



PLANNING COMMISSION ANNOTATED AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, JULY 23, 2003

**CHAIR LUIS JUAREZ, VICE CHAIR RIC BELLUSCIO
COMMISSIONER GWEN UREY, COMMISSIONER WILLIAM MARTINEZ
COMMISSIONER SYLVIA SCHARF, 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.
- 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: Wolfe, Urey, Martinez, Scharf, Belluscio and Juarez.

Absent: Morris.

D. APPROVAL OF MINUTES:

E. CONSENT AGENDA:

1. 2727 S. Reservoir Street – Master Sign Plan

ACTION TAKEN: Approved

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

**1. CONDITIONAL USE PERMIT (CUP 03-014), RESOLUTION NO. 9128
772 E. ARROW HIGHWAY**

Fares Elias Khoury, requests a Conditional Use Permit to allow off-sale beer and wine in an existing market located at the above address in the C-C zone.

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.

ACTION TAKEN: Continued to August 13, 2003

**2. VARIANCE (VAR 03-009), RESOLUTION NO. 9137
1580 W. SECOND STREET**

Finnian Ebuehi, requests a Variance to allow a reduction in the side yard setback and an increase in the size of the additions permitted for a nonconforming single-family dwelling located at the above address in the M-1 (Light Industrial) zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 1, Section 15301 Categorical Exemption.

ACTION TAKEN: Withdrawn by Applicant

**3. CONDITIONAL USE PERMIT (CUP 03-018), RESOLUTION NO. 9132
1340 S. TOWNE AVENUE
*(Continued from July 9, 2003)***

Laura Pardue, requests a Conditional Use Permit to allow construction of a second unit on an R-2-S lot located at the above address.

Pursuant to the guidelines of the California Environmental Quality Act (CEQA) this project meets the criteria for a Class 3, Section 15303 Categorical Exemption – new construction or conversion of small structures.

ACTION TAKEN: Continued to August 13, 2003

4. **CONDITIONAL USE PERMIT (CUP 03-022) , RESOLUTION NO. 9143**
1648 E. NINTH STREET

Fred Diaz, requests a Conditional Use Permit (CUP 03-022) to allow a Pallet storage yard located at the above address in the M-1 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 3, Section 15303 Categorical Exemption.

ACTION TAKEN: Project Withdrawn

5. **CONDITIONAL USE PERMIT (CUP 03-023), RESOLUTION NO. 9150**
1682 W. MISSION BLVD.

Pomona Economic Opportunity Center, requests a Conditional Use Permit to allow a pre-manufactured unit to be utilized as a day labor center located at the above address in the C-4-S zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 3, Section 15303 Categorical Exemption.

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

6. **CONDITIONAL USE PERMIT (CUP 03-021) , RESOLUTION NO. 9140**
754 N. PARK AVENUE

Anthony Akidi, requests a Conditional Use Permit (CUP 03-021) to allow a group care facility serving more than 6 persons located at the above address in the AP zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 3, Section 15303, Categorical Exemption.

ACTION TAKEN: Denied; 5/1(Urey)/0/1(Morris)

7. **CONDITIONAL USE PERMIT (CUP 02-050) , RESOLUTION NO. 9092**
2109 – 2131 SOUTH GAREY AVENUE

Gateway Triangle Development LLC, requests a Conditional Use Permit to rehabilitate an existing 51,000 square feet commercial building and develop an additional 78,837 square feet. of commercial buildings on a parcel greater than 20, 000 square feet located at the above address in the C-4 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality (CEQA), a Negative Declaration has been prepared findings that the project will not have a significant effect on the environment.

ACTION TAKEN: Continued to September 10, 2003; 6/0/0/1(Morris)

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

**1. FINDING OF NON-CONFORMITY
1601 EAST MISSION BOULEVARD**

Maximo Hernandez requests a finding that the proposed non-conforming use (an auto-repair facility) within a non-conforming building is approved and found to be consistent with those uses permitted in the M-1 (Light Industrial) zone at the above address.

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

J. COMMISSION ITEMS:

K. STAFF ITEMS:

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

August 13, 2003

- a. Brown Act Presentation by City Attorney's Office
- b. 772 E. Arrow Highway – Conditional Use Permit (CUP 03-014) to allow off-sale beer and wine in an existing market; applicant Fares Elias Khoury.

August 27, 2003

- a. 1704 Park Avenue – Variance (VAR 03-010) to deviate from front yard setback and Tentative Parcel Map (TPM 02-008) to subdivide 1 lot into 4 lots; applicant Jorge O Roque.
- b. 1908 S. Garey Avenue – Conditional Use Permit (CUP 03-025) to allow for construction of a Burger King Fast Food Restaurant; applicant Al Shatt/Magaly Shah.
- c. 1707 N. Towne Avenue – Major Wireless Communication Facility Permit (WCF03-024) to operate a wireless telecommunication facility; applicant Sprint PCS.

L. ADJOURNMENT: Adjourn Regular meeting to August 13, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

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**G1- 772 E. Arrow Hwy
G2 – 1580 W. Second Street
G3 – 1340 S. Towne Avenue
G4 – 1648 E. Ninth Street
G5 – 1682 W. Mission Blvd.
G6 – 754 N. Park Avenue
G7 – 2109 S. Garey Avenue
I-1 - 1601 E. Mission Blvd.**