



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, AUGUST 13, 2003

**CHAIR LUIS JUAREZ, VICE CHAIR RIC BELLUSCIO
COMMISSIONER GWEN UREY, COMMISSIONER WILLIAM MARTINEZ
COMMISSIONER SYLVIA SCHARF, COMMISSIONER STANLEY MORRIS AND
COMMISSIONER CHARLES WOLFE**

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: February 12, 2003, February 26, 2003, March 12, 2003 and June 11, 2003

E. CONSENT AGENDA: Brown Act Presentation – City Attorney

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

**1. CONDITIONAL USE PERMIT (CUP 03-014), RESOLUTION NO. 9128
772 E. ARROW HIGHWAY**

Fares Elias Khoury, requests a Conditional Use Permit to allow off-sale beer and wine in an existing market located at the above address in the C-C zone.

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.

(Continued from July 23, 2003)

**2. 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.

(Continued from July 9, 2003 and July 23, 2003)

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

**1. TIME EXTENSION TX 03-004
1963 MOUNT VERNON AVENUE**

Time Extension for (CUP 01-030) for Major Cleanup Inc.

J. COMMISSION ITEMS:

K. STAFF ITEMS:

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

August 27, 2003

- a. 1704 Park Avenue – Variance (VAR 03-010) to deviate from front yard setback and Tentative Parcel Map (TPM 02-008) to subdivide 1 lot into 4 lots; applicant Jorge O Roque.
- b. 1908 S. Garey Avenue – Conditional Use Permit (CUP 03-025) to allow for

- construction of a Burger King Fast Food Restaurant; applicant Al Shah/Magaly Shah.
- c. 1707 N. Towne Avenue – Major Wireless Communication Facility Permit (WCF03-024) to operate a wireless telecommunication facility; applicant Sprint PCS.
- d. 1280 Loma Vista – Tentative Tract Map (TTM 03-004) to allow subdivision of existing parcel into single family lots; applicant C-Crest Properties.

September 10, 2003

- a. 235 – 255 W. Mission Blvd. – Specific Plan Amendment (SPA 03-003) to allow 58 residential units, live/work, parking for 546 cars on 7 levels; applicant Rothenberg Sawasy Architects
- b. 2109 – 2131 S. Garey Avenue – 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 square feet of commercial buildings on a parcel greater than 20,000 square feet; applicant Gateway Triangle Development, LLC.

L. ADJOURNMENT: Adjourn Regular meeting to August 27, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

I:\Economic Development\Planning\Master Planning\Planning Commission\Agendas 2001\Agendas 2003\A081303.doc

G1- 772 E. Arrow Hwy
G2 – 1340 S. Towner Avenue