



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

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

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- A. CALL TO ORDER:** Vice-Chair Arturo Jimenez
- B. FLAG SALUTE:** Vice-Chair Arturo Jimenez
- C. ROLL CALL:** Brad Johnson, Planning Manager

**Vice-Chair Arturo Jimenez; 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:**

- October 8, 2008 (*Continued from November 12, 2008*)
- October 22, 2008

### **2. TIME EXTENSION (TX 08-020):**

*(Continued from September 24, 2008 and November 12, 2008):*

Request for a one-year time extension for Conditional Use Permit (CUP 07-006) ) for the construction of a five-story mixed use commercial and residential building with a gross floor area of up to 304,000 square feet, including a 7-level parking structure, 113 residential units, 5 live-work units, and up to 14,000 square feet of retail floor area within the Downtown Pomona Specific Plan Area in the MU-CBD (Mixed Use-Central Business District) zone on a property located at 255 W. Second Street.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-020) granting a one-year time extension for Conditional Use Permit (CUP 07-006).

### **3. TIME EXTENSION (TX 08-021):**

*(Continued from September 24, 2008 and November 12, 2008):*

Request for a one-year time extension for Conditional Use Permit (CUP 07-007) for the construction of a five-story mixed use commercial and residential building with a gross floor area of up to 403,000 square feet, including a 7-level parking structure, 153 residential units, and up to 21,000 square feet of retail floor area within the Downtown Pomona Specific Plan Area in the MU-CBD (Mixed Use-Central Business District) zone on a property located at 355 & 455 W. Second Street.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-021) granting a one-year time extension for Conditional Use Permit (CUP 07-007).

### **4. Conditional Use Permit (CUP 08-019); Variance (VAR 08-001):**

A Conditional Use Permit request to review signage at an existing service station with previously approved modifications located at 100 W. Foothill Blvd.

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 08-035):**

*(Continued from November 12, 2008):*

**Project Address:** 2580 N. Garey Ave  
**Project Applicant:** Ariel Dela Rosa  
**Project Planner:** Ms. Heidi Fanous, Assistant Planner  
**Council District:** CC District No. 6  
**Project Description:**

The applicant is proposing a Conditional Use Permit to retain a 679 square foot addition on the east side of an existing automobile repair shop. 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 08-035).

**2. CONDITIONAL USE PERMIT (CUP 08-045):**

*(Continued from November 12, 2008):*

**Project Address:** 100 W. Foothill Blvd  
**Project Applicant:** Indo Harrier Inc.  
**Project Planner:** Mr. Harald Luna, Assistant Planner  
**Council District:** CC District No. 6

**Project Description:**

The applicant is proposing a Conditional Use Permit to allow an Off-sale beer and wine (Type 20) license at an existing gasoline service station on a .64-acre property zoned C-4 (Highway Commercial). 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 denying Conditional Use Permit (CUP 08-045).

**3. CONDITIONAL USE PERMIT (CUP 08-067):**

*(Continued from November 12, 2008):*

**Project Address:** 1600 Fairplex Drive  
**Project Applicant:** Alfonso Garcia for LHL Architects  
**Project Planner:** Mr. David Sanchez, Assistant Planner  
**Council District:** CC District No. 6

**Project Description:**

The applicant is proposing a Conditional Use Permit to allow a 4,110 square foot addition and outdoor patio expansion to an existing 15,405 square foot 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 08-067), subject to conditions.

**4. VARIANCE (VAR 08-010)**

**Project Address:** 1043 Laurel Ave  
**Project Applicant:** Ping Ming Liang  
**Project Planner:** Mr. Harald Luna, Assistant Planner  
**Council District:** CC District No. 1

**Project Description:**

The applicant is proposing a Variance to allow the reduction of the required twenty-five (25) foot rear yard setback, to twelve (12) feet eight (8) inches, for the construction of a 158 square-foot addition to the rear (north) elevation of an existing 950 square-foot dwelling on a 3,550 square-foot parcel located in the R-1-6,000 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 the Variance (VAR 08-010).

**5. CONDITIONAL USE PERMIT (CUP 08-024)**

*(Continued from November 12, 2008):*

**Project Address:** 273 (253) S. Park Ave  
**Project Applicant:** Black Knightz M.C.  
**Project Planner:** Mr. Josue Espino, Associate Planner  
**Council District:** CC District No. 1

**Project Description:**

The applicant is proposing a Conditional Use Permit to allow a meeting hall for a motorcycle club. 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 denying Conditional Use Permit (CUP 08-024).

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the January 14, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).
  - a. **Conditional Use Permit (CUP 08-028):**  
A Conditional Use Permit request to construct three detached residential units on a property containing an existing residence located at 1427 S. Gibbs St.
  - b. **Conditional Use Permit (CUP 08-036):**  
A Conditional Use Permit request to convert church classrooms into a retreat center located at 1233 Kingsley Ave.
  - c. **Conditional Use Permit (CUP 08-033):**  
A Conditional Use Permit request for an on-sale beer and wine at a proposed restaurant located at 756 Arrow Hwy.
  - d. **Miscellaneous (MISC 08-158):**  
A Miscellaneous request for a major WCF with underground vault located at 2211 N. Orange Grove Ave.
  - e. **Conditional Use Permit (CUP 08-069):**  
A Conditional Use Permit request to establish a medical imaging center in an existing commercial building located at 1555 N. Orange Grove.
  - f. **Variance (VAR 08-011):**  
A Variance request to deviate from the required setback for second unit located at 284 E. Lincoln Ave.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***January 14, 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 December 10, 2008 Planning Commission meeting was posted on Friday, December 5, 2008.

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Brad Johnson  
Planning Manager

**F1 - 2580 N. Garey Ave.**  
**F2 - 100 W. Foothill Blvd.**  
**F3 - 1600 Fairplex Drive.**  
**F4 - 273 (253) S. Park Ave**  
**F5 - 1043 Laurel Ave**

