



PLANNING COMMISSION ANNOTATED AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, JUNE 25, 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, Juarez, Martinez, Scharf, Morris,
Wolfe and Belluscio (arrived at
7:24 p.m.)**
Absent: None.

D. APPROVAL OF MINUTES:

**January 8, 2003, January 22, 2003, April 9, 2003 and
April 23, 2003, and May 28, 2003**

**Approved May 28, 2003 and continued January 8, and
January 22, 2003, April 9 and April 23, 2003 to July 9
meeting; 6/0/0/1(Belluscio).**

E. CONSENT AGENDA:

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

**1. CONDITIONAL USE PERMIT (CUP 03-004), RESOLUTION NO. 9109 AND
TENTATIVE TRACT MAP (TTM 03-001), RESOLUTION NO. 9107
335-415 E . HOLT AVENUE**

The Olson Company, request a Conditional Use Permit (CUP 03-004) to allow the development of 26 single family homes, Tentative Tract Map for condos and six lots and Variance (VAR 03-006) for the required development standards located at the above address.

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: CUP 03-004: Approved as amended; 5/2(Wolfe and
Morris)/0/0
TTM 03-001: Approved as amended; 5/2(Belluscio) and
Morris)/0/0
VAR 03-006: Approved as amended; 7/0/0/0**

**2. CONDITIONAL USE PERMIT (03-016), RESOLUTION NO. 9129,
200 BEAVER COURT
*(Continued from June 11, 2003)***

TELACU requests, a Conditional Use Permit (CUP 03-016) to allow construction of an 80 unit senior housing project located at the above address.

This project has been found to be exempt from CEQA under a statutory exemption Public Resolution Code 21080.14 for housing related projects for lower income housing projects of 100 units or less.

ACTION TAKEN: Continued to July 9, 2003

**3. 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 and June 18, 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 July 9, 2003

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

1. Draft Development Code - Distribution

J. COMMISSION ITEMS:

K. STAFF ITEMS:

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

July 9, 2003

- a. 1340 S. Towne Avenue – Conditional Use Permit (CUP 03-017) to allow construction of a second unit on an R-2-S lot; applicant Laura Pardue
- b. Draft Development Code; applicant City of Pomona

July 23, 2003

- a. 1468 E. Ninth Street – Conditional Use Permit (CUP 03-022) for a Pallet storage yard; applicant Fred Diaz
- b. 754 N. Park Avenue – Conditional Use Permit (CUP 03-021) to allow for group care facility; applicant Anthony Akidi

L. ADJOURNMENT: Adjourn Regular meeting to July 9, 2003, in the Council Chambers.

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- *Must be acted upon by the City Council*

G1- 335 – 415 E. Holt Avenue
G2- 200 Beaver Court
G3 - 255 E. Bonita Avenue