



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, OCTOBER 22, 2003

**CHAIR LUIS JUAREZ, COMMISSIONER GWEN UREY,
COMMISSIONER TIM SAUNDERS, 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: July 9, 2003 and September 24, 2003

**E. CONSENT AGENDA: Proposed Vacation of Eleanor Street (Easterly-half)
Proposed Vacation of Gibbs Street**

F. CITIZEN PARTICIPATION:

G. PUBLIC HEARINGS:

**1. CONDITIONAL USE PERMIT (CUP 03-027) , RESOLUTION NO. 9170
TENTATIVE TRACT MAP (TTM 03-007), RESOLUTION NO. 9171
1020 MURCHISON AVENUE**

Jide Alade, Team Manchester, LLC, request a Conditional Use Permit (CUP 03-027) and Tentative Tract Map (TTM 03-007) to allow a 30 unit condominium development on approximately 3.3 acres located at the above address in the R-1-6000 zone.

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.

(Continue to November 12, 2003)

**2. CONDITIONAL USE PERMIT (CUP 03-019), RESOLUTION NO. 9133
TENTATIVE PARCEL MAP (TPM 03-002) ,RESOLUTION NO. 9120
235 & 255 W. MISSION BLVD.**

Rothenberg,Sawasy Architects Inc. requests a Conditional Use Permit (CUP 03-019) to allow a mixed-use project consisting of 20,034 square ft of detail, 78 residential units & 593 parking spaces. Tentative Parcel Map (TPM 03-002) to allow subdivision for condominium purposes located at the above address in the MU-1/DTSP 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 November 19, 2003)

**3. MODIFICATION OF SPECIFIC PLAN AMENDMENT (MSP 03-001),
RESOLUTION NO. 9178
2258 SCENIC RIDGE DRIVE**

Friedhelm Franke, requests a Modification of Specific Plan (MSP03-001) permitting a section of roof to be hot-mopped in order to accommodate insulation of solar panels located at the above address in the PR-SR zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action is not a project as defined under CEQA and is therefore, not subject to environmental review. CEQA Section 15378(a) defines a project as an action that has the potential to result in a physical change to the environment. No physical change to the environment is anticipated with the approval of a Modification to Specific Plan (MSP 03-001) that allows for the section of roof to be hot-mopped in order to install solar panels.

4. **REVIEW/MODIFICATION OF CONDITIONS OF APPROVAL FOR VARIANCE
(VAR 03-002), RESOLUTION NO. 9104
3560 TEMPLE AVENUE**

Ruthie Mickey & Karen McCabe, request a review/modification of Conditions of approval for Variance (VAR 03-002) to allow owner of University Plaza to lease an additional 5 spaces directly behind shopping center which will give the Curves for Women facility 10 spaces for parking 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 1, Section 15301 Categorical Exemption. Exempts the operation of existing private

5. **CONDITIONAL USE PERMIT (CUP 03-031) , RESOLUTION NO. 9163
VARIANCE (VAR 03-012), RESOLUTION NO, 9164
1384 S. SIGNAL DRIVE**

P.V.S.E. Inc., requests a Conditional Use Permit (CUP 03-031) to continue current operation, add weather protection canopies for increased lumber and steel storage, and a Variance (VAR 03-012) is required to deviate from the landscaping requirement of the Zoning Ordinance located at the above address in the M-2 zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 3, Section 15303 Categorical Exemption. Exempts the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures.
(Continued from October 8, 2003)

6. **CONDITIONAL USE PERMIT (CUP 02-052), RESOLUTION NO. 9094
3012 TEMPLE AVENUE**

Superior Electrical Adv, requests a Conditional Use Permit (CUP 02-052) to allow a freeway oriented sign with 2 illuminated sign faces located at the above address in the C3-S zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project meets the criteria for a Class 11, Section 15311 Categorical Exemption. Exempts the construction of on-premise signs on existing commercial properties.

7. CODE AMENDMENT (CA 03-005), RESOLUTION NO. 9175
CITYWIDE

City of Pomona, requests a Code Amendment (CA 03-005) amending Zoning Ordinance sections .580 and .5809.4 to establish development and operational standards for on-sale alcohol establishments located in the various commercial and industrial zones.

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.

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

1. Findings of substantial compliance for an existing shopping center in the Neighborhood Commercial land use district of the Phillips Ranch Specific Plan.
2. Election of a new Vice-Chairperson.

J. COMMISSION ITEMS:

K. STAFF ITEMS:

(All items are tentatively scheduled.)

November 12, 2003

- a. 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
- b. 255 E. Bonita Avenue – Modification to Conditional Use Permit (MCUP 03-035) to allow added Ambulatory Surgery Center; applicant Casa Colina Hospital.
- c. 545 E. Arrow Hwy. – Tentative Tract Map (TTM 03-009) to create 5 single family residences; applicant PFMA, LLC.
- d. 1228 – 1240 Murchison Avenue – Tentative Parcel Map (TPM 03-005) to allow subdivision of one lot into 2 lots; applicant Kimberly Pereria.
- e. 340 S. Garey Avenue – Conditional Use Permit to allow for alcohol license; applicant Yvonne Coder
- f. 1955-2256 S. San Antonio Avenue – Tentative Tract Map (TTM 03-008) to create 5 single family residential lots; applicant Andreasen Engineering.
- g. 1600 Fairplex – Modification to Conditional Use Permit (MCUP 02-046) to allow music outdoors in the dining patio area; applicant Manuel Miranda.
- h. 1641 W. Holt Avenue – Modification to Conditional Use Permit (MCUP 03-033) to allow an upgrade on alcohol license; applicant Michael Cho.

November 19, 2003

- a. 1313 E. Phillips Blvd. – Conditional Use Permit (CUP 03-028) to allow a recycled wood products facility; applicant The Fifth Day.
- b. 235-255 W. Mission Blvd. – Conditional Use Permit (CUP 03-019) to allow a mixed use project consisting of 20,034 square ft of detail, 78 residential units & 593 parking spaces. Tentative Parcel Map (TPM 03-002) to allow a subdivision for condominium purposes; applicant Rothenberg, Sawasy Architects Inc.
- c. 171 West Second Street – Conditional Use Permit (CUP 03-034) to allow for full service restaurant; applicant Amine Corporation.
- d. 1518 Garey Avenue – Conditional Use Permit to allow for foodmart/gas station; applicant C.A.R. Enterprise.

L. ADJOURNMENT: Adjourn regular meeting to November 12, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

G1 1020 Murchison Avenue
G2 235 & 255 W. Mission Blvd.
G3 2258 Scenic Ridge Drive
G4 3560 Temple Avenue
G5 1384 S. Signal Drive
G6 3012 Temple Avenue
G7 Citywide