



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, February 25, 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: NONE

E. CITIZEN PARTICIPATION:

F. CONSENT AGENDA:

1. Time Extension (TX 04-002) for Conditional Use Permit (CUP 02-040) to allow a mixed use at 305 S. Garey Avenue.
2. Time Extension (TX 04-003) for Conditional Use Permit (CUP 02-026) to allow senior housing at 2075 N. Garey Avenue.
3. Time Extension (TX 03-010) for Tentative Parcel Map (TPM 01-005) and the Modification to Specific Plan (MISC01-302) to combine four lots into one parcel at 480 W. Commercial Street.

G. PUBLIC HEARINGS:

**1. CONDITIONAL USE PERMIT (CUP 03-044), RESOLUTION NO. 9198
2070 SOUTH GAREY (Continued from February 11, 2004)**

Galleria Centers Inc., requests a Conditional Use Permit (CUP03-044) to allow construction of a commercial building space on a lot greater than 20,000 square feet in Area .

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA). This project is categorically exempt from the requirements of the Categorical Environmental Quality Act under CEQA section 15332 In-Fill Development projects .

**2. VARIANCE (VAR03-016) , RESOLUTION NO. 9193
1863 CANYON WAY (Continued from February 11, 2004)**

John Hamilton, requests a Variance to allow the reduction of the rear yard setback for a proposed SFD in the hillside .

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 5, Section 15305 Categorical Exemption.

3. **TENTATIVE TRACT MAP (TTM04-001), RESOLUTION NO. 9215**
1390 S. SAN ANTONIO

John Labayna requests a Tentative Tract Map (No. 60997) TTM 04-001 to allow a 3-unit residential subdivision for condominium purposes in the R-2-S (Low Density Multi-Family Residential with Supplemental Overlay) zone on property located at 1390 S. San Antonio.

This project is categorically exempt under the California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development Projects).

4. **CONDITIONAL USE PERMIT (CUP03-027) AND TENTATIVE TRACT MAP**
(TTM03-007), CHANGE OF ZONE (CZ03-005) GENERAL PLAN AMENDMENT
(GPA03-002).
1020 MURCHISON AVENUE

Jide Alade, requests to allow a 29-unit condominium development – Conditional Use Permit (CUP03-027) and Tentative Tract Map (TTM03-007), Change of Zone (CZ03-005), General Plan Amendment (GPA03-002).

(Staff recommends a continuance to March 10, 2004)

5. **CONDITIONAL USE PERMIT (CUP03-047), RESOLUTION NO. 9201**
149 S. SAN ANTONIO AVENUE

Jose L. Reyes requests to allow a Conditional Use Permit (CUP03-047) for a concrete block building for auto repair.

(Staff recommends that this item be tabled)

6. **VARIANCE (04-002), RESOLUTION NO. 9203**
985 W. HOLT AVENUE

Min, Seung & Youngsook requests to allow a variance for a church setback

(Staff recommends that this item be tabled)

7. **CONDITIONAL USE PERMIT (CUP04-002), RESOLUTION NO. 9204**
1003 W. NINTH STREET

Jaime D. Aquino requests to convert 19 two-bedroom units to three bedroom units.

(Staff recommends that this item be tabled)

8. **TENTATIVE TRACT MAP (TTM04-001), RESOLUTION NO. 9210**
395 W. FRANKLIN AVENUE

Kermal Serhal requests Tentative Parcel Map (TPM04-001) to subdivide existing lot into two parcels and construct two single-family homes.

(Staff recommends that this item be tabled)

9. **CONDITIONAL USE PERMIT (CUP04-007) , RESOLUTION NO. 9211**
85 AUTO CENTER DRIVE

Jim Caswell c/o West Coast RV requests Conditional Use Permit (CUP04-007)
To include recreational vehicle dealership, temporary office unit, and freeway sign 45' in height and 2 monument signs.

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.

**10. CONDITIONAL USE PERMIT (CUP03-019), TENTATIVE PARCEL MAP (TPM03-002)
235-255 W. MISSION BLVD.**

Rothenberg, Sawasy Architects Inc. requests a Conditional Use Permit (CUP 03-019) to allow construction of a nine story mixed use project consisting 10,801 square feet of retail, 94 residential units and 544 parking spaces. Tentative Parcel Map (TPM 03-002) to allow a subdivision for condominium purposes.

(Staff recommends a continuance to March 10, 2004)

H. UNFINISHED BUSINESS: NONE

I. NEW BUSINESS: NONE

J. COMMISSION ITEMS:

K. STAFF ITEMS: *(All items are tentatively scheduled.)*

March 10, 2004

- a. *600 E. Bonita* - 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.
- b. *1485 S. Garey* – Subdivide existing Lot A into two parcels.
- c. *1315 Orange Grove* – Tentative Parcel Map (TPM03-006) Subdivide one lot into two.
- d. *3161 N. Garey* – Conditional Use Permit (CUP04-008) to modify (CUP02-020) applicant request full liquor license service, 50% expansion of dance floor.
- e. *2710 N. Towne* – Conditional Use Permit (CUP04-006) for 1.9 acre industrial site w/Change of Zone (CZ04-001) from M special to M-1.
- f. *1470 W. Holt* – Conditional Use Permit (CUP04-005) to allow an Adult Day Care Center.
- g. *335-415 E. Holt* – Modification to site plan 03-004 to reduce the front perimeter setback from five feet to two feet.

March 24, 2004

- a. 1208 W. 11th Street – Code Amendment (CA04-002) for density standards and Conditional Use Permit (CUP04-011) to convert 12 unit apartment complex to condominiums
- b. 2522 Supply Street – Tentative Tract Map (TTM04-002) to subdivide into five parcels for development with five industrial buildings
- c. 1945-55 Indian Hill – Conditional Use Permit (CUP03-038), Tentative Tract Map (TTM03-011), General Plan Amendment (GPA03-004) Lot split 166 condominiums
- d. 1076 W. Phillips Drive – Conditional Use Permit (CUP04-012) build 2000 square foot coin laundry

L. ADJOURNMENT: Adjourn regular meeting to March 10, 2004, in the Council Chambers.

<p>G1 2070 South Garey G2 1863 Canyon Way G3 1390 S. San Antonio G4 1020 Murchison Avenue G5 149 S. San Antonio G6 985 W. Holt Avenue G7 1003 W. Ninth Street G8 395 W. Franklin Avenue G9 85 Auto Center Drive G10 235-255 W. Mission Blvd.</p>
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