



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, SEPTEMBER 12, 2007 @ 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 Sylvia Scharf; 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:**

➤ August 8, 2007

**F. PUBLIC HEARING ITEMS:**

**1. TENTATIVE PARCEL MAP (TTM 06-015), CONDITIONAL USE PERMIT (CUP 06-025) AND VARIANCE (VAR 06-021):  
*(Continued from July 11, 2007 and August 8, 2007):***

**PROJECT ADDRESS: 1390 S. Palomares Street**

**PROJECT APPLICANT: RAS Associates**

**PROJECT PLANNER: Mr. Malcolm Oliver, Assistant Planner**

**COUNCIL DISTRICT: CC District No. 3**

**Project Description:**

The applicant is proposing Conditional Use Permit (CUP 06-025) to allow for the construction of 12 detached condominiums; Tentative Tract Map (TTM 06-015) to allow for the subdivision of the parcel for residential condominium purposes and Variance (VAR 06-021) to allow for a reduction in building separation from the required 15-feet to 10-feet. 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:**

Staff recommends that this item be pulled from the agenda.

**2. CONDITIONAL USE PERMIT (CUP 07-046):**

**Project Address: 205 East Second Street**

**Project Applicant: Mr. Roland Manukain**

**Project Planner: Mr. Malcolm Oliver, Assistant Planner**

**Council District: CC District No. 4**

**Project Description:**

The applicant is proposing a Conditional Use Permit for on-sale alcohol (On-Sale General - Type 47) for a proposed restaurant in conjunction with Live Entertainment and Dancing in the Mixed Use – Central Business District (MU-CBD) zone of the Downtown Pomona Specific Plan (DPSP). 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 a Resolution approving Conditional Use Permit (CUP 07-046), subject to conditions.

**3. MISCELLANEOUS (MISC 07-116):**

**Project Address:** 29 Santa Clara Drive  
**Project Applicant:** T- Mobile  
**Project Planner:** Mr. Malcolm Oliver, Assistant Planner  
**Council District:** CC District No. 5  
**Project Description:**

The applicant is proposing a major wireless communication facility permit for the development of a utility pole mounted wireless communication facility within the public right-of-way. 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 15303 (Class 3 – New Construction of Small Structures).

**Recommended Action:**

The Planning Division recommends that the Planning Commission continue this item to September 26, 2007.

**4. TENTATIVE PARCEL MAP (TPM 07-001):**

**Project Address:** 1424 Prospect Drive  
**Project Applicant:** Mr. Levi Belville  
**Project Planner:** Mr. Malcolm Oliver, Assistant Planner  
**Council District:** CC District No. 2  
**Project Description:**

The applicant is proposing Tentative Parcel Map to subdivide a 19,596 sq. ft. parcel into two parcels. 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 15315 (Class 15 – Minor Land Divisions).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt a Resolution approving Tentative Parcel Map (TPM 07-001), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

1. Discussion of Fencing Issues.

**H. PLANNING MANAGER COMMUNICATIONS:**

Tentative Planning Division projects for the September 26, 2007 Planning Commission meeting 1(***all items listed below are tentatively scheduled***).

**1. Conditional Use Permit (CUP 07-026):**

A Conditional Use Permit for a body art studio in the MU-CBD located at 264 W. Second St.

**2. MISCELLANEOUS (MISC 07-116):**

A Miscellaneous permit for a Wireless Communication facility for the development of a utility pole mounted within the public right-of-way located at 29 Santa Clara Dr.

**3. Final Development Plan (FDP 07-001):**

A proposal to modify approved Final Development Plan for 123 unit single family project located at 600 E. Bonita Ave.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***September 26, 2007*** 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 12, 2007 Planning Commission meeting was posted on Friday, September 7, 2007.

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Brad Johnson  
Planning Manager

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**F1 – 1390 S. Palomares St.**

**F2 – 205 E. Second St.**

**F3 – 29 Santa Clara Dr.**

**F3 – 1424 Prospect Dr.**