



PLANNING COMMISSION AGENDA
POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91769
REGULAR ADJOURNED MEETING
WEDNESDAY, May 26, 2004 @ 7:00 PM

- A. CALL TO ORDER: CHAIR, LUIS JUAREZ**
- B. FLAG SALUTE: CHAIR, LUIS JUAREZ**
- C. ROLL CALL: Planning Manager, Matthew Bassi**

CHAIR LUIS JUAREZ; VICE-CHAIR SYLVIA SCHARF; COMMISSIONER TIM SAUNDERS; COMMISSIONER WILLIAM MARTINEZ; COMMISSIONER GWEN UREY; COMMISSIONER STANLEY MORRIS; COMMISSIONER CHARLES WOLFE

D. CITIZEN PARTICIPATION:

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 Planning Commission may complete a speaker card and submit the card to the Planning Division Manager. Speaker cards are available in the foyer of the City 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 Planning 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 Planning Commission should be limited to five (5) minutes or such reasonable time as is granted by the majority of the Planning Commission.*
- *Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chair may request that the group choose a spokesperson.*

E. CONSENT AGENDA:

1. APPROVAL OF MINUTES

- **September 25, 2002**
- **October 23, 2002**
- **March 24, 2004**
- **April 14, 2004**

F. PUBLIC HEARINGS:

**1. TENTATIVE PARCEL MAP 04-001 & VARIANCE 04-005
(Continued from April 14, 2004)**

PROJECT ADDRESS: 395 W. FRANKLIN AVENUE
PROJECT APPLICANT: Kamal Serhal
PROJECT PLANNER: Salvador Salazar, Contract Planner
PROJECT DESCRIPTION:

The applicant is requesting approval of a Variance (VAR 04-005) to allow a 17-foot wide residential lot instead of the minimum required 60 feet and Tentative Parcel Map to subdivide one parcel into two new parcels.

Recommended Action:

Staff recommends that the Planning Commission receives and considers the information and directs staff whether to proceed with a Code Amendment.

2. CONDITIONAL USE PERMIT 04-012

PROJECT ADDRESS: 1076 W. PHILLIPS BOULEVARD
PROJECT APPLICANT: Home Wash Inc.
PROJECT PLANNER: Richard Belmudez, Senior Planner
PROJECT DESCRIPTION:

The applicant is requesting approval of a Conditional Use Permit CUP 04-012 to allow modification to an off-sale alcohol establishment located at 1076 West Phillips Avenue consisting of the addition of retail laundry facilities. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 1, Section 15301, Categorical Exemption.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9267 approving Conditional Use Permit 04-012, subject to conditions.

3. **MAJOR WIRELESS COMMUNICATION FACILITY PERMIT 03-045**

PROJECT ADDRESS: 875 W. ORANGE GROVE AVENUE

PROJECT APPLICANT: Delta Group Engineering

PROJECT PLANNER: Manuel Mancha, Senior Planner

PROJECT DESCRIPTION:

The applicant is requesting approval of a MISC 03-045 to allow a Wireless Communication Facility Major with a 65' high freestanding co-locatable mono-pine and equipment shelter in the R-1-6,000 (Single Family Residential) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Section 15303, Class 3, this action has been found to be categorically exempt.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9197, approving MISC 03-045, subject to conditions.

4. **TENTATIVE TRACT MAP 04-005 & CONDITIONAL USE PERMIT CUP 04-028**

PROJECT ADDRESS: 1114 E. PHILLIPS BOULEVARD

PROJECT APPLICANT: Nancy Chang

PROJECT PLANNER: Sandra Campbell, Associate Planner

PROJECT DESCRIPTION:

The applicant is requesting a Tentative Tract Map TTM 04-005 to allow a subdivision for condominium purposes and Conditional Use Permit CUP 04-028 to allow construction of 23 dwelling units. Pursuant to the California Environmental Quality Act (CEQA) guidelines Section 15332, Class 32 – This class exempts infill projects that are consistent with applicable general plan and zoning designations, developed within city limits on sites no more than five acres, and substantially surrounded by urban uses.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9257 approving, Tentative Tract Map 04-005 and Resolution No. 9256 Conditional Use Permit 04-028, subject to conditions.

5. **TENTATIVE PARCEL MAP 03-006**

PROJECT ADDRESS: 1315 W. ORANGE GROVE AVENUE

PROJECT APPLICANT: Andres Perez

PROJECT PLANNER: Michael Allen, Planning Aide

PROJECT DESCRIPTION:

The applicant is requesting approval for a Tentative Parcel Map (TPM 03-006) to merge a portion of one lot into another. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Section 15315, Class 15; this project is categorically exempt.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9189 approving Tentative Parcel Map 03-006, subject to conditions.

G. PLANNING COMMISSION ITEMS:

1. General Plan Update Subcommittee discussion (requested by Chairman Juarez)

H. PLANNING MANAGER ITEMS:

1. Discussion of future Commission workshops related to Planning Division Items.
2. Tentative Projects for the June 9, 2004 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 - a. CUP04-025 **(2727 S. Reservoir)** – Manuel Mancha
 - b. CA 04-003 **(Fairplex)** – Matthew Bassi
 - c. CUP 04-002 **(1003 W. Ninth Street)** – Sandra Campbell
 - d. CUP 04-005 **(1470 W. Holt Avenue)** – Manuel Mancha
 - e. CUP 04-016 **(1204 N. Park Avenue)** – Davina Gangora

- I. ADJOURNMENT:** The Planning Commission is hereby adjourned to their regular meeting of June 9, 2004, in the City Council Chambers.

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas 2001\Agendas 2004\PC Agenda.05.26.04.doc

F1 395 W. Franklin Avenue
F2 1076 W. Phillips Boulevard.
F3 875 W. Orange Grove Avenue
F4 1114 E. Phillips Boulevard
F5 1315 W. Orange Grove Avenue