



***PLANNING COMMISSION AGENDA***  
**POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS**  
**505 South Garey Avenue, Pomona, CA 91769**  
**REGULAR ADJOURNED MEETING**  
**WEDNESDAY, August 11, 2004 @ 7:00 PM**

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- A. CALL TO ORDER:** Chair, William Martinez
- B. FLAG SALUTE:** Chair, William Martinez
- C. ROLL CALL:** Planning Manager, Matthew Bassi

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

- June 9, 2004
- June 23, 2004

**F. PUBLIC HEARINGS:**

**1. CONDITIONAL USE PERMIT CUP 04-025 (Continued from July 14, 2004)**

**PROJECT ADDRESS:** 2727 S. Reservoir Street  
**PROJECT APPLICANT:** Pomona Oil Co., Inc.  
**PROJECT PLANNER:** Manuel Mancha, Senior Planner  
**PROJECT DESCRIPTION:**

The applicant is requesting a Conditional Use Permit CUP 04-025 to allow on-sale of beer and wine within an existing gas station/mini-market located in the C-4 (Highway Commercial District) zone. Pursuant to the California Environmental Quality Act (CEQA) guidelines Section 15301, Class 1 this project is exempt.

**Recommended Action:**

The Planning Division recommends that the Planning Commission continue the project to September 8, 2004.

**2. TENTATIVE TRACT MAP TTM 03-012 AND CONDITIONAL USE PERMIT CUP 03-039**

**PROJECT ADDRESS:** 2003 – 2005 Reservoir Street  
**PROJECT APPLICANT:** Linda Rae Ruiz  
**PROJECT PLANNER:** Paul Samaras, Assistant Planner  
**PROJECT DESCRIPTION:**

The applicant is requesting a Tentative Tract Map 03-012 and Conditional Use Permit CUP 03-039 to allow construction of 19 attached condominium units. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 32 Categorical Exemption (Infill development).

**Recommended Action:**

The Planning Division recommends that the Planning Commission continue TTM 03-012 and adopt Resolution No. 9196-A approving CUP 03-039, subject to conditions.

### **3. CONDITIONAL USE PERMIT CUP 04-004**

**PROJECT ADDRESS:** 4 Village Loop Road  
**PROJECT APPLICANT:** Michael McCarthy  
**PROJECT PLANNER:** Sal Salazar, Contract Planner

#### **PROJECT DESCRIPTION:**

The applicant is requesting a Conditional Use Permit CUP 04-004 to allow an 86 person daycare center within the Phillips Ranch Specific Plan Neighborhood Commercial (N-C) designation. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Categorical Exemption Class 3, Section 15302.

#### **Recommended Action:**

The Planning Division recommends that the Planning Commission adopt Resolution No. 9206, approving CUP 04-004 subject to conditions.

### **G. PLANNING COMMISSION ITEMS:**

### **H. PLANNING MANAGER ITEMS:**

1. Tentative Projects for the August 25, 2004 Planning Commission meeting (*all items listed below are tentatively scheduled*).
  - a. TTM 04-007 – 643 E. Phillips Blvd. – Paul Samaras
  - b. SPA 04-003 CUP 04-031,– 510 E. Third Street – Sal Salazar
2. Community Development Department – Quarterly Report
3. Planning Commission/Staff Protocol Policy

### **I. ADJOURNMENT:** The Planning Commission is hereby adjourned to their regular meeting of August 25, 2004, in the City Council Chambers.

**F1 2727 S. Reservoir St.  
F2 2003-2005 Reservoir St.  
F3 4 Village Loop Road**