



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, OCTOBER 10, 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 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 22, 2007

**F. PUBLIC HEARING ITEMS:**

**1. MISCELLANEOUS (MISC 07-173):**

**Project Address:** 980 S. Buena Vista Ave.  
**Project Applicant:** T- Mobile  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 2  
**Project Description:**

The applicant is proposing a major wireless communication facility permit for a faux light standard at Ralph Welsh Park. 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 adopt a Resolution approving Miscellaneous Permit (MISC 07-173), subject to conditions.

**2. MISCELLANEOUS (MISC 07-172):**

**Project Address:** 600 E. Philadelphia Ave.  
**Project Applicant:** T- Mobile  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 3  
**Project Description:**

The applicant is proposing a major wireless communication facility permit for a faux light standard at Philadelphia Park. 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 adopt a Resolution approving Miscellaneous Permit (MISC 07-172), subject to conditions.

**3. CONDITIONAL USE PERMIT (CUP 07-054):**

**Project Address:** 2001 W. Mission Blvd.  
**Project Applicant:** Victory Outreach Church  
**Project Planner:** Mr. Josue Espino, Associate Planner  
**Council District:** CC District No. 5  
**Project Description:**

The applicant is proposing a church with sanctuary areas for adults and children, childcare and nursery rooms, offices and a bookstore to occupy a 33,361 square-foot portion of an existing office building on an approximately 14.85 acres property located at 2001 W. Mission Blvd. and zoned M-2 (General Industrial). Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15270, CEQA does not apply to projects which are disapproved.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt a Resolution denying Conditional Use Permit (CUP 07-054).

**4. MISCELLANEOUS (MISC 07-136):**

**Project Address:** 953 E. Kingsley Ave.  
**Project Applicant:** T- Mobile  
**Project Planner:** Mr. Malcolm Oliver, Assistant Planner  
**Council District:** CC District No. 4  
**Project Description:**

The applicant is proposing a major wireless communication facility permit for a 45-foot high wireless facility disguised as a palm tree at an existing church. 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 October 24, 2007.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

**1. Annual Awards for Development Community.**

Tentative Planning Division projects for the October 24, 2007 Planning Commission meeting (*all items listed below are tentatively scheduled*).

**1. Conditional Use Permit (CUP 07-018):**

A Conditional Use Permit for a proposal for a church and childcare center located at 874 E. Arrow Hwy.

**2. Conditional Use Permit (CUP 07-056):**

A Conditional Use Permit for a proposal to modify a Conditional Use Permit to upgrade ABC license from type 41 to type 47 and modify hours located at 135/139 E. Second St.

**3. Conditional Use Permit (CUP 06-025); Tentative Tract Map (TTM 06-015); Variance (VAR 06-021):**

A Conditional Use Permit, Tentative Tract Map and Variance proposal to construct 12 detached condos with a reduced building separation located at 1390 S. Palomares St.

**4. Conditional Use Permit (CUP 07-051); Tentative Tract Map (TTM 06-011)**

A Conditional Use Permit and Tentative Tract Map for a proposal to construct 20 condominiums located at 1367 S. Towne Ave.

**5. Conditional Use Permit (CUP 06-043):**

A Conditional Use Permit for a proposed addition to existing commercial building located at 1318 S. Garey Ave.

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

A proposal to modify an approved Final Development Plan for a 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 ***October 24, 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 October 10, 2007 Planning Commission meeting was posted on Friday, October 5, 2007.

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Brad Johnson  
Planning Manager

**F1 – 980 S. Buena Vista Ave.**  
**F2 – 600 E. Philadelphia Ave.**  
**F3 – 2001 W. Mission Blvd.**  
**F4 – 953 E. Kingsley Ave.**