



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, May 14, 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: January 9, 2003, February 13, 2002, February 20, 2002,
and April 10, 2002**

E. CONSENT AGENDA:

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

**1. *CODE AMENDMENT CA 03-003, RESOLUTION NO. 9125
CITYWIDE (Continued from April 30, 2003)**

City of Pomona requests a Code Amendment CA 03-003 to amend Section .600 of the Pomona Zoning Ordinance to identify improper graffiti abatement as a public nuisance and provide a penalty therefor.

Pursuant to the Guidelines for Implementation of the California Environmental Quality (CEQA), 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 Code Amendment to identify improper Graffiti Abatement as a public nuisance and providing a penalty therefor.

CONTINUE TO MAY 28, 2003

**2. TENTATIVE TRACT MAP (02-006) CONDITIONAL USE PERMIT (CUP 02-044)
RESOLUTION NO. 9070, RESOLUTION NO. 9071
2895 N. GAREY AVENUE**

Greystone Homes request a Tentative Tract Map (02-006) to subdivide three existing lots into 136 new lots, Conditional Use Permit (CUP 02-044) to allow a residential development of 121 homes; at the above address.

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

**3. CONDITIONAL USE PERMIT (CUP 03-008, RESOLUTION NO. 9118)
2640 POMONA BOULEVARD**

Historical Society of Pomona Valley requests a Conditional Use Permit CUP 03-008 to allow the relocation of the Currier Ranch to the above address in the O (Open Space) zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Section 15331, Class 31, Categorical Exemption.

4. CONDITIONAL USE PERMIT CUP 03-003, RESOLUTION NO. 9112
1466 SOUTH SAN ANTONIO AVENUE

Julio Lopez requests a Conditional Use Permit CUP 03-003 to allow a 1552-square foot residence with an attached garage and a detached two-car garage for a separate residence at the above address in the R-2-S zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Section 15303, Class 31, Categorical Exemption.

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

1. TIME EXTENSION TX 03-003
1511 LINCOLN AVENUE

Lincoln Avenue Community Church requests a one-year Time Extension of Modification Conditional Use Permit MCUP 02-004

J. COMMISSION ITEMS:

K. STAFF ITEMS:

1. Planning Commission Meeting Format

1. Next meetings

(All items are tentatively scheduled.)

May 28, 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 – General Plan Amendment GPA 03-001 to change the land use designation from General Commercial to Institutional and Change of Zone CZ 03-002 from C-4 to A-P; applicant, Casa Colina
- c. 335-415 E. Holt Avenue – Specific Plan Amendment SPA 03-002 to change the designation from A-R to R-A; applicant, The Olson Company
- d. Draft Development Code
- e. 2150 N. Garey Avenue – Conditional Use Permit CUP 03-009 to allow beer and wine as an existing market; applicant, Farid Suleyman
- f. 1869 N. Garey Avenue – Variance VAR 03-004 to reduce parking; applicant, Gregory Schubert

- g. 1447 W. Tenth Street - Tentative Tract Map TTM 03-003 to allow the subdivision of one lot into seven parcels; applicant, Jose Gutierrez.
- h. 1597 Shirley Place – Conditional Use Permit CUP 03-010 to allow a second unit; applicant, Ampelio and Ana Cardona
- i. Code Amendment – Graffiti Abatement

June 11, 2003

- a. 335-415 E. Holt Avenue – Conditional Use Permit CUP 03-004 to allow the development of 26 single family homes; Variance for development standards and Tentative Tract Map for condos and six lots; applicant, The Olson Company
- b. 255 E. Bonita Avenue – Conditional Use Permit CUP 03-007, Tentative Parcel Map (TPM 03-001), to allow construction of a new parking lot and site access to Casa Colina; applicant, Casa Colina
- c. 1511 Lincoln Avenue – Modification to Conditional Use Permit MCUP 03-015, to delete Condition No. 23 of Resolution No. 8984; applicant, City of Pomona
- d. 200 Beaver Court – Change of Zone CZ 03-003, for a senior housing overlay and Conditional Use Permit to allow construction of 80 units; applicant, Telacu Housing

L. ADJOURNMENT: Adjourn Regular meeting to May 28, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

G1-Citywide
G2-2895 N. Garey Avenue
G3- 2640 Pomona Blvd.
G4- 1466 S. San Antonio
I-1-1511 Lincoln Avenue