



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JANUARY 14, 2009 @ 7:00 PM**

- A. CALL TO ORDER:** Vice-Chair Arturo Jimenez
- B. FLAG SALUTE:** Vice-Chair Arturo Jimenez
- C. ROLL CALL:** Brad Johnson, Planning Manager

Vice-Chair Arturo Jimenez; Commissioner Andrew Santa Cruz; Commissioner Edward Starr; Commissioner Jason Rothman

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)*

2. TIME EXTENSION (TX 08-006):

Request for a one-year time extension for Conditional Use Permit (CUP 07-040) for the conversion of an existing 1,354 square foot single-family residence into a medical office on a property located at 1915 N. Ervilla Place.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-006) granting a one-year time extension for Conditional Use Permit (CUP 07-040) subject to the conditions of PC Resolution No. 07-090.

F. PUBLIC HEARING ITEMS:

1. VARIANCE (VAR 08-010):

(Continued from December 10, 2008):

Project Address:	1043 Laurel Ave
Project Applicant:	Ping Ming Liang
Project Planner:	Mr. Harald Luna, Assistant Planner
Council District:	CC District No. 1

Project Description:

The applicant is proposing a Variance to allow the reduction of the required twenty-five (25) foot rear yard setback, to twelve (12) feet eight (9) inches, for the construction of a 158 square-foot addition to the rear (north) elevation of an existing 950 square-foot dwelling on a 3,550 square-foot parcel located in the R-1-6,000 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 the Variance (VAR 08-010), subject to conditions.

2. SPECIFIC PLAN MODIFICATION (SPA 08-002):

Project Address: 16 Knoll Ridge
Project Applicant: Joe Hentges.
Project Planner: Mr. Harald Luna, Assistant Planner
Council District: CC District No.5

Project Description:

The applicant is requesting a Specific Plan Amendment (SPA 08-002) to allow the reduction in the required rear yard setback for the proposed 470 square-foot addition to an existing residential structure in the Single-Family Residential (S-R) zone within the Philips Ranch Specific Plan. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), the project meets the requirements for a categorical exemption in compliance with Article 19, Section 15305, (Class 5-Minor Alterations in Land Use Limitations).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Specific Plan Modification (SPA 08-002), subject to conditions.

3. CONDITIONAL USE PERMIT (CUP 08-069); VARIANCE (VAR 08-013):

Project Address: 1555 N. Orange Grove Ave.
Project Applicant: Cottage Development, Inc.
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No.4

Project Description:

The applicant is proposing a Conditional Use Permit for the establishment of a 7,294 square foot medical imaging facility and a Variance for the reduction of planter depth between the parking area and the front property line on a 21,608 square foot (.50 acres) lot zoned C-3 (General Commercial). Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), the 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 Resolutions approving Conditional Use Permit (CUP 08-069) and (VAR 08-013), subject to conditions.

4. MISCELLANEOUS (MISC 08-158)

Project Address: 2211 N. Orange Grove Ave
Project Applicant: Trillium Consulting: Kristin Gallardo
Project Planner: Mr. David Sanchez, Assistant Planner
Council District: CC District No. 6

Project Description:

The applicant is requesting a Major Wireless Communication Facility (MISC 08-158) for a 68' high monopalm with supporting equipment cabinets at Ted Greene Park. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), the 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 the attached Resolution approving the Miscellaneous (MISC 08-158), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

1. Tentative Planning Division projects for the January 28, 2009 Planning Commission meeting (***all items listed below are tentatively scheduled***).
 - a. **Conditional Use Permit (CUP 08-028):**
A Conditional Use Permit request to construct three detached residential units on a property containing an existing residence located at 1427 S. Gibbs St.
 - b. **Conditional Use Permit (CUP 08-043):**
A Conditional Use Permit request for an electronic recycling facility within an existing industrial building located at 1395 E. Lexington Ave.
 - c. **Conditional Use Permit (CUP 08-006); Variance (VAR 08-012):**
A Conditional Use Permit request to expand an existing automobile service station with a convenience store located at 1207 E. Mission Blvd.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***January 28, 2009*** 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 January 14, 2009 Planning Commission meeting was posted on Friday, January 9, 2009.

Brad Johnson
Planning Manager

F1 - 1043 Laurel Ave.
F2 - 16 Knoll Ridge Dr.
F3 - 1555 N. Orange Grove Ave
F4 - 2211 N. Orange Grove Ave

