



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

**REGULAR ADJOURNED MEETING OF**  
**WEDNESDAY, JANUARY 28, 2009 @ 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 Andrew Santa Cruz; Commissioner Edward Starr; Commissioner Jason Rothman; Commissioner George Perez; Commissioner Gabriel Rogers**

**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)*

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 08-028); TENTATIVE PARCEL MAP TPM (08-005):**

<b>Project Address:</b>	<b>1427 S. Gibbs St.</b>
<b>Project Applicant:</b>	<b>Tony Lin</b>
<b>Project Planner:</b>	<b>Mr. Luis Rocha, Associate Planner</b>
<b>Council District:</b>	<b>CC District No. 3</b>

**Project Description:**

The applicant is proposing a Conditional Use Permit for the development of three (3) new detached residential units and the retention of an existing detached residential unit and Tentative Parcel Map (08-005) for condominium purposes on a subject site with an approximate size of 17,968 square feet (.41 acres) in the "R-2" (Low Density Multiple-Family) zone with an "S" (Supplemental Use) Overlay. 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 15332, (Class 32-In-Fill Development Projects).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving the Conditional Use Permit (CUP 08-028) and Tentative Parcel Map (08-005), subject to conditions.

**2. CONDITIONAL USE PERMIT (CUP 08-043):**

<b>Project Address:</b>	<b>1395 E. Lexington Ave</b>
<b>Project Applicant:</b>	<b>U.S. Golden Enterprises, Inc.</b>
<b>Project Planner:</b>	<b>Mr. Josue Espino, Associate Planner</b>
<b>Council District:</b>	<b>CC District No.3</b>

**Project Description:**

The applicant is proposing a Conditional Use Permit (CUP 08-043) for an electronic recycling facility within an existing industrial building. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), the 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 08-043), subject to conditions.

**3. CONDITIONAL USE PERMIT (CUP 08-006); VARIANCE (VAR 08-012):**

**Project Address:** 1207 E. Mission Blvd.  
**Project Applicant:** A & S Engineering  
**Project Planner:** Mr. Josue Espino, Associate Planner  
**Council District:** CC District No.3

**Project Description:**

The applicant is requesting a Conditional Use Permit for a proposed modification and expansion of retail space at an existing automobile service station with a convenience store, and Variance for reduced setback area. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), the 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 Resolutions approving Conditional Use Permit (CUP 08-006) and Variance (VAR 08-012), subject to conditions.

**4. MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 91-127); VARIANCE (MVAR 91-128)**

**Project Address:** 235 W. Third St.  
**Project Applicant:** Juventud Renovada En el Espíritu Santo (JRES)  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 2

**Project Description:**

The City of Pomona is requesting a modification to conditions of approval for an existing religious auditorium. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), the 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 Resolutions approving Modifications to Conditional Use Permit (MCUP 91-127) and Variance (MVAR 91-128), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS:**

- a. Selection of Chair and Vice-Chair

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the February 11, 2009 Planning Commission meeting (***all items listed below are tentatively scheduled***).

- a. **Conditional Use Permit (CUP 08-036):**

- A Conditional Use Permit request to convert church classrooms into a retreat center located at 1233 Kingsley Ave.

- b. **Conditional Use Permit (CUP 08-033):**

- A Conditional Use Permit request for on-sale beer and wine at a proposed restaurant at 756 Arrow Hwy.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***February 11, 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 January 28, 2009 Planning Commission meeting was posted on Friday, January 23, 2009.

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Brad Johnson  
Planning Manager

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**F1 - 1427 S. Gibbs St.**  
**F2 - 1395 E. Lexington Ave**  
**F3 - 1207 E. Mission Blvd.**  
**F4 - 235 W. Third St.**

