



***PLANNING COMMISSION AGENDA***  
**POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS**  
**REGULAR ADJOURNED MEETING**  
**WEDNESDAY, MARCH 24, 2004 @ 7:00 PM**

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- A. CALL TO ORDER: CHAIR LUIS JUAREZ**
- B. FLAG SALUTE: CHAIR LUIS JUAREZ**
- C. ROLL CALL: Planning Manager Matthew Bassi**

CHAIR LUIS JUAREZ; VICE-CHAIR SYLVIA SCHARF; COMMISSIONER TIM SAUNDERS; COMMISSIONER WILLIAM MARTINEZ; COMMISSIONER GWEN UREY; COMMISSIONER STANLEY MORRIS; COMMISSIONER CHARLES WOLFE

**D. CITIZEN PARTICIPATION:**

*Anyone wishing to speak on any matter is subject to the following guidelines:*

- *Prior to the meeting or during the meeting prior to a matter being reached persons wishing to address the Commission may fill out a speaker card and submit it to any Planning City Staff Member. Speaker cards are available in the foyer of the Council Chambers.*
- *When called upon, the person should 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.*
- *All remarks should be addressed to the 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.*
- *Every person addressing the Commission should be limited to five (5) minutes or such reasonable time as is granted by the majority of the Commission.*
- *Whenever any group of persons wishes to address the Commission on the same subject matter, the Chair may request that a spokesperson be chosen by the group.*

**E.**

**CONSENT AGENDA:**

1. **APPROVAL OF MINUTES**
  - **NO MINUTES**
2. **CEQA determinations for various park improvements for 10 City parks.**

**F. PUBLIC HEARINGS:**

1. **VARIANCE VAR 04-003 – (continued from March 10, 2004)**

**PROJECT ADDRESS:** 1961 MOUNT VERNON AVENUE

**PROJECT APPLICANT:** Dominion Property Partners

**PROJECT PLANNER:** Assistant Planner: Paul Samaras

**PROJECT DESCRIPTION:**

The applicant, Dominion Partners requests, a Variance VAR 04-003 to allow a 6-foot wrought iron fence within the front yard setback area. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Negative Declaration has been prepared finding that the project will not have a significant effect on the environment.

**Recommended Action:**

Staff recommends at the applicants' request that this item be pulled from the agenda.

2. **GENERAL PLAN AMENDMENT GPA 03-004, CHANGE OF ZONE CZ 03-007, TENTATIVE TRACT MAP TTM 03-011, CONDITIONAL USE PERMIT CUP 03-338**

**PROJECT ADDRESS:** 1945-55 INDIAN HILL BOULEVARD

**PROJECT APPLICANT:** NBD DEVELOPMENT.

**PROJECT PLANNER:** Senior Planner: Manuel Mancha

**PROJECT DESCRIPTION:**

The applicant, NBD Development is requesting approval of a General Plan Amendment GPA 03-004 to change the current designation from General Commercial to Medium Density Residential, a Change of Zone CZ 03-007 from C-3 (General Commercial) to R-3 (Medium Density Multi-Family), Tentative Tract Map TTM 03-011 for condominium purposes, and a Conditional Use Permit CUP 03-038 for a 166 unit condominium development. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared finding that the project will not have a significant effect on the environment.

**Recommended Action:**

Staff recommends that the Planning Commission adopt Resolution No. 9181 recommending to the City Council approval of the General Plan Amendment GPA 03-004; adopt Resolution No. 9180 recommending to the City Council approval of Change of Zone CZ 03-007; adopt Resolution No. 9183 approving Tentative Tract Map TTM 03-011, and adopt Resolution No. 9179, approving Conditional Use Permit CUP 03-038, subject to conditions.

**3. TENTATIVE PARCEL MAP TPM 04-003**

**PROJECT ADDRESS:** 2522 SUPPLY STREET

**PROJECT APPLICANT:** WF Construction

**PROJECT PLANNER:** Assistant Planner: Paul Samaras

**PROJECT DESCRIPTION:**

The applicant, WF Construction, requests approval of a Tentative Parcel Map TPM 04-003 to subdivide a 1.7-acre lot located in the M-1-S (Light Industrial with a Supplemental Use Overlay) zone into five numbered parcels and one letter parcel for development of five industrial buildings. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project complies with Section 15162 for use of or previous Negative Declarations.

**Recommended Action:**

Staff recommends that the Planning Commission adopt Resolution No. 9218 approving Tentative Parcel Map TPM 04-003, subject to conditions.

**4. WIRELESS COMMUNICATION PERMIT MISC 03-331**

**PROJECT ADDRESS:** 25 ½ CANYON RIM ROAD

**PROJECT APPLICANT:** Nextel c/o Tetra Tech Communication

**PROJECT PLANNER:** Senior Planner: Richard Belmudez

**PROJECT DESCRIPTION:**

The applicant, Nextel / Tetra Tech Communications requests to allow a new Minor Wireless Communications Facility consisting of six (6) panel antennas and a microwave dish mounted on an existing SCE transmission tower, and related ground equipment. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3), exempts the construction of small structures and small equipment.

**Recommended Action:**

Staff recommends that this item be pulled from the agenda and re-advertised at a later date.

**5. CONDITIONAL USE PERMIT CUP 04-002**

**PROJECT ADDRESS:** 1003 W. NINTH STREET

**PROJECT APPLICANT:** Jaime D. Aquino

**PROJECT PLANNER:** Sandra Campbell

**PROJECT DESCRIPTION:**

The applicant, Jaime D. Aquino is requesting approval of a Conditional Use Permit CUP 04-002 to convert 19 two-bedroom units into three-bedroom units. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines Section 15301 – Existing Facilities

**Recommendation Action:**

Staff recommends that this item be pulled from the agenda and re-advertised at a later date.

**G. PLANNING COMMISSION ITEMS:**

- 1.) Length of PC Agenda (request by Chairman Juarez)

**H. PLANNING MANAGER ITEMS:**

1. Conflict of Interest Forms
2. Tentative Projects for the April 14, 2004 Planning Commission meeting  
(*all items listed below are tentatively scheduled*).
  - a. CUP 03-039 / TTM 03-012 (2003 Reservoir Street)
  - b. CUP 04-017 (575 N. Towne)
  - c. City of Pomona General Plan Update Presentation (work study)

- I. ADJOURNMENT:** The Planning Commission is hereby adjourned to their regular meeting of April 14, 2004, in the City Council Chambers.

**F1 1961 Mount Vernon Avenue**  
**F2 1945-55 Indian Hill Boulevard**  
**F3 2522 Supply Street**  
**F4 25 1/2 Canyon Rim Road**  
**F5 1003 W. Ninth Street**