



## **PLANNING COMMISSION ANNOTATED AGENDA**

**POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS - 7:00 PM**

### **REGULAR ADJOURNED MEETING**

**WEDNESDAY, February 11, 2004**

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

#### **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. The Chair may limit the number of such persons addressing the Commission.

**A. CALL TO ORDER:**

**B. FLAG SALUTE:**

**C. ROLL CALL:**

**Present: Wolfe, Urey, Martinez,  
Scharf, Morris Juarez and  
Saunders (arrived at 7:15 p.m.)**

**Absent: None.**

**D. APPROVAL OF MINUTES:**

**None at this time**

**E. CONSENT AGENDA:**

**F. CITIZEN PARTICIPATION:**

**G. PUBLIC HEARINGS:**

**1. MODIFICATION TO CONDITIONAL USE PERMIT (MCUP 02-046),  
RESOLUTION NO. 9081 (Continued from December 10, 2003)  
1600 FAIRPLEX AVENUE**

William Miguel, requests a Modification to Conditional Use Permit (MCUP 02-046) to delete condition no. 32 of Resolution No. 8728 to allow music outdoors in the patio dining 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.

**ACTION TAKEN:**                      **Approved as amended; 6/0/0/1(Morris)**

*Commissioner Morris excused himself from the hearing.*

**2. CONDITIONAL USE PERMIT (CUP 03-040) , RESOLUTION NO. 9216  
1390 S. SAN ANTONIO AVENUE**

John Labayna requests a Conditional Use Permit (CUP 03-040) to allow the construction of three detached condominiums in the R-2-S (Low Density Multi-Family Residential Supplemental Overlay) zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality, a Environmental Review this project is categorically exempt under the California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development Projects).

**ACTION TAKEN:**                      **Approved as amended; 6/1(Morris)/0/0**

**3. MINOR WIRELESS COMMUNICATIONS FACILITY (MWCF 03-314),  
164 E. 12<sup>TH</sup> STREET**

Cingular Wireless (Somera Communications) requests a Major Wireless Communication Facility (WCF03-314) to allow a 72' high freestanding co-locatable mono-pine and equipment shelter in the Administrative Professional (A-P) land use district

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for Section 15303 Class 3, Categorical Exemption, exempts the construction of new small facilities or structures.

**ACTION TAKEN: Approved as amended; 7/0/0/0**

4. **CONDITIONAL USE PERMIT (CUP 03-044), RESOLUTION NO. 9198**  
**2070 SOUTH GAREY**

Galleria Centers Inc., requests a Conditional Use Permit (CUP03-044) to allow construction of a commercial building space on a lot greater than 20,000 square feet in area

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA). This project is categorically exempt from the requirements of the Categorical Environmental Quality Act under CEQA section 15332 In-Fill Development projects.

**ACTION TAKEN: CONTINUED TO FEBRUARY 25, 2004, 7/0/0/0**

5. **CONDITIONAL USE PERMIT (CUP 03-043) , RESOLUTION NO. 9190**  
**2522 SUPPLY STREET**

Joe Wilkins, requests a Conditional Use Permit (CUP 03-043) to allow five new industrial/warehouse buildings on a 1.7-acre vacant property located in the M-1-S (Light Industrial with a Supplemental Use Overlay) zone.

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.

*(Continued from December 10, 2003)*

**ACTION TAKEN: Approved as amended; 7/0/0/0**

6. **VARIANCE (VAR03-016) , RESOLUTION NO. 9193**  
**1863 CANYON WAY**

John Hamilton, requests a Variance to allow the reduction of the rear yard setback for a proposed SFD in the hillside .

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 5, Section 15305 Categorical Exemption.

**ACTION TAKEN: CONTINUED TO FEBRUARY 25, 2004, 7/0/0/0**

**H. UNFINISHED BUSINESS:**

**I. NEW BUSINESS:**

1. Time Extension (TX 04-001) for Conditional Use Permit (CUP 02-045) to allow seven unit development at 590 W. Grand

**ACTION TAKEN: Approved ; 7/0/0/0**

**J. COMMISSION ITEMS:**

**K. STAFF ITEMS:**

*(All items are tentatively scheduled.)*

**February 25, 2004**

- a. 1863 Canyon Way – Variance (VAR 03-016) Variance level yard setback for proposed SFD/SFD lot Ganesha Hills Area.
- b. 85 Auto Center Drive – Conditional Use Permit to allow an RV Dealership
- c. 875 West Orange Grove – Major Wireless Communication Facility (MCF 03-0345) unmanned wireless communication facility (mono-pine) and equipment
- d. 149 S. San Antonio - Conditional Use Permit (CUP03-047) Concrete block building for auto repair
- e. 1020 Murchison Avenue – Conditional Use Permit (CUP03-027) and Tentative Tract Map (TTM03-007), Change of Zone (CZ03-005), General Plan Amendment (GPA03-002) Jide Alade, to allow a 29-unit condominium development
- f. 235-255 W. Mission Blvd. - Conditional Use Permit (CUP03-019) to allow a mixed use project consisting of 20,034 of detail, 78 units and 593 parking spaces; and Tentative Parcel Map (TPM03-002) to allow a subdivision for condominium purposes
- g. 1390 S. San Antonio Avenue – Tentative Tract Map (TTM04-001) to create three condos
- h. 1003 W. Ninth Street – Conditional Use Permit (CUP04-002) to convert 19 two-bedroom units to 3 bedroom units
- i. 395 W. Franklin – Tentative Tract map (TTM04-001) to subdivide one lot into two parcels, two single family homes
- j. 985 W. Holt – Variance (VAR04-002) to allow a Variance for a church setback

**March 10, 2004**

- a. 2518 N. Towne – Conditional Use Permit (CUP04-001) for a Car Wash
- b. 1961 Mt. Vernon Avenue - Conditional Use Permit (CUP03-046) Tentative Parcel Map (TPM03-007) Five parcel industrial development
- c. 305 S. Garey – Time Extension (TX04-002)
- d. 2075 N. Garey – Time Extension (TX04-003)
- e. 1003 W. Ninth Street - Conditional Use Permit (CUP04-002) MCUP for apartment complex to convert (19) two-bedroom units to three-bedroom units
- f. 4 Village Loop Road – Renovation of existing center (4 phases) remodel Pad buildings (J.K.L.) reconfigure parking, rebuild building A
- g. 600 E. Bonita - General Plan Amendment GPA 03-003 to change the General Plan land use designation from "Industrial" to "Low Density Residential"; Change of Zone CZ 03-006 to change the zoning from M (Special Industrial) to R-2, PD-6.3 (Low Density Multiple Family with a Planned Development Overlay, 6.3 units per acre); and Conceptual Plan Review CPR 03-001 to approve conceptual plans for 123 single family units on property located at 600 E. Bonita Avenue
- h. 1485 S. Garey – Subdivide existing Lot A into two parcels
- i. 1315 Orange Grove – Tentative Parcel Map (TPM03-006) Subdivide one lot into two
- j. 4 Village Loop Road – Conditional Use Permit (CUP04-004) to renovate an existing commercial center (4 phases)
- k. 3161 N. Garey – Conditional Use Permit (CUP04-008) to modify (CUP02-020) applicant request full liquor license service , 50% expansion of dance floor
- l. 2710 N. Towne – Conditional Use Permit (CUP04-006) for 1.9 acre industrial site w/Change of Zone (CZ04-001) from M special to M-1
- m. 1470 W. Holt – Conditional Use Permit (CUP04-005) to allow an Adult Day Care Center
- k. 1945-55 Indian Hill - General Plan Amendment to change the current designation from General Commercial to Medium Density Residential, Change of Zone from C-3 (General Commercial) to R-3 (Medium Density Multi-Family), Conditional Use Permit to allow a 166 condominium residential development, Tentative Map for condominium purposes for 166 units and variance to deviate from the code required setbacks and common open space area.

**L. ADJOURNMENT:** Adjourn regular meeting to February 25, 2004, in the Council Chambers.

- *Must be acted upon by the City Council*

**G1 1600 Fairplex**  
**G2 1390 S. San Antonio**  
**G3 164 E. 12<sup>th</sup> Street**  
**G4 2070 S. Garey**  
**G5 2522 Supply Street**  
**G6 1863 Canyon Way**