



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

REGULAR ADJOURNED MEETING OF
WEDNESDAY, AUGUST 27, 2008 @ 6:00 PM

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- A. **CALL TO ORDER:** Chair Ron Vander Molen
- B. **FLAG SALUTE:** Chair Ron Vander Molen
- C. **ROLL CALL:** Brad Johnson, Planning Manager

Chair Ron Vander Molen; Vice-Chair Arturo Jimenez; Commissioner Frank Delgado; Commissioner Tim Saunders; 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.

PLANNING COMMISSION STUDY SESSION:

1. POMONA VALLEY HOSPITAL MEDICAL CENTER – 1798 North Garey Avenue:

An introduction to a proposal for development of the existing 40-acre hospital campus over the next 22 years with new buildings for outpatient and inpatient services, demolition of existing buildings, additional and redesigned parking/driveway areas (including street closures) and other changes to the properties. The proposal will involve: (1) a Specific Plan to guide the implementation of the proposed development; and (2) an Environmental Impact Report to identify impacts from the project.

2. APPROVAL OF PC MINUTES:

- May 28, 2008
- June 11, 2008
- June 25, 2008
- July 9, 2008

3. TIME EXTENSION (TX 08-016):

A request for a second one-year time extension for Conditional Use Permit (CUP 05-045) to construct an office/retail building located at 1300 West Mission Boulevard.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-016) granting a second one-year time extension for Conditional Use Permit (CUP 05-045).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 08-020):

(Continued from July 23, and August 12, 2008):

Project Address: 1445 West Eleventh Street
Project Applicant: Mary E. Alvarez
Project Planner: Mr. Harald Luna, Assistant Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing a Conditional Use Permit request to construct a 917 square-foot addition to an existing residential structure and to construct a new two (2) car detached garage in the R-2 zone with an "S" (Supplemental) overlay. 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 continue this item to September 10, 2008.

2. CONDITIONAL USE PERMIT (CUP 08-015):

(Continued from July 23, 2008):

Project Address: 2809 Pomona Boulevard and 176 Mercury Circle
Project Applicant: Calvary Chapel Pomona Valley
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 1

Project Description:

The applicant is proposing a Conditional Use Permit request to allow a church use within two (2) existing industrial buildings in the M-2 (General Industrial) 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 08-015), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

- 1.** Tentative Planning Division projects for the September 10, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).

a. Code Amendment (CA 08-001):

A City initiated Code Amendment for assembly uses.

b. Code Amendment (CA 08-002):

A City initiated Code Amendment to modify regulations for fencing and walls.

c. Conditional Use Permit (CUP 08-016):

A Conditional Use Permit request to construct a drying canopy at an existing car wash located at 530 E. Foothill Blvd.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***September 10, 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 August 27, 2008 Planning Commission meeting was posted on Friday, August 22, 2008.

Brad Johnson
Planning Manager

F1 – 1445 W. Eleventh St.
F2 – 2809 Pomona Blvd. and
176 Mercury Circle.