



***PLANNING COMMISSION ANNOTATED AGENDA***  
**POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS**  
**505 South Garey Avenue, Pomona, CA 91769**  
**REGULAR ADJOURNED MEETING**  
**WEDNESDAY, APRIL 28, 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**

*Present: Wolfe, Urey, Juarez, Martinez, Scharf, Saunders and Morris.*

*Absent: None.*

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 Planning Commission may complete a speaker card and submit the card to the Planning Division Manager. Speaker cards are available in the foyer of the City 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 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.*
- Every person addressing the Planning Commission should be limited to five (5) minutes or such reasonable time as is granted by the majority of the Planning Commission.*
- Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chair may request that the group choose a spokesperson.*

**E. CONSENT AGENDA:**

**1. APPROVAL OF MINUTES**

- **January 14, 2004**
- **January 28, 2004**
- **February 11, 2004**

*ACTION TAKEN: Approved; 6/0/0/1(Juarez)*

**F. PUBLIC HEARINGS:**

**1. TENTATIVE PARCEL MAP 04-001 & VARIANCE 04-005**

**PROJECT ADDRESS:** 395 W. FRANKLIN AVENUE  
**PROJECT APPLICANT:** Kamal Serhal  
**PROJECT PLANNER:** Salvador Salazar, Project Planner  
**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Variance to allow a 17-foot wide residential lot instead of the minimum required 60 feet and Tentative Parcel Map to subdivide one parcel into two new parcels. Pursuant to the Guidelines for Implementation this action has been found to be Statutorily Exempt from the California Environmental Quality Act (CEQA), guidelines per Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt Resolution No. 9224 denying Variance 04-005, and adopt Resolution No. 9210 denying Tentative Parcel Map TPM 04-001.

*ACTION TAKEN: Continued to May 26, 2004; 7/0/0/0*

**2. CONDITIONAL USE PERMIT CUP 04-016**

**PROJECT ADDRESS:** 1204 NORTH PARK AVENUE  
**PROJECT APPLICANT:** Comcast  
**PROJECT PLANNER:** Matthew Bassi, Planning Manager  
**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Conditional Use Permit to allow a 32-foot high antenna tower to be located in the rear of an existing cable TV hub facility. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15303. Class 3 exemption includes construction and location of new small structures, and the installation of small new equipment and facilities in small structures.

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt Resolution No. 9222 approving Conditional Use Permit CUP 04-016, subject to conditions.

*ACTION TAKEN: Continued to May 12, 2004; 7/0/0/0*

**G. PLANNING COMMISSION ITEMS:**

**H. PLANNING MANAGER ITEMS:**

1. **Tentative Projects for the May 12, 2004 Planning Commission meeting (*all items listed below are tentatively scheduled*).**
  - a. CUP 04-001 (2518 W. Towne Avenue)
  - b. TPM 03-006 (1315 Orange Grove)
  - c. MWCF 03-345 (875 W. Orange Grove)
2. **News article regarding single story residential developments**

- I. ADJOURNMENT:** The Planning Commission is hereby adjourned to their regular meeting of May 12, 2004, in the City Council Chambers.

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**F1 1204 N. Park Avenue**  
**F2 395 W. Franklin Avenue**