



PLANNING COMMISSION AGENDA
POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91769
REGULAR ADJOURNED MEETING
WEDNESDAY, SEPTEMBER 22, 2004 @ 7:00 PM

- 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. **MCUP 02-046 – (1600 Fairplex Drive) – The six month review for Coppacabana Restaurant regarding compliance with the conditions of approval. (Receive and file)**

F. PUBLIC HEARINGS:

1. TENTATIVE TRACT MAP 03-012 (Continued from August 11, 2004)

PROJECT ADDRESS: 2003-2005 S. 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 to subdivide one lot of 1.91 acres into for the future development 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 Categorical Exemption under Section 15304 (Minor Land Division).

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9196 approving Tentative Tract Map 03-012, subject to conditions.

**2. TENTATIVE TRACT MAP 04-007 & CONDITIONAL USE PERMIT 03-039
(Continued from August 25, 2004)**

PROJECT ADDRESS: 643 E. Phillips Blvd.
PROJECT APPLICANT: James Qui
PROJECT PLANNER: Paul Samaras

PROJECT DESCRIPTION:

The applicant is requesting approval of Tentative Tract Map (TTM 04-007) to allow a subdivision for condominium purposes and Conditional Use Permit (CUP 03-039) to allow construction of four detached dwelling units on property located within the R-2-S (low density multiple family residential with a supplemental overlay) zone. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Categorical Exemption under Section 15332

Recommended Action:

Staff recommends that the Planning Commission open the public hearing and continue the project to October 13, 2004.

3. CONDITIONAL USE PERMIT 03-047

PROJECT ADDRESS: 149 S. San Antonio
PROJECT APPLICANT: Jose L Reyes
PROJECT PLANNER: Joe Vargas, Planning Technician
PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit to allow a 2500 square foot concrete building for an auto repair. Pursuant to the California Environmental Quality Act (CEQA) Guidelines this project is Categorically Exempt under Section 15303.

Recommended Action:

The Planning Division recommends that the Planning Commission open the public hearing and continue the project to October 13, 2004.

4. CONDITIONAL USE PERMIT 04-037

PROJECT ADDRESS: 1282 W. 1st Street
PROJECT APPLICANT: Enrique Guerrero
PROJECT PLANNER: Joe Vargas, Planning Technician
PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit to allow an auto body shop on 14,142 square foot lot in the M-1 (Light Industrial) zone. Pursuant to the California Environmental Quality Act (CEQA) Guidelines this project is Categorically Exempt under Section 15301.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9272 approving Conditional Use Permit 04-037, subject to conditions.

5. CONDITIONAL USE PERMIT 04-038

PROJECT ADDRESS: 1476 S. Reservoir Street
PROJECT APPLICANT: Asian Buddhist Community Congregation of America
PROJECT PLANNER: Judy Kollar, Assistant Planner
PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit to allow a 6,832 square foot temple complex. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332, this project is Categorically Exempt.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9276 approving Conditional Use Permit 04-038, subject to conditions.

G. Work Study Items

1. **600 E. Bonita Avenue – A work study with the Planning Commission to review the tract map and conceptual plans for this project. (John Stanick, applicant)**

H. PLANNING COMMISSION ITEMS:

1. Discussion of minimum lot size threshold for commercial uses requiring a Conditional Use Permit (Requested by Vice-Chair Morris)
2. Direction from Planning Commission regarding single story residential structures (Requested by Vice Chair Morris)

I. PLANNING MANAGER ITEMS:

1. Tentative Projects for the October 13, 2004 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 - a. 650/690 W. Grand – 7 unit condo Conceptual Development Plan
 - b. TX 04-005 Time Extension for CUP 03-026, located at 618 W. Grand Avenue
 - c. CUP 04-044 - 4 Village Loop Road

- J. ADJOURNMENT:** The Planning Commission is hereby adjourned to their special meeting of October 2, 2004 from 9 am to 12 pm at the Sheraton Suites Fairplex Hotel located at 601 W. McKinley Avenue, Pomona, CA.

F1 2003-2005 S. Reservoir Street
F2 643 E. Phillips Blvd.
F3 149 S. San Antonio Ave.
F4 1282 W. 1st Street
F5 1476 S. Reservoir Street