



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, MARCH 12, 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:

➤ February 13, 2008

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 07-065):

(Continued from February 27, 2008)

Project Address: 1515 E. Holt Ave.
Project Applicant: Rosmar Inc. / Carlos Luis
Project Planner: Ms. Heidi Fanous, Assistant Planner
Council District: CC District No. 4

Project Description:

The applicant is proposing a Conditional Use Permit for approval of a Type 41 (On-Sale) beer and wine license at an existing full service 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 denying Conditional Use Permit (CUP 07-065).

2. CONDITIONAL USE PERMIT (CUP 08-066); SPECIFIC PLAN MODIFICATION (MISC 08-031):

Project Address: 1750 W. Second St.
Project Applicant: Seventh Street Development, Inc.
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 1

Project Description:

The applicant is proposing a Major Site Development Review (CUP 08-066) and Specific Plan Modification (MISC 08-031) for Phase 3 of the Mission 71 Business Park Specific Plan consisting of a proposed development of two (2) new concrete tilt-up industrial buildings totaling approximately 170,453 square feet on an 8.1 acre site located on the northeast corner of Highway 71 and Mission Boulevard. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), March 21, 2005, the City Council adopted (as part of its approval of Change of Zone No. 04-003) a Mitigated Negative Declaration for the Mission/71 Business Park Specific Plan for the entire Plan area, which includes the subject property.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit (CUP 08-066), and approving Specific Plan Modification (MISC 08-031), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 07-042); TENTATIVE PARCEL MAP (TPM 07-005):

Project Address: 1136 E. Ninth St.
Project Applicant: Mr. Homar Bandin
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing a Conditional Use Permit (CUP 07-042) for the development of a three (3) unit residential project, including the expansion of the existing house and the construction of two (2) new housing units, and a Tentative Parcel Map (TPM 07-005) to create a single lot for condominium purposes on a 16,182 square-foot site within the R-2-S (Low Density Multiple-Family with Supplemental Overlay) 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 15303 (Class 3 – New Construction of Small Structures) and Section 15315 (Class 15 – Minor Land Divisions).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit (CUP 07-042) and approving Tentative Parcel Map (TPM 07-005), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 08-002):

Project Address: 22 Rio Rancho Rd.
Project Applicant: Mazda Petroleum
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing a Conditional Use Permit for the approval of a Type 20 (Off-Sale) beer and wine license at an existing service station/food-mart use, with automobile repair facility and automatic car wash. 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 08-002).

5. VARIANCE (VAR 07-012):

Project Address: 895 E. Third St.
Project Applicant: Richard Glanz
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing a Variance to reduce the required front yard, street side yard and to increase the allowable lot coverage for the development of a new two (2) story single family home on a 3,257 square foot parcel. 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 3 – New Construction of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Variance (VAR 07-012), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the March 26, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).

1. Conditional Use Permit (CUP 07-064):

A Conditional Use Permit proposal to add a gymnasium family center building and educational administrative building to an existing church site located at 2343 N. San Antonio Ave.

2. Conditional Use Permit (CUP 07-060); Change of Zone (CZ 07-002):

A Conditional Use Permit and Change of Zone for a proposal to construct a Rite Aid Pharmacy and a multi tenant retail building located at 2093 N. Garey Ave.

3. Conditional Use Permit (CUP 07-062):

A Conditional Use to construct a multi tenant retail building located at 1982 S. Garey Ave.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of **March 26, 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 March 12, 2008 Planning Commission meeting was posted on Friday, March 7, 2008.

Brad Johnson
Planning Manager

F1 – 1515 E. Holt Ave.
F2 – 1750 W. Second St.
F3 – 1136 E. Ninth St.
F4 – 22 Rio Rancho Rd.
F5 – 895 E. Third St.