



## **PLANNING COMMISSION AGENDA**

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

### **REGULAR ADJOURNED MEETING**

**WEDNESDAY, APRIL 9, 2003**

**CHAIR CHARLES WOLFE, VICE CHAIR LUIS JUAREZ,  
COMMISSIONER GWEN UREY, COMMISSIONER WILLIAM MARTINEZ  
COMMISSIONER SYLVIA SCHARF, COMMISSIONER STANLEY MORRIS AND  
COMMISSIONER RIC BELLUSCIO**

### **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:**

**D. APPROVAL OF MINUTES:**

**E. CONSENT AGENDA:**

**F. CITIZEN PARTICIPATION:**

**G. PUBLIC HEARINGS:**

**1. VARIANCE (VAR 03-003), RESOLUTION NO. 9104  
3560 TEMPLE AVENUE**

Ruthie Mickey and Karen McCabe, request Variance (VAR 03-002) of parking standards to allow a small women's fitness center to locate into an existing retail tenant space. The parking space deficit for this use would be approximately five spaces, which may be addressed by lease of spaces on an adjacent property located at the above address in the C-4 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is meets the criteria for a Class 1 Categorical Exemption (permitting or licensing of private facilities involving no expansion of use).

**2. VARIANCE (VAR 03-002), RESOLUTION NO. 9105  
1057 HILLCREST AVENUE**

Antonio Querin, request a Variance (VAR03-003) to allow relief from strict compliance with development standards for a new residence in the R-1-20,000 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 3, Section 303, Categorical Exemption. New construction or conversion of small structures.

**3. CONDITIONAL USE PERMIT (CUP 02-007), RESOLUTION NO. 8997  
695 E. FOOTHILL BLVD.**

Elks Lodge requests a Conditional Use Permit (CUP 02-007) to allow on-sale alcohol use at a private club (Type 51) located at the above address in the C-4 zone.

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 with the approval of the Conditional Use Permit for on-sale alcohol license within an existing private club.

4. **CONDITIONAL USE PERMIT (CUP 02-047), RESOLUTION NO. 9080**  
**805 E. PHILADELPHIA STREET**

Adel Salami to upgrade an existing off-sale beer and wine license (Type 20) to an off-sale general liquor license (Type 21) within an existing market located at the above address in the C-1 zone.

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 with the approval of the Conditional Use Permit to upgrade an off-sale alcohol license within an existing market.

5. **MAJOR WIRELESS COMMUNICATION FACILITY (MISC 02-284),**  
**RESOLUTION NO. 9047**  
**1600 FAIRPLEX AVENUE**

Manuel Miranda, Coppacabana Restaurant, request a Major Wireless Communication Facility Permit (MISC 02-284) for an unmanned wireless telecommunication facility that will be disguised as a rock with separate equipment cabinet to be located at 1600 Fairplex Avenue in the C-3 zone.

Pursuant to the Guidelines for the Implementation this project is categorically exempt from requirements of the California Environmental Quality Act, CEQA Section 15303, Class 3 exempts new construction of small structures.

**H. UNFINISHED BUSINESS:**

**I. NEW BUSINESS:**

1. Review of Condition No. 30 – Resolution No. 8473 (CUP 96-019) for the Tower Restaurant at 301 W. Second Street.

**J. COMMISSION ITEMS:**

**K. STAFF ITEMS:**

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

**April 23, 2003**

- a. 1466 S. San Antonio – (CUP 03-003) to allow 1552 square feet of residence with 22 x 22 two car garage frame & stucco; applicant Julio Lopez

- b. 1555 S. Garey Avenue – (CUP 03-002) to allow small collections recycling; applicant Tomra Pacific Inc.
- c. Citywide – Code Amendment (CA 03-002) to establish a regulatory process and development and operational standards for cyber cafés; applicant City of Pomona.
- d. Citywide – Code Amendment (CA02-010) to define permanent and temporary structures, to prohibit temporary structures in areas visible from public or private streets, and to establish architectural standards for permanent structures; applicant City of Pomona

**May 14, 2003**

- a. 340 S. East End Avenue – Conditional Use Permit (CUP 03-005) auto touch up w/spray booth, auto interior repair of minor tears and burns; applicant Ivan Sandoval
- b. 255 E. Bonita Avenue – Conditional Use Permit (CUP 03-007), Tentative Parcel Map (TPM 03-001), Change of Zone (CZ 03-002) to allow construction of new parking lot and site access to Casa Colina; applicant Casa Colina
- c. 335-415 E. Holt Avenue – Conditional Use Permit (CUP 03-004) to allow the development of 26 single family homes; applicant The Olson Company
- d. 1601 W. Mission Blvd.- Variance (VAR 02-015) to deviate from development standards for parking; applicant Pomona Gateway Partners.

**April 30, 2003**

- a. Development Code Public Hearing
- b. Graffiti Abatement Ordinance Revision – Amendment of Ordinance Section .600
- c. Vacation of Second Street from SR 71 to Curran Place

**L. ADJOURNMENT:** Adjourn Regular meeting to April 23, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

**G1 3560 Temple Avenue**  
**G2 1057 Hillcrest Avenue**  
**G3 695 E. Foothill Blvd.**  
**G4 805 E. Philadelphia Street**  
**G-5 1600 Fairplex Avenue**