



## **PLANNING COMMISSION AGENDA**

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

### **REGULAR ADJOURNED MEETING**

**WEDNESDAY, JANUARY 28, 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. 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

**CONTINUED TO FEBRUARY 11, 2004**

**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), RESOLUTION NO. 9162  
GENERAL PLAN AMENDMENT (GPA 03-002), RESOLUTION NO. 9161  
1020 MURCHISON AVENUE**

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 FEBRUARY 25, 2004**

**3. CONDITIONAL USE PERMIT (CUP 03-04), RESOLUTION NO. 8885  
1101 NORTH GLEN AVENUE**

Modification to Conditional Use Permit (CUP03-042) to allow a conversion of an existing covered patio into enclosed room in an existing church.

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 03-009) for Conditional Use Permit (CUP03-021) to allow on-sale general alcohol license (Type 47) within a bona fide restaurant / supper club with entertainment, 200 sq. ft dance floor in the restaurant area along with the existing banquet facility.

**(APPLICANT WITHDREW REQUEST)**

**J. COMMISSION ITEMS:**

**K. STAFF ITEMS:**

*(All items are tentatively scheduled.)*

**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.
- e. 2070 S. Garey Avenue – Conditional Use Permit (CUP04-001) to allow construction of a retail space.

**February 25, 2004**

- a. 2518 N. Towne – Conditional Use Permit (CUP04-001) for a Car Wash.
- b. 1961 Mt. Vernon Avenue – Conditional Use Permit (CUP03-046) Tentative Parcel Map (TPM03-007) Five parcel Industrial development
- c. 149 S. San Antonio – Conditional Use Permit (CUP03-047) Concrete block building for auto repair
- d. 985 W. Holt – variance (VAR04-002) Variance for church setbacks
- e. 1003 W. Ninth Street – Conditional Use Permit (CUP04-002) NCUP for Apartment complex to convert (19) two-bedroom units to three-bedroom units
- f. 4 Village Loop Road – Renovation of existing center (4 phases) remodel Pad buildings (J,K,L,) reconfigure parking, rebuild building A.
- g. 600 E. Bonita Avenue - General Plan Amendment GPA 03-003 to change the General Plan land use designation from "Industrial" to "Low Density Residential"; Change of Zone CZ 03-006 to change the zoning from M (Special Industrial) to R-2, PD-6.3 (Low Density Multiple Family with a Planned Development Overlay, 6.3 units per acre); and Conceptual Plan Review CPR 03-001 to approve conceptual plans for 123 single family units on property located at

600 E. Bonita Avenue

**L. ADJOURNMENT:** Adjourn regular meeting to February 11, 2004, in the Council Chambers.

- *Must be acted upon by the City Council*

**I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas 2001\Agendas 2004\A012804.doc**

**G1 2003 – 2005 Reservoir**  
**G2 1020 Murchison Avenue**  
**G3 1101 North Glen Avenue**