



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, JULY 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: January 8, 2003, January 22, 2003, April 23, 2003, and June 18, 2003.

E. CONSENT AGENDA:

- 1. Proposed Street Vacations (V-276, V-277, and V-278)**
Linden Street (B/W Old First Street and Second Street) – V-276
Eleanor Street (B/W Old First Street and Second Street) - V-277
Old First Street (B/W Palomares Street and Eleanor Street) - V-278

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

- 1. CONDITIONAL USE PERMIT (CUP 03-018), RESOLUTION NO. 9132**
1340 S. TOWNE AVENUE

Laura Pardue, requests a Conditional Use Permit to allow construction of a second unit on an R-2-S lot located at the above address.

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

(Continue to July 23, 2003)

- 2. CONDITIONAL USE PERMIT (03-016), RESOLUTION NO. 9129,**
200 BEAVER COURT

(Continued from June 11, 2003 and June 25, 2003)

TELACU requests, a Conditional Use Permit (CUP 03-016) to allow construction of an 80 unit senior housing project located at the above address.

This project has been found to be exempt from CEQA under a statutory exemption Public Resolution Code 21080.14 for housing related projects for lower income housing projects of 100 units or less.

- 3. MODIFICATION TO CONDITIONAL USE PERMIT (MCUP 03-007),**
RESOLUTION NO. 9115 AND TENTATIVE PARCEL MAP (TPM 03-001),
RESOLUTION NO. 9116 AND VARIANCE (VAR 03-007), RESOLUTION NO.
9142, 255 E. BONITA AVENUE

(Continued from June 11, 2003, June 18, 2003, and June 25, 2003)

Casa Colina requests a Modification to Conditional Use Permit (MCUP 03-007) and Tentative Parcel Map (TPM 03-001) to allow construction of a new parking lot and Variance (VAR 03-007) to deviate from development standards

Any person may file comments on the Addendum to the Mitigated *Negative Declaration*

for the Casa Colina Master Plan with the Planning Division between May 8, 2003 and May 28, 2003. The comments must be in writing and must state the environmental factors on which the comments are based. A copy of the Addendum and *Mitigated Negative Declaration* is on file in the Planning Division, Pomona City Hall, 505 South Garey Avenue, Pomona, California.

4. **CONDITIONAL USE PERMIT (CUP 03-005), RESOLUTION NO. 9114**
340 S. EAST END AVENUE

Ivan Sandoval, requests a Conditional Use Permit to allow an auto body and paint shop (minor repairs & touch up work) in an existing industrial park, located at the above address in the M-1 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 3, Section 15303. Exempts the conversion of existing small structures from one use to another when only minor modifications are made to the exterior of the structure.

5. **VARIANCE (VAR 03-009), RESOLUTION NO. 9137**
1580 W SECOND STREET

Finnian Ebuehi, requests a variance to allow a reduction in the side yard setback and an increase in the size of the additions permitted for a nonconforming single-family dwelling located at the above address in the M-1 (Light Industrial) zone.

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.

6. ***COMPREHENSIVE ZONING ORDINANCE AMENDMENT (MISC 03-170),**
RESOLUTION NO. 9148
CITYWIDE

The City of Pomona, requests a Comprehensive Zoning Ordinance Amendment to rescind in its entirety Ordinance No. 1466, as amended, commonly referred to as "The Zoning Ordinance" (Appendix I of the Pomona City Code), replacing it with an entirely new Appendix I entitled the Pomona Development Code, or commonly referenced as "Development Code."

Any person may file comments on the Negative Declaration with the Planning Division between June 26, 2003 and July 16, 2003. The comments must be in writing and must state the environmental factors on which the comments are based. A copy of the Negative Declaration, including all supporting information, is on file in the Planning Division, Pomona City Hall, 505 S. Garey Avenue, Pomona, California.

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

1. Election of Chair/Vice Chair

J. COMMISSION ITEMS:

K. STAFF ITEMS:

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

July 16, 2003

- a. Citywide – Development Code Second Hearing –Special meeting

July 23, 2003

- a. 1468 E. Ninth Street – Conditional Use Permit (CUP 03-022) for a Pallet storage yard; applicant Fred Diaz
- b. 754 N. Park Avenue – Conditional Use Permit (CUP 03-021) to allow for group care facility for more than 6 persons; applicant Anthony Akidi
- c. 2109-2131 South Garey Avenue –Conditional Use Permit (CUP 02-050) to rehabilitate an existing 51,000 sf. commercial building and develop an additional 78,837 sf of commercial buildings on a parcel greater than 20,000 sf; applicant Gateway Triangle Development, LLC.
- d. 772 E. Arrow Hwy – Conditional Use Permit (CUP 03-014) to allow off sale beer and wine in market; applicant Fares Elias Khoury

August 13, 2003

- a. 505 S. Garey Avenue – Code Amendment (CA03-004) to amend Section .062 of the Pomona Zoning Ordinance pertaining to the location of the second unit housing on the second floor; applicant City of Pomona.

L. ADJOURNMENT: Adjourn Regular meeting to July 16, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

**G1- 1340 S.Towne Avenue
G2- 200 Beaver Court
G3 – 255 E.Bonita Avenue
G4 - 340 S. East End Avenue
G5 - 1580 W.Second Street
G6 - Citywide**