



PLANNING COMMISSION AGENDA
POMONA, CALIFORNIA - CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91769
REGULAR ADJOURNED MEETING
WEDNESDAY, NOVEMBER 10, 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. NO ITEMS AT THIS TIME

F. PUBLIC HEARINGS:

1. TENTATIVE TRACT MAP (TTM 04-007) AND CONDITIONAL USE PERMIT (CUP 03-039)

PROJECT ADDRESS: 643 E. Phillips Blvd.

PROJECT APPLICANT: James Qiu

PROJECT PLANNER: Paul Samaras, Assistant Planner

PROJECT DESCRIPTION:

The applicant is requesting Tentative Tract Map (04-007) to allow a one lot 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 per Section 15332 (Class 32).

Recommended Action:

The Planning Division recommends that the Planning Commission approve PC Resolutions Nos. 9254 and 9255 adopting a Categorical Exemption for the proposed project and approving Tentative Tract Map No. 61265 (TTM 04-007) and Conditional Use Permit (CUP 04-030), respectively, subject to conditions.

2. TENTATIVE TRACT MAP (TTM 04-010) AND CONDITIONAL USE PERMIT (CUP 04-042)

PROJECT ADDRESS: 700 S. Corporate Center Drive

PROJECT APPLICANT: WF Construction

PROJECT PLANNER: Richard Belmudez, Senior Planner

PROJECT DESCRIPTION:

The applicant is requesting Tentative Tract Map 04-010 to allow the subdivision of 5.22 acres into seven (7) new lots, and Conditional Use Permit 04-042 to allow construction of six, two story office buildings totaling 88,000 square feet. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Negative Declaration has been prepared finding that the project will not have a significant effect on the environment.

Recommended Action:

The Planning Division recommends that the Planning Commission approve Resolution No. 9287 and 9280 adopting a Negative Declaration and approving Tentative Tract Map No. 062003 (TTM 04-010), and Conditional Use Permit No. 04-042, respectively subject to conditions.

G. PC WORK STUDY ITEMS:

1. **Mission/71 Business Park** – PC work study to review the site plan and architecture for a proposed 53 acre specific plan located at the northeast corner of Mission Blvd. and Highway 71.

H. PLANNING COMMISSION ITEMS:

I. PLANNING MANAGER ITEMS:

1. Tentative Projects for the December 8, 2004 Planning Commission meeting (*all items listed below are tentatively scheduled*).
 - a. CUP 04-010 (1010 N. Garey Avenue - Auto Repair Facility)
 - b. CUP 04-045 (2090 S. Garey Avenue – Fuel Service Station)
 - c. CZ 04-003/TTM04-006/CUP04-006 (1675 W. Mission Blvd. – Industrial Specific Plan)
 - d. TTM 04-004/CUP 04-022 (1446 W. 11th Street – 8 unit residential infill project)
 - e. CUP 04-043 (3181 N. Garey Avenue – Tattoo Parlor continuance)
2. Planning Articles (see enclosed materials)

- J. ADJOURNMENT:** The Planning Commission is hereby adjourned to their regular meeting of December 8, 2004, in the City Council Chambers.

F1 643 E. Phillips Blvd.
F2 700 S. Corporate Center Dr.