



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, SEPTEMBER 24, 2008 @ 7:00 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.

### **1. APPROVAL OF PC MINUTES:**

➤ None

### **2. TIME EXTENSION (TX 08-020):**

Request for a one-year time extension for Conditional Use Permit (CUP 07-006) ) for the construction of a five-story mixed use commercial and residential building with a gross floor area of up to 304,000 square feet, including a 7-level parking structure, 113 residential units, 5 live-work units, and up to 14,000 square feet of retail floor area within the Downtown Pomona Specific Plan Area in the MU-CBD (Mixed Use-Central Business District) zone on a property located at 255 W. Second Street.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-020) granting a one-year time extension for Conditional Use Permit (CUP 07-006).

### **3. TIME EXTENSION (TX 08-021):**

Request for a one-year time extension for Conditional Use Permit (CUP 07-007) for the construction of a five-story mixed use commercial and residential building with a gross floor area of up to 403,000 square feet, including a 7-level parking structure, 153 residential units, and up to 21,000 square feet of retail floor area within the Downtown Pomona Specific Plan Area in the MU-CBD (Mixed Use-Central Business District) zone on a property located at 355 & 455 W. Second Street.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-021) granting a one-year time extension for Conditional Use Permit (CUP 07-007).

### **4. TIME EXTENSION (TX 08-019):**

Request for a second one-year time extension for Conditional Use Permit (CUP 06-004) and a first one-year time extension for Tentative Tract Map (TTM 06-001) for a proposed 7-unit residential condominium project on the property located at 1344 W. Grand Avenue.

**Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 08-019) granting a second one-year time extension for Conditional Use Permit (CUP 06-004) and a first one-year time extension for Tentative Tract Map (TTM 06-001).

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 08-027):**

**Project Address:** 184 W. Third Street  
**Project Applicant:** Jerry and Alejandra Tessier  
**Project Planner:** Ms. Heidi Fanous, Assistant Planner  
**Council District:** CC District No. 2

**Project Description:**

The applicant is proposing a Conditional Use Permit for the approval of a Type -48 (On-Sale General – Public Premises) and Type -21 (Off-Sale General) Alcohol and Beverage Control License in conjunction with a proposed bar in an existing commercial building 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 the attached Resolution approving Conditional Use Permit (CUP 08-027), subject to conditions.

**2. CONDITIONAL USE PERMIT (CUP 08-021); VARIANCE (VAR 08-003):**

**Project Address:** 2111 N. Garey Avenue  
**Project Applicant:** Daniel Kashini  
**Project Planner:** Mr. Luis Rocha, Associate Planner  
**Council District:** CC District No. 6

**Project Description:**

The applicant is proposing a Conditional Use Permit to construct a single story medical office building with a total floor area of 12,126 square feet, and a Variance to reduce the required front yard setback from 25-feet to 10-feet and to reduce the required number of parking spaces from 61 parking spaces to 56 parking spaces on a 37,426 square foot (.86 acre) lot. 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 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 08-021) and (VAR 08-003), subject to conditions.

**3. CODE AMENDMENT (CA 08-001):**

**Project Address:** City-wide  
**Project Applicant:** City of Pomona  
**Project Planner:** Ms. Judy Kollar, Senior Planner  
**Council District:** City-wide  
**Project Description:**

The City of Pomona is proposing an amendment of the Pomona Zoning Ordinance to define and establish requirements for public assembly uses. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from CEQA per Article 5, Section 15061(b)(3), pertaining to activities that have no possibility of having a significant effect on the environment.

**Recommended Action:**

The Planning Division recommends that the Planning Commission continue this item to October 8, 2008.

**4. CODE AMENDMENT (CA 08-002):**

**Project Address:** City-wide  
**Project Applicant:** City of Pomona  
**Project Planner:** Ms. Sandra Campbell, Senior Planner  
**Council District:** City-wide  
**Project Description:**

The City of Pomona is proposing an amendment to the Pomona Zoning Ordinance relating to modifying regulations for fencing and walls. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from CEQA per Article 5, Section 15061(b)(3), pertaining to activities that have no possibility of having a significant effect on the environment.

**Recommended Action:**

The Planning Division recommends that the Planning Commission continue this item to October 8, 2008.

**G. PLANNING COMMISSION COMMUNICATIONS:**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the October 8, 2008 Planning Commission meeting (***all items listed below are tentatively scheduled***).

No items scheduled

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of ***October 8, 2008*** 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 September 24, 2008 Planning Commission meeting was posted on Friday, September 19, 2008.

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Brad Johnson  
Planning Manager

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**F1 – 184 W. Third St.**  
**F2 – 2111 N. Garey Ave.**  
**F3 – City-wide**  
**F4 – City-wide**