



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

**REGULAR ADJOURNED MEETING OF
WEDNESDAY, JUNE 25, 2008 @ 7:00 PM**

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- 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 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. APPROVAL OF PC MINUTES:

➤ none

2. GENERAL PLAN CONFORMITY (MISC 08-088):

Planning Commission consideration of whether the County of Los Angeles proposal to re-lease 5,209 square feet and expand its leased premises by 1,729 square feet in an existing building located at 300 South Park Avenue for the District Attorney for office space purposes conforms to the City's General Plan pursuant to Government Code Section 65402.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution determining that MISC 08-088 conforms to the City's General Plan and forward its finding to the Los Angeles County, Chief Executive Office.

3. TIME EXTENSION (TX 08-014):

A request for a second one-year Time Extension (TX 08-014) for Conditional Use Permit (CUP 06-009) to develop a multi-tenant/office building located at 1120 East Holt Avenue.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-014) granting a second one-year time extension for Conditional Use Permit (CUP 06-009).

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 07-052):

(Continued from June 11, 2008)

Project Address:	12 Rancho Camino Drive
Project Applicant:	Hop Sheng Inc., Grand Buffet
Project Planner:	Mr. Josue Espino, Associate Planner
Council District:	CC District No. 5

Project Description:

The applicant is proposing a Conditional Use Permit request for the sale, service, and on-site consumption of alcoholic beverages (ABC license Type 41 – On Sale Beer and Wine - Eating Place) at an existing bona fide restaurant. 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 07-052), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 08-022):

Project Address: 2087 South Reservoir Street
Project Applicant: Omar Ureta, Consultant
Project Planner: Mr. Luis Rocha, Associate Planner
Council District: CC District No. 3

Project Description:

The applicant is proposing a Conditional Use Permit to allow a modification of an existing automotive service station that includes the conversion of the service bays into a convenience store with food take-out, exterior remodel and the construction of a new fueling canopy on a 20,380 square foot (.46 acre) in the C-2 (Neighborhood Shopping Center) 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 15303 (Class 3 – Conversion of Small Structures).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 08-022), subject to conditions.

G. PLANNING COMMISSION COMMUNICATIONS:

H. PLANNING MANAGER COMMUNICATIONS:

Tentative Planning Division projects for the July 9, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).

1. Conditional Use Permit (CUP 08-004):

A Conditional Use Permit request for off-sale beer and wine (TYPE 20) at an existing general retail store (Wal-Mart) located at 80 Rio Rancho Road.

2. Conditional Use Permit (CUP 08-015):

A Conditional Use Permit request for a church use in an existing industrial building located at 2809 Pomona Boulevard and 176 Mercury Circle.

3. Conditional Use Permit (CUP 08-020):

A Conditional Use Permit request to construct a room addition on a single family residence located at 1445 E. Eleventh St.

I. ADJOURNMENT

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***July 9, 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 July 9, 2008 Planning Commission meeting was posted on Friday, June 20, 2008.

Brad Johnson
Planning Manager

F1 – 12 Rancho Camino Dr.
F2 – 2087 South Reservoir St.