



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, MARCH 26, 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:**

➤ None

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 07-065):  
*(Continued from February 27 and March 12, 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 07-064):**

**Project Address:** 2343 N. San Antonio Ave.  
**Project Applicant:** Antioch Mission Baptist Church  
**Project Planner:** Mr. Josue Espino, Associate Planner  
**Council District:** CC District No. 6

**Project Description:**

The applicant is proposing a Conditional Use Permit to add a detached 9,760 square-foot gymnasium/family center building and a detached 15,477 square-foot educational/administrative building on an existing church 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 Resolution approving Conditional Use Permit (CUP 07-064), subject to conditions.

**3. CONDITIONAL USE PERMIT (CUP 07-062):**

**Project Address:** 1982 S. Garey Ave.  
**Project Applicant:** Design Group Beau, Inc.  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 3

**Project Description:**

The applicant is proposing a Conditional Use Permit to construct a 9,903 square foot multi-tenant retail building on a parcel with an approximate size of 33,040 square feet located at 1982 South Garey Avenue 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 15332, (Class 32 - In-Fill Development Projects).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution denying Conditional Use Permit (CUP 07-062).

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

Tentative Planning Division projects for the April 9, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).

**1. 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 multi tenant retail building located at 2093 N. Garey Ave.

**2. Conditional Use Permit (CUP 07-052)**

A Conditional Use Permit to request for on-sale beer and wine (Type 41) at an existing restaurant located at 12 Rancho Camino Dr.

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***April 9, 2008*** 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 March 26, 2008 Planning Commission meeting was posted on Friday, March 21, 2008.

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Brad Johnson  
Planning Manager

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**F1 – 1515 E. Holt Ave.**  
**F2 – 2343 N. San Antonio Ave.**  
**F3 – 1982 S. Garey Ave.**