



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, March 10, 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:

➤ NO MINUTES

E. CITIZEN PARTICIPATION:

F. CONSENT AGENDA:

➤ NO ITEMS

G. PUBLIC HEARINGS:

**1. CONDITIONAL USE PERMIT (CUP 03-019), RESOLUTION NO. 9133; TENTATIVE PARCEL MAP (TPM03-002), RESOLUTION NO. 9120
235-255 W. MISSION BLVD: *(continued from February 25, 2004)***

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

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.

**2. GENERAL PLAN AMENDMENT (GPA 03-002), RESOLUTION NO. 9161; CHANGE OF ZONE (CZ 03-005), RESOLUTION NO. 9162; TENTATIVE TRACT MAP (TTM 03-007), RESOLUTION NO. 9171; CONDITIONAL USE PERMIT (CUP 03-027), RESOLUTION NO. 9170; VARIANCE (VAR 04-004), RESOLUTION NO. 9227
1020 MURCHISON AVENUE *(continued from February 25, 2004)***

Jide Alade, requests to allow a General Plan Amendment (GPA 03-002) to allow change from Single Family Residential to Low Density Residential and Change of Zone (CZ 03-005) to allow change from R-1-6000 Single Family Residential to R-2 low-density residential; Conditional Use Permit (CUP 03-027) for residential units and a Variance (VAR 04-004) to deviate from the development standards

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

**3. GENERAL PLAN AMENDMENT (GPA 03-003), RESOLUTION NO. 9169; CHANGE OF ZONE (CZ 03-006), RESOLUTION NO. 9168; CONCEPTUAL PLAN REVIEW (CPR 03-001), RESOLUTION NO. 9168
600 E. BONITA AVENUE**

The applicant, Integral O'Donnell Bonita, LLC is requesting a General Plan Amendment GPA 03-003 to change the General Plan land use designation from Industrial to Low Density Residential; a 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.

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.

**4. CONDITIONAL USE PERMIT (CUP 04-008) RESOLUTION NO. 9201
3161 N. GAREY AVENUE**

The applicant, Yahya Hassan requests a Modification of Conditional Use Permit (CUP 04-008) to allow expansion of an existing bona fide restaurant, up-grading of the liquor license, and entertainment as a secondary use.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt under CEQA Section 15303, Class 3, New Construction or conversion of small structures.

**5. TENTATIVE PARCEL MAP (TPM 03-007), RESOLUTION NO. 9200; VARIANCE (VAR 04-003), RESOLUTION NO. 9225; CONDITIONAL USE PERMIT (CUP 03-046), RESOLUTION NO. 9199
1961 MOUNT VERNON AVENUE**

The applicant, Dominion Property Partners, requests a Tentative Parcel Map (TPM 03-007), to allow subdivision of an industrial property into five parcels; and a Conditional Use Permit CUP 03-046, and to allow construction of four concrete tilt-up industrial buildings ranging from 22,376 to 31,700 square feet; and a Variance (VAR 04-003) for an 8-foot wrought iron fence within the front yard setback area.

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.

**6. TENTATIVE PARCEL MAP (TPM 04-002), RESOLUTION NO. 9223;
CONDITIONAL USE PERMIT (CUP 04-009), RESOLUTION NO. 9221
1485 S. GAREY AVENUE**

The applicant, Don Howard, requests a Tentative Parcel Map (TPM 04-002) to allow the subdivision of 1 parcel into 2 lots and Modification to Conditional Use Permit (MCUP 04-009) to reconfigure the site plan and extend the conditions of the original site to both parcels.

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

**7. MODIFICATION TO SPECIFIC PLAN (MSP 04-002), RESOLUTION NO. 9228;
CONDITIONAL USE PERMIT (CUP 03-004), RESOLUTION NO. 9109; AND
VACATION OF THE CITY RIGHT-OF-WAY
335-415 E. HOLT AVENUE**

The applicant, Olson Company, requests a Modification to Specific Plan (MSP 04-002) revisiting the development standards, a Modification to Conditional Use Permit (CUP 03-004) to reduce the front setback from five feet to two feet, including a vacation to decrease the City right-of-way by three feet.

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

H. UNFINISHED BUSINESS:

➤ NONE

I. NEW BUSINESS:

➤ NONE

J. COMMISSION ITEMS:

K. PLANNING MANAGER ITEMS:

- L. TENTATIVE PC ITEMS FOR MARCH 24, 2004** *(All items are tentatively scheduled.)*
- a. **1208 W. 11th Street** – Code Amendment (CA 04-002) to zoning ordinance Sec. 58012 pertaining to condominium conversion and Conditional Use Permit (CUP 04-011) to convert a 12-unit apartment complex to condominiums.
 - b. **2522 Supply Street** – Tentative Tract Map (TTM 04-002) to subdivide into five parcels for development with five industrial buildings.
 - c. **1945-55 Indian Hill** – General Plan Amendment (GPA 03-004) Change of Zone (CZ 03-007), Tentative Tract Map (TTM 03-011), and Conditional Use Permit (CUP 03-038).
 - d. **25 ½ Canyon Rim Road** – Wireless Communication Permit (MIS C03-331).
 - e. **2710 N. Towne Avenue** – Conditional Use Permit (CUP 04-006) for an industrial site with a Change of Zone (CZ 04-001) from M-Special to M-1
 - f. **City of Pomona General Plan Update** - Presentation by Dyett & Bhatia, Inc. (Joan Issacson)
- M. ADJOURNMENT:** Adjourn to the regular meeting on March 24, 2004, in the City Council Chambers.

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G1 235-255 W. Mission Blvd.
G2 1020 Murchison Avenue
G3 600 E. Bonita Avenue
G4 3161 N. Garey Avenue
G5 1961 Mount Vernon Avenue
G6 1485 S. Garey Avenue
G7 335-415 E. Holt Avenue