



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, DECEMBER 9, 2009 @ 7:00 PM**

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

**Chair Arturo Jimenez; Vice Chair Frank Delgado; Commissioner Edward Starr; Commissioner George Perez; Commissioner Gabriel Rogers; Commissioner Denton Mosier**

**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:**

➤ October 28, 2009

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 09-015):**

**Project Address: 700 E. Philadelphia Street**

**Project Applicant: City of Pomona, Community Services Department,  
Parks Division**

**Project Planner: Josue Espino, Associate Planner**

**Council District: CC District No. 3**

**Project Description:**

A Conditional Use Permit request to allow the placement of an approximately 1,893 square-foot, four-unit modular building for community center use on an approximately 5.2 acre public park within the O (Open Space) zone on a site located at 700 Philadelphia Street (Philadelphia Park).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 09-015), subject to conditions.

**2. CONDITIONAL USE PERMIT (CUP 09-011):**

**Project Address: 12-J Village Loop Road**

**Project Applicant: Jay Suh and Yang Suk Ha for Manisa, Inc.**

**Project Planner: Harald Luna, Assistant Planner**

**Council District: CC District No. 5**

**Project Description:**

A Conditional Use Permit request to allow the sale of alcohol for off-site consumption (Type-21 Off-sale General) alcohol license in conjunction with a proposed supermarket (Great Harvest Market) with a total building floor area of 30,456 square feet in the Neighborhood Commercial (N-C) zoning district within the Phillips Ranch Specific Plan (PRSP) on a property located at 12-J Village Loop Road.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 09-011), subject to conditions.

3. **GENERAL PLAN AMENDMENT (GPA 08-002); CHANGE OF ZONE (CZ 08-003); TENTATIVE PARCEL MAP (TPM 08-006); MAJOR SITE DEVELOPMENT REVIEW (SPR 09-002); STREETS AND ALLEY VACATION (V-300); FINAL ENVIRONMENTAL IMPACT REPORT (FEIR SCH#2008031111):**

**Project Address:** 1798 N. Garey Avenue  
**Project Applicant:** Pomona Valley Hospital Medical Center  
**Project Planner:** Glen Krieger, Principal Planner and  
Luis Rocha, Associate Planner  
**Council District:** CC District No. 6

**Project Description:**

An application for General Plan Amendment (GPA 08-002) to change the Land Use Designation from General Commercial, Administrative Professional, Institutional and Single Family Residence to Specific Plan, Change of Zone (CZ 08-003) to change the Zoning classification from A-P (Administrative-Professional) and R-1-7200 (Single Family Residential) to SP-PVHMC (Pomona Valley Hospital Medical Center Specific Plan) and the adoption of the Pomona Valley Medical Center (PVHMC) Specific Plan document, Tentative Parcel Map (TPM 08-006) for the consolidation of 12 parcels, Major Site Development Review (SPR 09-002) for the implementation of Phase 1A, pursuant to the PVHMC Specific Plan, for the construction of a proposed 56,000-square foot, 3-story outpatient medical services building and modification/creation of parking lots and planting areas on the north side of the hospital campus and Streets and Alley Vacation (V-300) of Cadillac Drive between Willow Street and Tate Street, Willow Street, between Garey Avenue and Tate Street and a portion of an alley (approximately parallel to Cadillac Drive and Garey Avenue between Aliso and Willow Street), for a project generally located at and around 1798 North Garey Avenue.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolutions recommending approval of General Plan Amendment (GPA 08-002); Change of Zone (CZ 08-003); Tentative Parcel Map (TPM 08-006); Major Site Development Review (SPR 09-002); Streets and Alley Vacation (V-300); and certification of the Final Environmental Impact Report (FEIR SCH#2008031111).

**G. OLD BUSINESS ITEMS:**

1. **TIME EXTENSION (TX 09-007):**

*(Continued from October 28, 2009):*

Request for a second one (1)-year time extension for Conditional Use Permit (CUP 07-038) for the development of a 56-unit residential condominium project on a property located at 92 Rio Rancho Road within the Phillips Ranch Specific Plan Area.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Time Extension (TX 09-007) granting a second (1)-year time extension for Conditional Use Permit (CUP 07-038).

**H. NEW BUSINESS ITEMS:**

None.

**I. PLANNING COMMISSION COMMUNICATIONS**

**J. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the January 13, 2010, Planning Commission meeting (**all items listed below are tentatively scheduled**).

- a) **CONDITIONAL USE PERMIT (CUP 09-012):**

- Conditional Use Permit request to allow establishing a badminton club in an existing industrial building in the Light Industrial (M-1) zone on a property located at 3410 Pomona Blvd.

**K. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***January 13, 2010***, 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 December 9, 2009, Planning Commission meeting was posted on Thursday, December 3, 2009.

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Brad Johnson  
Planning Manager