



## **PLANNING COMMISSION AGENDA**

**POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS - 7:00 PM**

### **REGULAR ADJOURNED MEETING**

**WEDNESDAY, SEPTEMBER 10, 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.
- Every person addressing the Commission should be limited 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: June 27, 2001 and August 13, 2003**

**E. CONSENT AGENDA:**

**F. CITIZEN PARTICIPATION:**

**G. PUBLIC HEARINGS:**

**1. 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 24, 2003)

**2. TENTATIVE PARCEL MAP (TPM 02-008), RESOLUTION NO. 9088  
VARIANCE (VAR 03-010), RESOLUTION NO. 9152  
1704 PARK AVENUE**

Jorge O Roque requests a Variance to allow a front yard setback of 16' in lieu of the required 25' and Tentative Parcel Map (TPM 02-008) to subdivide 1 lot into 3 lots for the property located at the above address in the R-3 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt, Class 15, Section 15315.  
(Continued from August 27, 2003)

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

Al Shah/Magaly Shah request 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.  
(Continued from August 27, 2003)

**4. CONDITIONAL USE PERMIT (CUP 02-050), RESOLUTION NO. 9092  
2109 – 2131 SOUTH GAREY AVENUE**

Gateway Triangle Development, LLC requests a Conditional Use Permit to rehabilitate an existing 51,000 square feet commercial building and develop an additional 78,837 square feet of commercial space on a parcel greater than 20,000 square feet located at the above address in the C-4 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.

**H. UNFINISHED BUSINESS:**

**I. NEW BUSINESS:**

**J. COMMISSION ITEMS:**

**K. STAFF ITEMS:**

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

**September 24, 2003**

- a. 235 – 255 W. Mission Blvd. – Specific Plan Amendment (SPA 03-003) to change the land use district of the Downtown Pomona Specific Plan from MU-1 (Mixed Use 1) to MU-1/SSO (Mixed Use 1/Site Specific Plan Overlay).  
applicant Rothenberg Sawasy Architects
- b. 1020 Murchison Avenue – General Plan Amendment (GPA 03-002) and Change of Zone to change single family residential to low density residential; applicant Jide Alade
- c. Citywide – Code Amendment to amend Section .062 pertaining to 2<sup>nd</sup> unit housing; applicant City of Pomona
- d. 1280 Loma Vista – Tentative Tract Map (TTM 03-004) to allow subdivision of existing parcel into single family lots; applicant C-Crest Properties.

**October 8, 2003**

- a. 1313 E. Phillips Blvd. – Conditional Use Permit (CUP 03-028) to allow a recycled wood products facility; applicant The Fifth Day.
- b. 1020 Murchison Avenue – Conditional Use Permit (CUP 03-027) to allow a 30 unit detached residential planned condominium development over 3.3 acres; applicant Jide Alade
- c. 1384 S. Signal Drive – Conditional Use Permit (CUP 03-031) and Variance (VAR 03-012) to continue current operations and add weather canopies; applicant P.V.S.E Inc.

**L. ADJOURNMENT:** Adjourn regular meeting to September 24, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

**G1 1280 Loma Vista Avenue**  
**G2 1704 Park Avenue**  
**G3 1908 S. Garey Avenue**  
**G4 2109-2131 S. Garey Avenue**