



PLANNING COMMISSION ANNOTATED AGENDA

POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS - 7:00 P.M.

REGULAR ADJOURNED MEETING

WEDNESDAY, JUNE 18, 2003

**CHAIR CHARLES WOLFE, VICE CHAIR LUIS JUAREZ,
COMMISSIONER GWEN UREY, COMMISSIONER WILLIAM MARTINEZ
COMMISSIONER SYLVIA SCHARF, COMMISSIONER STANLEY MORRIS AND
COMMISSIONER RIC BELLUSCIO**

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.
- Limit every person addressing the Commission 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:** **Urey, Martinez, Scharf, Morris and Wolfe.**

Absent: **Juarez (excused) and Belluscio.**

D. APPROVAL OF MINUTES:

E. CONSENT AGENDA:

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

1. **MODIFICATION TO CONDITIONAL USE PERMIT (MCUP 03-007),
RESOLUTION NO. 9115 AND TENTATIVE PARCEL MAP (TPM 03-001),
RESOLUTION NO. 9116 AND VARIANCE (VAR 03-007), RESOLUTION NO.
9142
255 E. BONITA AVENUE**

(Continued from June 11, 2003)

Casa Colina requests a Modification to Conditional Use Permit (MCUP 03-007) and Tentative Parcel Map (TPM 03-001) to allow construction of a new parking lot and Variance (VAR 03-007) to deviate from development standards

Any person may file comments on the Addendum to the Mitigated *Negative Declaration* for the Casa Colina Master Plan with the Planning Division between May 8, 2003 and May 28, 2003. The comments must be in writing and must state the environmental factors on which the comments are based. A copy of the Addendum and *Mitigated Negative Declaration* is on file in the Planning Division, Pomona City Hall, 505 South Garey Avenue, Pomona, California.

ACTION TAKEN: Continued to June 25, 2003; 5/0/0/2(Juarez and Belluscio)

2. ***CODE AMENDMENT CA 03-003, RESOLUTION NO. 9125
CITYWIDE**

(Continued from April 30, 2003, May 14, 2003, May 28, 2003, and June 11, 2003)

City of Pomona requests a Code Amendment CA 03-003 to amend Section .600 of the Pomona Zoning Ordinance to identify improper graffiti abatement as a public nuisance and provide a penalty therefor.

Pursuant to the Guidelines for Implementation of the California Environmental Quality (CEQA), this action is not a project as defined under the California Environmental Quality Act and is, therefore, not subject to environmental review. CEQA Section 15378(a) defines a project as one that has the potential for resulting in a physical change to the environment. No physical change to the environment is anticipated with the approval of the Code Amendment to identify improper Graffiti Abatement as a public nuisance and providing a penalty therefor.

ACTION TAKEN: Approved; 5/0/0/2(Juarez and Belluscio)

3. **MINOR WIRELESS COMMUNICATION FACILITY PERMIT (MWCF 03-088),
RESOLUTION NO. 9144,
1705 W. 2ND STREET**

Nextel Wireless Communication requests, a Minor Wireless Communication Facility Permit (MWCF03-088) to allow unmanned wireless communications facility consisting of an artificial palm tree and an 11 ½ x 20' prefabricated equipment building located at the above address in the M-1-S zone.

This action has been found to be categorically exempt from the California Environmental Quality Act. CEQA Section 15303, Class 3 exempts the construction of small structures and small equipment.

ACTION TAKEN: Approved; 5/0/0/2(Juarez and Belluscio)

4. **CONDITIONAL USE PERMIT (CUP 03-011) , RESOLUTION NO. 9126
1076 W. PHILLIPS**

Rafaela Meza requests, a Conditional Use Permit (CUP 03-011) to allow a restaurant use with off-sale alcohol located at the above address in the C-2 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action is not a project as defined under the California Environmental Quality Act and is therefore, not subject to environmental review. CEQA Section 15378(a) defines a project as one that has the potential for resulting in a physical change to the environment. No physical change to the environment is anticipated.

ACTION TAKEN: Approved as amended; 5/0/0/2(Juarez and Belluscio)

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

J. COMMISSION ITEMS:

K. STAFF ITEMS:

1. Next meetings
(All items are tentatively scheduled.)

June 25, 2003

- a. 335-415 E. Holt Avenue – Conditional Use Permit (CUP 03-004) to allow the development of 26 single family homes; and Tentative Tract Map for condos and six lots; applicant, The Olson Company

- b. Denny' s Sign Appeal
- c. 200 Beaver Court – Conditional Use Permit (CUP 03-016) for a senior housing project; applicant Telacu
- d. 255 E. Bonita Avenue – Modification to Conditional Use Permit (MCUP 03-001) Tentative Parcel Map (TPM 03-001) and Variance (VAR 03-007) to allow construction of a new parking lot and to deviate from development standards applicant: Casa Colina

July 9, 2003

- a. 1601 W. Mission Blvd. - Variance (VAR 02-015) for parking; applicant Pomona Gateway
- b. 235 & 255 W. Mission Blvd. – Tentative Tract Map (TTM 03-002) to allow 58 units Mission Promenade; applicant Westcon Engineering
- c. 1462 E. Ninth – Conditional Use Permit (CUP 03-017) to allow construction of a manufacturing facility and corporate office; applicant GB Manufacturing Inc.
- d. 1340 S.Towne Avenue –Conditional Use Permit (CUP 03-018) to allow construction of a second unit on an R-2-S lot; applicant Laura Pardue
- e. 1580 W. Second Street - Variance (VAR 03-009) to allow additions to home and accessory buildings; applicant Finnian Ebuehi
- f. 1601 E. Mission Blvd. – Conditional Use Permit (CUP 03-020) to allow retail sale of new and used tires & mount wheels; applicant Maximano Hernandez
- g. 1600 Fairplex Avenue – Modification to Conditional Use Permit (MCUP 02-046) to allow music outdoors in the dining patio area; applicant Manuel Miranda
- h. 1893 N. Garey Avenue – Variance (VAR 03-004) to reduce parking; applicant Gregory Schubert
- i. 2150 N. Garey Avenue – Conditional Use Permit (CUP 03-009) to allow beer and wine within an existing market; applicant Farid Suletman
- j. 340 S. East End – Conditional Use Permit (CUP 03-005) to allow an auto paint shop and repair; applicant Ivan Sandoval
- k. Development Draft Code; applicant City of Pomona
- l. Citywide – Code Amendment to address existing alcohol establishments; City of Pomona

L. ADJOURNMENT: Adjourn Regular meeting to June 25, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

G1- 255 E. Bonita
G2- Citywide
G3- 1705 W. Second Street
G4- 1076 W. Phillips