



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, FEBRUARY 13, 2008 @ 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:

(Continued from January 23, 2008):

➤ December 12, 2007

2. TIME EXTENSION (TX 07-030):

(Continued from January 23, 2008):

A request for a second one-year Time Extension (TX 07-030) for Conditional Use Permit (CUP 04-033) and Tentative Tract Map (TTM 05-011) project located at 501 E. Mission Avenue and 516 E. Fourth Ave.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-030) granting a second one-year time extension for Conditional Use Permit (CUP 04-033) and Tentative Tract Map (TTM 05-011).

3. TIME EXTENSION (TX 08-003):

(Continued from January 23, 2008):

A request for a one-year Time Extension (TX 08-003) for Tentative Tract Map (TTM 04-009) on property located at 600 E. Bonita Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-003) granting a one-year time extension for Tentative Tract Map (TTM 04-009).

4. TIME EXTENSION (TX 07-029):

(Continued from January 23, 2008):

A request for a one-year Time Extension (TX 07-029) for Variance (VAR 06-013) on property located at 1057 Hillcrest Drive.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-029) granting a one-year time extension for Variance (VAR 06-013).

5. TIME EXTENSION (TX 07-031):

(Continued from January 23, 2008):

A request for a one-year Time Extension (TX 07-031) for Conditional Use Permit (CUP 06-047) and Variance (VAR 06-014) on property located at 1550 South San Antonio Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-031) granting a one-year time extension for Conditional Use Permit (CUP 06-047) and Variance (VAR 06-014).

6. TIME EXTENSION (TX 08-002):

A request for a one-year Time Extension (TX 08-002) for Conditional Use Permit (CUP 06-040) on property located at 1074 South San Antonio Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-002) granting a one-year time extension for Conditional Use Permit (CUP 06-040).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 07-018):

(Continued from October 24, November 14, December 12, 2007 and January 23, 2008):

Project Address: 874 E. Arrow Hwy.
Project Applicant: Mr. Tracy Vann
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 6

Project Description:

The applicant is proposing a Conditional Use Permit request to allow a proposed 7,009 square-foot building for a church and childcare center use on a 41,752 square-foot site. 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 the attached Resolution approving Conditional Use Permit (CUP 07-018), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 7-055):

(Continued from January 9 and January 23, 2008):

Project Address: 2101 Murchison Ave.
Project Applicant: RHL Design Group, Inc.
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 1

Project Description:

The applicant is proposing to construct a 800 square foot drive thru coffee shop building (Starbucks). 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 February 27, 2008.

3. CONDITIONAL USE PERMIT (CUP 07-061):

(Continued from January 23, 2008):

Project Address: 281 S. Thomas St. #103
Project Applicant: Ms. Catherine Tessier
Project Planner: Ms. Heidi Fanous, Assistant Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing a Conditional Use Permit for On-Sale beer and wine license (Type -41) at a proposed full service restaurant in an existing commercial building. 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 07-061), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 7-058) and VARIANCE (VAR 07-009):

(Continued from January 23, 2008):

Project Address: 2780 South Reservoir Street
Project Applicant: Blake Sign Company
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing a Conditional Use Permit for a Freeway Oriented Sign and Variance to exceed height limits sign face area and copy lines. 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 the attached Resolutions approving Conditional Use Permit (CUP 07-058) and Variance (VAR 07-009), subject to conditions.

5. CONDITIONAL USE PERMIT (CUP 08-004):

Project Address: 1318 S. Garey Avenue
Project Applicant: Mr. Douglas Velasquez
Project Planner: Ms. Heidi Fanous, Assistant Planner
Council District: CC District No. 3
Project Description:

The Planning Commission will consider the modification of an existing Conditional Use Permit (CUP 97-008) for an outdoor recycling collection facility in an existing commercial shopping center in the C-4 (Highway Commercial) 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 Conditional Use Permit (CUP 08-004), subject to conditions.

6. TENTATIVE PACRCEL MAP (TPM 7-008):

Project Address: 1341 S. Hamilton Blvd.
Project Applicant: City of Pomona Redevelopment Agency
Project Planner: Ms. Heidi Fanous, Assistant Planner
Council District: CC District No. 2
Project Description:

The applicant is proposing a Tentative Parcel Map (TPM 07-008) to subdivide 1 lot into 2 parcels in the R-2 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 15315, (Minor Land Divisions).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Tentative Parcel Map (TPM 07-008), subject to conditions.

7. CONDITIONAL USE PERMIT (CUP 7-063) / TENTATIVE PARCEL MAP (TPM 07-007) / CHANGE OF ZONE (CZ 07-003):

Project Address: 2704 N. Garey Ave.
Project Applicant: Mr. Cecil Carney
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 6
Project Description:

The applicant is proposing a Conditional Use Permit (CUP 07-063) to construct a 21,000 square foot medical office building on the west portion (front) of the property and construct three (3) warehouse buildings totaling 28,424 square feet on the east half (rear) of the property, a Tentative Parcel Map (TPM 07-007) to consolidate five (5) parcels into two (2) and a Change of Zone (CZ 07-003) to change the zone from M (Special Industrial) to C-IND (Commercial-Industrial) for a 3.25 acre site. 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 15332, (Class 32 - In-Fill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit (CUP 07-063) Tentative Parcel Map (TPM 07-007) and recommending City Council approval of Change of Zone (CZ 07-003), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the February 27, 2008 Planning Commission meeting
(all items listed below are tentatively scheduled).

**1. Conditional Use Permit (CUP 07-055):
*(Continued from February 13, 2008):***

A Conditional Use Permit proposal to construct a 800 square foot drive thru retail building (Starbucks) located at 2101 Murchison Ave.

2. Tentative Parcel Map (TPM 08-001):

A Tentative Tract Map proposal to sub-divide a property into two residential lots located at 1365 S. San Antonio Ave.

3. Conditional Use Permit (CUP 07-065):

A Conditional Use Permit request for an ABC license Type 41 (on-sale beer and wine) at an existing restaurant located at 1515 E. Holt Ave.

4. Conditional Use Permit (CUP 07-059):

A Conditional Use Permit request to construct a two-story 36,729 square foot industrial building located at 2840 Ficus Ave.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***February 27, 2008*** starting at 7:00 p.m. in the City Council Chambers.

***** CERTIFICATION OF POSTING AGENDA *****

I, Brad Johnson, Planning Manager for the City of Pomona, hereby certify that the agenda for the February 13, 2008 Planning Commission meeting was posted on Friday, February 8, 2008.

Brad Johnson
Planning Manager

F1 – 874 E. Arrow Hwy.
F2 – 281 S. Thomas St.
F3 – 2101 Murchison Ave.
F4 – 2780 S. Reservoir St.
F5 – 1318 S. Garey Ave.
F6 – 1341 S. Hamilton Blvd.
F7 – 2704 N. Garey Ave.