



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, MARCH 28, 2007 @ 7:00 PM**

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- A. **CALL TO ORDER:** Chair Frank Delgado
- B. **FLAG SALUTE:** Chair Frank Delgado
- C. **ROLL CALL:** Matthew Bassi, Planning Manager

**Chair Frank Delgado; Vice-Chair Sylvia Scharf; Commissioner Gwen Urey;
Commissioner Tim Saunders; Commissioner Ron Vander Molen;
Commissioner Luis Rosales; Commissioner Arturo Jimenez**

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. TIME EXTENSION (TX 07-009):

A request for a one-year Time Extension (TX 07-009) for CUP 05-043 for the approval of a 3-story, 105-guestroom hotel located at 38 Rancho Camino Drive.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-009) granting a one-year time extension for Conditional Use Permit (CUP05-043).

F. PUBLIC HEARINGS:

1. VARIANCE (VAR 06-016):

(Continued from February 14, 2007):

PROJECT ADDRESS: 1287 Loma Vista Drive

PROJECT APPLICANT: Mr. Florian Damian

PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner

COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Variance to allow development of a single-family house with an attached three (3) car garage within the required rear yard setback. 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 Variance (VAR 06-016), subject to conditions.

2. VARIANCE (VAR 06-017):

(Continued from February 14, 2007):

PROJECT ADDRESS: 1271 Loma Vista Drive

PROJECT APPLICANT: Mr. Florian Damian

PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner

COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Variance to allow development of a single-family house with an attached three (3) car garage within the required rear yard setback. 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 Variance (VAR 06-017), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 06-058):

PROJECT ADDRESS: 342 S. Thomas Street
PROJECT APPLICANT: Mr. Stanley Forman
PROJECT PLANNER: Mr. Josue Espino, Associate Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit for on-sale alcohol (general) for a proposed Comedy Club in an existing commercial building in the Mixed Use – Central Business District (MU-CBD) zone of the Downtown Pomona Specific Plan (DPSP). 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 a Resolution approving Conditional Use Permit (CUP 06-058), subject to conditions.

4. CONDITIONAL USE PERMIT (CUP 07-004):

PROJECT ADDRESS: 1635 N. Garey Avenue
PROJECT APPLICANT: Ms. Dorothy House
PROJECT PLANNER: Mr. Luis Rocha, Assistant Planner
COUNCIL DISTRICT: CC District No. 6

Project Description:

The applicant is requesting approval of a Conditional Use Permit to establish a check-cashing business with tax preparation, money transfer and P.O. Box service in an existing building in the A-P (Administrative-Professional) 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 18, Section 15270 (Projects Which Are Disapproved).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt a Resolution denying Conditional Use Permit (CUP 07-004).

5. CONDITIONAL USE PERMIT (CUP 06-060):

PROJECT ADDRESS: 197 E. Second Street
PROJECT APPLICANT: Angelos Pizzeria Inc.
PROJECT PLANNER: Mr. Josue Espino, Associate Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit for on-sale alcohol (on-sale general – Type 47) for a proposed restaurant in conjunction with Live Entertainment, Dancing, Game Arcade, Pool Tables, Banquet Room, Bar and Lounge in the Mixed Use – Central Business District (MU-CBD) zone of the Downtown Pomona Specific Plan (DPSP). 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 a Resolution approving Conditional Use Permit (CUP 06-060), subject to conditions.

6. CONDITIONAL USE PERMIT (CUP 06-061):

PROJECT ADDRESS: 135 E. Second Street
PROJECT APPLICANT: Angelos Pizzeria Inc.
PROJECT PLANNER: Mr. Josue Espino, Associate Planner
COUNCIL DISTRICT: CC District No. 2

Project Description:

The applicant is requesting approval of a Conditional Use Permit for on-sale alcoholic beverages (upgrade from beer and wine to general- Type 47) and the proposed expansion of an existing restaurant in conjunction with additional uses of Live Entertainment, Dancing, Game Arcade, Pool Tables, café and bar, and Lounge in the Mixed Use – Central Business District (MU-CBD) zone of the Downtown Pomona Specific Plan (DPSP). 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 a Resolution approving Conditional Use Permit (CUP 06-061), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the April 11, 2007 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - Planning Commission Study session to review the draft 2007 General Plan Document.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***April 11, 2007*** starting at 7:00 p.m. in the City Council Chambers.

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

I, Matthew C. Bassi, Planning Manager for the City of Pomona, hereby certify that the agenda for the March 28, 2007 Planning Commission meeting was posted on Friday, March 23, 2007.

Matthew C. Bassi
Planning Manager

F1 – 1287 Loma Vista Dr.
F2 – 1271 Loma Vista Dr.
F3 – 342 S. Thomas St.
F4 – 1635 N. Garey Ave.
F5 – 197 E. Second St
F6 – 135 E. Second St.