garey Avenue.
  - e. **Conditional Use Permit (CUP 08-027):**  
A Conditional Use Permit request to allow the establishment of a Tequila Bar with a Type 48 ABC License located at 184 W. Third Street.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***September 24, 2008*** starting at 7:00 p.m. in the City Council Chambers.

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**\*\*\* CERTIFICATION OF POSTING AGENDA \*\*\***

I, Brad Johnson, Planning Manager for the City of Pomona, hereby certify that the agenda for the September 10, 2008 Planning Commission meeting was posted on Friday, September 5, 2008.

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Brad Johnson  
Planning Manager

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**F1 – 1445 W. Eleventh St.**  
**F2 – 530 E. Foothill Blvd.**