



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, AUGUST 27, 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:

E. CONSENT AGENDA: Brown Act Presentation – City Attorney

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

**1. CONDITIONAL USE PERMIT (CUP 03-025), RESOLUTION NO. 9153
1908 S. GAREY AVENUE**

Al Shah/Magaly Shah requests a Conditional Use Permit to allow construction of a Burger King with drive through and a retail building on a 47,514 square foot lot located at the above address in the C-4 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 32, Section 15332 , Categorical Exemption.

(Continue to September 10, 2003)

**2. TENTATIVE TRACT MAP (TTM 03-004), RESOLUTION NO. 9139
1280 LOMA VISTA AVENUE**

C-Crest Properties requests a Tentative Tract Map to subdivide an existing parcel into 9 single-family lots located at the above address in the R-1-7500 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Negative Declaration has been prepared finding that the project will not have a significant effect on the environment.

(Continue to September 10, 2003)

**3. VARIANCE (VAR 03-010), RESOLUTION NO. 9152
1704 PARK AVENUE**

Jorge Roque requests a Variance to modify existing front yard setback from 20' to 16' as requested by the City of Pomona Engineering Department located at the above address in the R-3 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act this project is categorically exempt, Class 1, Section 15301.

(Continue to September 10, 2003)

**4. TENTATIVE TRACT MAP (TTM 03-005), RESOLUTION NO. 9154 , AND
CONDITIONAL USE PERMIT (CUP03-026), RESOLUTION NO. 9155
618 W. GRAND AVENUE**

John Sheng requests a Tentative Tract Map for Condominium purposes and Conditional Use Permit to allow development of 8 detached condominium units on a 33,550 square foot lot located at the above address in the R-2 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 32, Section 15332. Exempts projects located within city limits on properties less than 5 acres in size and substantially surrounded by urban uses, and consistent with all applicable general plan policies and zoning regulations.

5. **MAJOR WIRELESS COMMUNICATION PERMIT (WCF 03-024),
RESOLUTION NO. 9151,
1707 N. TOWNE AVENUE**

Sprint PCS/Ryan Shields, requests a Major Wireless Communication Permit to allow a 60 foot high concealed wireless telecommunications facility located at the above address in the AP zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act this project is categorically exempt, CEQA Section 15301, Class 1.

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

J. COMMISSION ITEMS:

K. STAFF ITEMS:

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

September 10, 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. 1280 Loma Vista – Tentative Tract Map (TTM 03-004) to allow subdivision of existing parcel into single family lots; applicant C-Crest Properties.
- d. Citywide – Code Amendment to amend Section .062 pertaining to 2nd unit housing; applicant City of Pomona
- e. 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
- f. 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.

September 24, 2003

- a. 1020 Murchison Avenue – General Plan Amendment (GPA 03-002) and Change of Zone to allow single family residential to low density residential; applicant Jide Alade
- b. 1313 E. Phillips Blvd. – Conditional Use Permit (CUP 03-028) to allow a recycled wood products facility; applicant The Fifth Day.

L. ADJOURNMENT: Adjourn Regular meeting to September 10, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

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<p>G1 1908 S. Garey Avenue G2 1280 Loma Vista Avenue G3 1704 Park Avenue G4 618 W. Grand Avenue G5 1707 N. Towne Avenue</p>
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