

PLANNING COMMISSION AGENDA
POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91769
REGULAR ADJOURNED MEETING
WEDNESDAY, June 23, 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

- **March 13, 2002**
- **July 10, 2002**
- **October 9, 2002**
- **December 10, 2003**

F. PUBLIC HEARINGS:

1. 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.

(Continued from May 26, 2004)

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.

2. CODE AMENDMENT CA 04-003

PROJECT ADDRESS: FAIRPLEX
PROJECT APPLICANT: City of Pomona
PROJECT PLANNER: Matthew Bassi, Planning Manager

PROJECT DESCRIPTION:

Code Amendment (CA04-003) amending Section .435, .436 and .437 of the City of Pomona Zoning Ordinance to revise the list of permitted and conditionally permitted uses in the F Zone. 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

Recommended Action:

The Planning Division recommends that the Planning Commission pull this item from the agenda and direct staff to re-notice the project for the July 28, 2004 meeting.

3. **CONDITIONAL USE PERMIT CUP 04-002**

PROJECT ADDRESS: 1003 W. Ninth Avenue
PROJECT APPLICANT: Jaime D. Aquino
PROJECT PLANNER: Sandra Campbell, Associate Planner

PROJECT DESCRIPTION:

Conditional Use Permit CUP 04-002 to convert 10 2-Bedroom units to 3 bedroom units and to change existing open space at an existing 21 units apartment complex. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15301. Class 1 exemption includes construction totaling less than 10,000 square feet

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9204 approving Conditional Use Permit CUP 04-002, subject to conditions.

4. **CODE AMENDMENT CA 03-002**

PROJECT ADDRESS: 505 S. Garey Avenue
PROJECT APPLICANT: City of Pomona
PROJECT PLANNER: Judy Kollar, Assistant Planner

PROJECT DESCRIPTION:

The applicant is requesting a Code Amendment CA 03-002 amending the Zoning Ordinance to add Section .5809-19 and to modify Subsections .36-D, .366-D, and .503-H-F-p pertaining to cyber cafes. Pursuant to Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), CEQA applies only to projects that have the potential to cause a significant effect on the environment. It can be seen with certainty that there is no possibility that Code Amendment CA 03-002 will have a significant effect on the environment and is, therefore, not subject to CEQA.

Recommended Action:

That the Planning Commission approve Resolution No. 9113 recommending City Council approval of CA 03-002.

5. **CONDITIONAL USE PERMIT CUP 04-002**

PROJECT ADDRESS: 2150 N. Garey Avenue
PROJECT APPLICANT: Farid H. Suleiman
PROJECT PLANNER: Steve Tarvin, Associate Planner

PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit (CUP 03-009) to allow on-sale beer and wine at an existing 6,136 square foot grocery market (99 Cent Store) on a 2.4 acre property located in the C-2 (Neighborhood Shopping Center) zone. Pursuant to the California Environmental Quality Act (CEQA) guidelines Section 15301, Class 1. This

class exempts the permitting or licensing of existing structures or facilities involving negligible or no expansion of existing use.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9119 approving Conditional Use Permit CUP 04-002, subject to conditions.

G. PLANNING COMMISSION ITEMS:

H. PLANNING MANAGER ITEMS:

1. Tentative Projects for the July 14, 2004 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 - a. CUP 04-025 (2727 S. Reservoir Street) – Manuel Mancha
 - b. TTM 03-012/CUP 03-039 (2003-2005 S. Reservoir Street) – Paul Samaras

I. ADJOURNMENT: The Planning Commission is hereby adjourned to their regular meeting of July 14, 2004, in the City Council Chambers.

I:\Economic Development\Planning \Master Planning\Planning Commission\Agendas 2001\Agendas 2004\PC Agenda.06.23.04.doc

F1	1114 E. Phillips Blvd.
F2	Fairplex
F3	1003 W. Ninth Avenue
F4	505 S. Garey Avenue
F5	2150 N. Garey Avenue