



PLANNING COMMISSION AGENDA
POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91769
REGULAR ADJOURNED MEETING
WEDNESDAY, OCTOBER 13, 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. TIME EXTENSION TX 04-005

A one year time extension for CUP 03-026 located at 618 W. Grand Avenue.

2. APPROVAL OF MINUTES

- **August 11, 2004**
- **August 25, 2004**

F. PUBLIC HEARINGS:

**1. TENTATIVE TRACT MAP 04-007 & CONDITIONAL USE PERMIT 03-039
(Continued from August 25, 2004 & September 22, 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 pull this item from the agenda and direct staff to re-notice the public hearing at a later date.

2. CONDITIONAL USE PERMIT 04-044

PROJECT ADDRESS: 4 Village Loop Road

PROJECT APPLICANT: Atlas Capital Enterprises Inc. & CMP Phillips Associates LLC

PROJECT PLANNER: Sal Salazar, Contract Planner

PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit to allow the operation and relocation of a Montessori School and day care center for a maximum of 68 children from Building "J" to the first floor Building "N", along with an approximately 5,100 sq. ft. play area on the north side of the Building "N" within an Existing Shopping. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 1 (Section 15301) Categorical Exemption.

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9284 approving Conditional Use Permit 04-044, subject to conditions.

3. CONDITIONAL USE PERMIT 04-043

PROJECT ADDRESS: 3181 N. Garey Avenue
PROJECT APPLICANT: John Galvan
PROJECT PLANNER: Judy Kollar, Assistant Planner

PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit to operate a tattoo parlor in an existing retail unit located at 3181 N. Garey Avenue within the C-4-S (Highway Commercial with a Supplemental Overlay) zoning district. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, this project is Categorically Exempt per Section 15301 (existing facilities)

Recommended Action:

The Planning Division recommends that the Planning Commission adopt Resolution No. 9282 approving Conditional Use Permit 04-043, subject to conditions.

G. WORK STUDY ITEMS

1. CPR 04-001 (650-690 W. Grand Avenue) A work study to discuss a proposed 7 unit infill residential project.

H. PLANNING COMMISSION ITEMS:

I. PLANNING MANAGER ITEMS:

1. Tentative Projects for the October 27, 2004 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 - a. TPM 04-008 – 1530 Lincoln Avenue – Judy Kollar
 - b. CUP 03-047 – 149 S. San Antonio – Jose Vargas
 - c. TPM 04-007- 1056 Glen Avenue – Michael Allen
 - d. TTM 04-004 & CUP 04-022 – 1446 W. Eleventh Street – Paul Samaras

- J. ADJOURNMENT:** The Planning Commission is hereby adjourned to their regular meeting of October 27, 2004 in the City Council Chambers.

F1 643 E. Phillips Blvd.
F2 4 Village Loop Road
F3 3181 N. Garey Avenue