



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, OCTOBER 22, 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; Commissioner Edward Starr**

**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:**

- September 10, 2008;
- September 24, 2008

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 07-57); VARIANCE (VAR 08-002)**

**Project Address:** 1212 N. White Ave  
**Project Applicant:** Jimmy & Tinku Juneja  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 1

**Project Description:**

The applicant is proposing a Conditional Use Permit to develop a two-story multi-tenant commercial building on a 17,946 sq. ft. lot and Variance to reduce the depth of required yards. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for this project per Article 6, Section 15074.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit (CUP 07-057) and Variance (VAR 08-002) subject to conditions.

**2. CONDITIONAL USE PERMIT (CUP 08-030):**

**Project Address:** 1180 N. White Ave  
**Project Applicant:** Jean Njongo  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 1

**Project Description:**

The applicant is proposing a Conditional Use Permit to establish a car rental agency with a relocated former automotive service station building and canopy structure from 1212 N. White Ave on a 11,630 sq. ft. lot. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for this project per Article 6, Section 15074.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 08-030), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

1. Request by Commissioner Saunders to discuss the election of a New Chair

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the November 12, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).
  - a. **Conditional Use Permit (CUP 08-024):**  
A Conditional Use Permit request to establish a meeting hall for a motorcycle club in an existing commercial building located at 273 (253) S. Park Ave.
  - b. **Conditional Use Permit (CUP 08-045):**  
A Conditional Use Permit request for an alcohol license (type-20 off-sale) at an existing service station/convenience store located at 100 W. Foothill Blvd.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***November 12, 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 October 22, 2008 Planning Commission meeting was posted on Friday, October 17, 2008.

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Brad Johnson  
Planning Manager

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**F1 – 1212 N. White Ave.**  
**F2 – 1180 N. White Ave.**

