



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, SEPTEMBER 26, 2007 @ 7:00 PM**

-
- 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 Sylvia Scharf; 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. TIME EXTENSION (TX 07-027):

A request for a one-year Time Extension (TX 07-027) for Conditional Use Permit (CUP 06-018) and Variance (VAR 06-009) to allow a proposed 17-unit residential condominium project located at 1422, 1444 and 1472 S. Garey Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 07-027) granting a one-year time extension for Conditional Use Permit (CUP 06-004) and Variance (VAR 06-009).

F. PUBLIC HEARING ITEMS:

1. MISCELLANEOUS (MISC 07-116):
(Continued from September 12, 2007):

Project Address: 29 Santa Clara Drive
Project Applicant: T- Mobile
Project Planner: Mr. Malcolm Oliver, Assistant Planner
Council District: CC District No. 5

Project Description:

The applicant is proposing a major wireless communication facility permit for the development of a utility pole mounted wireless communication facility within the public right-of-way. 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 Miscellaneous Permit (MISC 07-116), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 07-026):

Project Address: 264 W. Second St.
Project Applicant: Mr. Terri Dipple
Project Planner: Mr. Josue Espino, Associate Planner
Council District: CC District No. 2

Project Description:

The applicant is proposing Conditional Use Permit to allow a “Body Art Business” in conjunction with retail sales (clothing and jewelry) and an art gallery in a 2,034 square-foot ground floor tenant space in the Mixed Use – Central Business District (MU-CBD) 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 07-026), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the October 10, 2007 Planning Commission meeting (*all items listed below are tentatively scheduled*).

1. Conditional Use Permit (CUP 06-025); Tentative Tract Map (TTM 06-015); Variance (VAR 06-021):

A Conditional Use Permit, Tentative Tract Map and Variance proposal to construct 12 detached condos with a reduced building separation located at 1390 S. Palomares St.

2. Conditional Use Permit (CUP 06-051); Tentative Tract Map (TTM 06-011):

A Conditional Use Permit, Tentative Tract Map for a proposal to construct 20 condominiums, Variance for a reduced lot depth located at 1367 S. Towne Ave.

3. Conditional Use Permit (CUP 06-043):

A Conditional Use Permit for a proposed addition to existing commercial building located at 1318 S. Garey Ave.

4. Miscellaneous Permit (MISC 07-173):

A Miscellaneous Permit for Major Wireless Communication Facility for a faux light standard at Ralph Welsh Park located at 980 Buena Vista Ave.

5. Final Development Plan (FDP 07-001):

A proposal to modify an approved Final Development Plan for a 123 unit single family project located at 600 E. Bonita Ave

6. Miscellaneous Permit (MISC07-172):

A Miscellaneous Permit for Major Wireless Communication Facility for a faux light standard at Philadelphia Park located at 600 E. Philadelphia Ave.

7. Conditional Use Permit (CUP 07-054):

A Conditional Use Permit for a proposed church with an existing office building located at 2001 W. Mission Blvd.

8. Miscellaneous (MISC 07-136):

A Miscellaneous permit for a Wireless Communication Facility for a mono-palm at an existing church located at 953 E. Kingsley Ave.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***October 10, 2007*** 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 September 26, 2007 Planning Commission meeting was posted on Friday, September 21, 2007.

Brad Johnson
Planning Manager

F1 – 29 Santa Clara Dr.
F2 – 264 W. Second St.