



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, SEPTEMBER 24, 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: February 27, 2002, March 27, 2002, June 26, 2002 and June 25, 2003

E. CONSENT AGENDA:

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

**1. TENTATIVE PARCEL MAP (TPM 03-004) , RESOLUTION NO. 9155
AND CONDITIONAL USE PERMIT (03-030), RESOLUTION NO. 9156
1480 E. MISSION BLVD.**

Bruce Karish, requests a Tentative Parcel Map (TPM 03-004) and Conditional Use Permit to allow the subdivision of one lot into six primary lots and the construction of six tilt up buildings for industrial purposes on a 4.5 acre property within the M-2 General Industrial 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 October 8, 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.

(Continued from September 10, 2003)

**3. CODE AMENDMENT (CA 03-004), RESOLUTION NO. 9147
*CITYWIDE**

City of Pomona, requests a Code Amendment (CA 03-004) amending zoning ordinance section .062 pertaining to second-unit housing.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this proposal is not subject to CEQA because it does not have the potential to result in a direct or reasonably foreseeable indirect physical change in the environment.

**4. GENERAL PLAN AMENDMENT (GPA 03-002) , RESOLUTION NO. 9161
CHANGE OF ZONE (CZ 03-005), RESOLUTION NO. 9162
1020 MURCHISON AVENUE**

Jide Alade, Team Manchester, LLC, request a General Plan Amendment (GPA03-002) to allow change from Single Family Residential to Low Density Residential and Change of

Zone (CZ03-005) to allow change from R-1-6000 (Single Family Residential) to R-2 (low-density residential.)

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

5. **SPECIFIC PLAN AMENDMENT (SPA 03-003) , RESOLUTION NO. 9134**
235 & 255 W. MISSION BLVD.

Rothenberg, Sawasy Architects Inc., requests a Specific Plan Amendment to change the land use district of the Downtown Pomona Specific Plan from MU-1 (Mixed Use 1) to MU-1/SSO (Mixed Use1/Site Specific Plan Overlay).

Pursuant to the Guidelines for Implementation of the California Environmental Quality, 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:

(All items are tentatively scheduled.)

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.
- d. 1111 Oak Knoll Drive – Variance (VAR 03-011) to reduce a portion of the rear setback for the required 25 feet to zero feet. A two-story dwelling unit is proposed on the current site; applicant Mohammad R.Tirmazi
- e. 275 E. Foothill Blvd.- Variance (VAR 03-013) to allow for 10 foot setback in the rear; applicant New Life Community Church.

October 22, 2003

- a. 1641 W. Holt Avenue – Conditional Use Permit (CUP 03-033) to allow upgrade on existing alcohol license; Michael Cho.

- b. 1480 E. Mission Blvd. – Conditional Use Permit (CUP 03-030) to allow six concrete tilt up industrial buildings; applicant Bruce Karish.

L. ADJOURNMENT: Adjourn regular meeting to October 8, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

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G1 1480 E. Mission Blvd.
G2 1280 Loma Vista Ave.
G3 Citywide
G4 1020 Murchison Ave.
G5 235 & 255 W. Mission Blvd.