



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

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, FEBRUARY 22, 2012 @ 7:00 PM**

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

**Chair Denton Mosier, Vice Chair Kenneth E. Coble; Commissioner Frank Delgado; Commissioner Robert Torres; Commissioner Arturo Jimenez; Commissioner Edward Starr and Commissioner Daniel R. Kelly**

**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:**

November 30, 2011  
December 14, 2011

**2. TIME EXTENSION (TX 12-001):**

A request for a one-year time extension for Conditional Use Permit (CUP 08-066) to allow two industrial buildings (Phase 3 of the Mission/71 Specific Plan) on a property located at 1750 West Second Street.

**Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 12-001) granting a second one-year time extension for Conditional Use Permit (CUP 08-066).

**3. GENERAL PLAN CONFORMITY (MISC 12-001):**

A request for a General Plan Conformity for the proposed Vacation (V-304) of Linden Street between Third Street and Second Street (previously vacated) and the alley located north of Third Street, south of Second Street (previously vacated) between Linden Street and Eleanor Street (previously vacated) confirms with the City's General Plan pursuant to California Streets and Highways Code Section 8313 (a) and (b), and Government Code 65402 (a).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving General Plan Conformity (MISC 12-001).

**F. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 11-014):**

*(Continued from December 14, 2011)*

**Project Address:** 490 East Grand Avenue

**Project Applicant:** Pablo Silva

**Project Planner:** Mr. Leonard Bechet, Assistant Planner

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

**Project Description:**

The applicant is proposing a Conditional Use Permit to allow the construction of an additional single-family dwelling unit and two-car garage on a site that is located in the R-2-S (Low Density Multiple-Family with Supplemental Overlay) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. Seq.), this project meets the requirements for

a categorical exemption in compliance with Section 15332, (Class 32 – Infill Development Projects).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 11-014), subject to conditions.

**2. CONCEPTUAL DEVELOPMENT PLAN (CDPR 11-001), FINAL DEVELOPMENT PLAN FDP 12-001, TENTATIVE TRACT MAP (TTM 10-001), CHANGE OF ZONE (CZ 11-001) AND GENERAL PLAN AMENDMENT (GPA 11-002)**

**Project Address:** 1943 South Towne Avenue

**Project Applicant:** Michael Johnson, Quantum Development

**Project Planner:** Mr. Luis Rocha, Associate Planner

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

**Project Description:**

The applicant is proposing a Conceptual and Final Development Plan to allow the construction of 48 detached single-family residential dwellings on an 8.2-acre vacant site with related improvements, including, but not limited to, sidewalks, planters, streets, fencing and a community park; a Tentative Tract Map to subdivide the 8.2 acre site into 48 individual lots; a Change of Zone to change the zoning designation from “O” (Open Space) to R-1 (Single-family Residential) and General Plan Amendment to change the land use designation from Open Space to Single-family Residential. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Negative Declaration was prepared for this project.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached resolutions recommending City Council approval of General Plan Amendment (GPA 11-002) and Change of Zone (CZ 11-001); and adopt the attached resolutions approving Conceptual Development Plan (CDPR 11-001), Final Development Plan (FDP 12-001) and Tentative Tract Map (TTM 10-001), subject to conditions.

**G. PLANNING COMMISSION COMMUNICATIONS**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the March 14, 2012, Planning Commission meeting **(all items listed below are tentatively scheduled).**

**a. CONDITONAL USE PERMIT (CUP 11-023)**

Conditional Use Permit to establish an automotive rental agency on a 19,717 sq. ft. lot in the C-3 (General Commercial) zone on property located at 1568 Indian Hill Boulevard

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned to the regularly scheduled meeting of March 14, 2012, 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 February 22, 2012 Planning Commission meeting was posted on Thursday, February 16, 2012.

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Brad Johnson  
Planning Manager

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**F1 – 490 East Grand Avenue**  
**F2 – 1943 South Towne Avenue**

