



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, MAY 13, 2009 @ 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 Andrew Santa Cruz; Commissioner Edward Starr; Commissioner Jason Rothman; Commissioner George Perez; Commissioner Gabriel Rogers; Commissioner Denton Mosier**

**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:**

➤ None

**2. TIME EXTENSION (TX 09-003):**

Request for a second one-year time extension for the construction of a 2-story multi-tenant office/retail building for a property located at 1833 N. Garey Ave.

**Recommended Action:**

The planning Division recommends that the Planning Commission approve Time Extension (TX 09-001) granting a second one-year time extension for Conditional Use Permit (CUP 06-037)

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT MODIFICATION (CUPM 06-005):**

*(Continued from April 22, 2009):*

**Project Address:** 101 West Mission Blvd., #101  
**Project Applicant:** Sakura Ichi (C/o: Yao Chi Yang)  
**Project Planner:** Mr. Josue Espino, Associate Planner  
**Council District:** CC District No. 2

**Project Description:**

The applicant is proposing a Conditional Use Permit Modification request to allow an extension of closing hours from 10:30 p.m. to 2:00 a.m., Friday and Saturday for an existing restaurant. 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 continue the item to May 27, 2009.

**2. CONDITIONAL USE PERMIT (CUP 08-048):**

**Project Address:** 130 E. First St.  
**Project Applicant:** Samir Abboud  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 4

**Project Description:**

The applicant is proposing a Conditional Use Permit request to allow the establishment of a retail tobacco store with a lounge (smoking/hookah lounge), live entertainment/performing arts (Pre-recorded music, DJ and live music entertainment, poetry reading and karaoke) and an art gallery. 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 Conditional Use Permit (CUP 08-048), subject to conditions.

**G. NEW BUSINESS ITEMS:**

**H. PLANNING COMMISSION COMMUNICATIONS**

**I. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the May 27, 2009 Planning Commission meeting (***all items listed below are tentatively scheduled***).
  - a. **Oak Tree Permit (OTP 09-001):**  
An Oak Tree Permit to allow relocation of 6 oak trees and removal of 3 oak trees at the Los Angeles County Fairgrounds located at 1101 West Mckinley Avenue.
  - b. **Conditional Use Permit (CUP 09-002):**  
Conditional Use Permit an off-sale beer and wine license for an existing 7-11 convenience store with gas station located at 2055 North Towne Ave.

**J. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***May 27, 2009*** 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 May 13, 2009 Planning Commission meeting was posted on Friday, May 8, 2009.

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Brad Johnson  
Planning Manager

**F1 – 101 West Mission Blvd.**  
**F2- 130 E First St.**

