



# ***PLANNING COMMISSION ANNOTATED AGENDA***

**POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS**

**505 South Garey Avenue, Pomona, CA 91769**

**REGULAR ADJOURNED MEETING**

**WEDNESDAY, APRIL 14, 2004 @ 7:00 PM**

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**A. CALL TO ORDER: VICE CHAIR, SYLVIA SCHARF**

**B. FLAG SALUTE: VICE CHAIR, SYLVIA SCHARF**

**C. ROLL CALL: Planning Manager, Matthew Bassi**

**Present: Wolfe, Urey, Scharf, Saunders, Morris and Juarez  
(arrived at 7:50 p.m.)**

**Absent: Martinez (excused)**

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**

- **March 10, 2004; Approved, 5/0/0/2(Martinez and Juarez)**

**F. PUBLIC HEARINGS:**

**1. TENTATIVE TRACT MAP 03-012 & CONDITIONAL USE PERMIT 03-039**

**PROJECT ADDRESS:** 2003-2005 RESERVOIR STREET

**PROJECT APPLICANT:** Rick Ruiz

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

**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Conditional Use Permit to allow construction of 20 condominium units and a Tentative Tract Map to allow a one-lot subdivision for condominium purposes. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15332, (Class 32)

**Recommended Action:**

Staff recommends that the Planning Commission adopt Resolution No. 9196 approving Tentative Tract Map TTM 03-012, and Resolution No. 9195 approving Conditional Use permit CUP03-039, subject to conditions.

**ACTION TAKEN:** Denied; 5/0/0/2(Martinez and Juarez)

**2. CONDITIONAL USE PERMIT CUP 04-017**

**PROJECT ADDRESS:** 575 NORTH TOWNE AVENUE

**PROJECT APPLICANT:** Western California College

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

**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Conditional Use Permit to establish a private educational facility in the R-1-6000 zoning district. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15301A, Class 1, (construction of small structures and accessory structures).

**Recommended Action:**

Staff recommends that the Planning Commission adopt Resolution No. 9226 approving Conditional Use Permit CUP 04-017, subject to conditions.

**ACTION TAKEN:** Approved as amended; 5/0/1(Juarez)/1(Martinez)

**3. WIRELESS COMMUNICATION FACILITY PERMIT MISC 03-331**

**PROJECT ADDRESS:** 24 ½ Canyon Rim Road  
**PROJECT APPLICANT:** Nextel c/o Tetra Tech Communications  
**PROJECT PLANNER:** Senior Planner: Richard Belmudez

**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Wireless Communication Facility Permit consisting of six (6) panel antennas and two (2) microwave dishes 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 Section 15303, (Class 3; Existing Facilities).

**Recommended Action:**

Staff recommends that the Planning Commission adopt Resolution No. 9217 approving Wireless Communication Facility Permit MISC03-331, subject to conditions.

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

**G. PC WORKSHOP ITEMS:**

1. **City of Pomona General Plan Update**
  - Presentation by Joan Issacson of Dyett & Bhatia

**H. PLANNING COMMISSION ITEMS:**

**I. PLANNING MANAGER ITEMS:**

1. **Tentative Projects for the April 28, 2004 Planning Commission meeting (*all items listed below are tentatively scheduled*).**
  - a. CUP 04-016 (1204 N. Park Avenue)
  - b. VAR 04-005 & TTM 04-001 (395 W. Franklin)

- J. ADJOURNMENT:** The Planning Commission is hereby adjourned to their regular meeting of April 28, 2004, in the City Council Chambers.

**F1 2003-2005 Reservoir**

**F2 575 N. Towne**

**F3 24 1/2 Canyon Rim Road**