



PLANNING COMMISSION AGENDA

POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS - 7:00 PM

REGULAR ADJOURNED MEETING

WEDNESDAY, JANUARY 14, 2004

**CHAIR LUIS JUAREZ, VICE-CHAIR SYLVIA SCHARF,
COMMISSIONER TIM SAUNDERS, COMMISSIONER WILLIAM MARTINEZ
COMMISSIONER GWEN UREY, 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.
- 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. The Chair may limit the number of such persons addressing the Commission.

A. CALL TO ORDER:

B. FLAG SALUTE:

C. ROLL CALL:

D. APPROVAL OF MINUTES:

E. CONSENT AGENDA:

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

1. **MODIFICATION TO CONDITIONAL USE PERMIT (MCUP 02-046),
RESOLUTION NO. 9081
1600 FAIRPLEX AVENUE**

William Miguel, requests a Modification to Conditional Use Permit (MCUP 02-046) to delete condition no. 32 of Resolution No. 8728 to allow music outdoors in the patio dining area.

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

(Continued from December 10, 2003)

1.
2. **CONDITIONAL USE PERMIT (CUP 03-027) , RESOLUTION NO. 9170
TENTATIVE TRACT MAP (TTM 03-007), RESOLUTION NO. 9171
CHANGE OF ZONE (CZ 03-005), RESOLUTON NO. 9162
GENERAL PLAN AMENDMENT (GPA 03-002), RESOLUTION NO. 9161
1020 MURCHISON AVENUE** *(Continued from December 10, 2003)*

Jide Alade, Team Manchester, LLC, requests a Conditional Use Permit (CUP 03-027); Tentative Tract Map (TTM 03-007), Change of Zone (CZ-03-005); and General Plan Amendment (GPA 03-002) to allow a 29-unit condominium development on approximately 4.36 acres located at the above address in the R-1-6000 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality, a Mitigated Negative Declaration has been prepared finding that the project will not have a significant adverse effect on the environment.

(Continued to January 28, 2004)

3. **CONDITIONAL USE PERMIT (CUP 03-039), RESOLUTION NO. 9195
TENTATIVE TRACT MAP (TTM 03-012), RESOLUTION NO. 9196
2003 – 2005 RESERVOIR**

Linda Rae Ruiz, requests a Conditional Use Permit (CUP 03-039) and Tentative Tract Map (TTM 03-012) to allow for 20 condominiums.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 32, Categorical Exemption. Infill development.

4. **TENTATIVE TRACT MAP (TTM 03-009), RESOLUTION NO. 9173**
545 E. ARROW HIGHWAY

PFMA LLC, requests a Tentative Tract Map (TTM 03-009) subdivide one parcel into five lots within the R-1-7200 (single-family residential) zone.

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

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

1. Time Extension (TX 03-008) for Variance (VAR 02-011) of single family owner occupied residence located at 985 South Gordon Street.

J. COMMISSION ITEMS:

K. STAFF ITEMS:

(All items are tentatively scheduled.)

January 28, 2004

- a. 1315 W. Orange Grove – Tentative Parcel Map (TPM 03-006)
- b. 1101 North Glen Avenue – Conditional Use Permit (CUP 03-042), a conversion of an existing covered patio, enclosed room in an existing church
- c. 1700 W. Holt Avenue – Time Extension (TX 03-009) Time extension for (CUP 03-021)

February 11, 2004

- a. 1863 Canyon Way – Variance (VAR 03-016) Variance level yard setback for proposed SFD/SFD lot Ganesha Hills Area.
- b. 1390 South San Antonio – Conditional Use Permit (CUP 03-040) to construct four single-family residences on one parcel
- c. 875 West Orange Grove – Major Wireless Communication Facility (MCF 03-0345) unmanned wireless communication facility (mono-pine) and equipment
- d. 2522 Supply Street - Conditional Use Permit (CUP 03-043), to allow five manufacturing warehouse buildings w/ gross floor areas of 32,106 sq. ft.

L. ADJOURNMENT: Adjourn regular meeting to January 28, 2004, in the Council Chambers.

- *Must be acted upon by the City Council*

G1 1600 Fairplex Avenue
G2 1020 Murchison Avenue
G3 2003 – 2005 Reservoir
G4 545 E. Arrow Highway