



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, NOVEMBER 19, 2003

**CHAIR LUIS JUAREZ, VICE-CHAIR SYLVIA SCHARF,
COMMISSIONER TIM SAUNDERS, COMMISSIONER WILLIAM MARTINEZ
COMMISSIONER GWEN UREY, 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: May 14, 2003 and December 4, 2003

E. CONSENT AGENDA:

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 December 10, 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.

3. **CONDITIONAL USE PERMIT (CUP 03-034) , RESOLUTION NO. 9174**
171 WEST SECOND STREET

Amine Corporation requests a Conditional Use Permit (CUP 03-034) to allow an on-sale beer and wine license (Type 41) in conjunction with a bona-fide restaurant located at the above address in the MU-1/DTSP zone.

Pursuant to the Guidelines for Implementation of the California Environmental Quality (CEQA), this action is not a project as defined under the California Environmental Quality Act and is, therefore, not subject to environmental review. CEQA Section 15378(a) defines a project as one that has the potential for resulting in a physical change to the environment. No physical change to the environment is anticipated.

4. **CONDITIONAL USE PERMIT (CUP 03-032), RESOLUTION NO. 9165**
340 S. GAREY AVENUE

Yvonne Corder request a Conditional Use Permit (CUP 03-032) to allow on-sale alcohol at a restaurant located at the above address in the MU-2/DTSP zone.

This action is not a project as defined under the California Environmental Quality Act and is, therefore, not subject to environmental review. CEQA Section 15378(a) defines a project as one that has the potential for resulting in a physical change to the environment. No physical change to the environment is anticipated with the approval of the Conditional Use Permit to an on-sale alcohol license within a restaurant.

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

**1) TIME EXTENSION TX 03-005
1095 E GRAND AVENUE**

Time Extension for Conditional Use Permit (CUP 02-034) to allow 10 or more units and Tentative Map (TTM 02-002) for condominium purposes.

**2) TIME EXTENSION TX 03-006
1012 WEST GRAND AVENUE**

Time Extension for Conditional Use Permit (CUP 02-030) to allow for 11 condos, and Tentative Tract Map (TTM 02-006) for condominium purposes.

J. COMMISSION ITEMS:

K. STAFF ITEMS:

(All items are tentatively scheduled.)

December 10, 2003

- a. 1313 E. Phillips Blvd. – Conditional Use Permit (CUP 03-028) to allow a recycled wood products facility; applicant The Fifth Day.
- b. 1518 Garey Avenue – Conditional Use Permit to allow for food mart/gas station; applicant C.A.R. Enterprise.
- c. 545 E. Arrow Hwy. – Tentative Tract Map (TTM 03-009) to create 5 single-family residences; applicant PFMA, LLC.
- d. 1945-55 Indian Hill Blvd. – Conditional Use Permit (CUP 03-038), Tentative Tract Map (TTM 03-011) and General Plan Amendment (GPA 03-0004) to allow for a lot split and zone change for 166 townhomes / condos.
- e. 1390 S. San Antonio Avenue – Conditional Use Permit (CUP 03-040) to allow construction of four units – single family residence on one parcel; applicant
- f. 2003 –2005 Reservoir – Conditional Use Permit (CUP 03-039) and Tentative Tract Map (TTM 03-012) to allow for 20 condos; applicant
- g. 2542 Towne Avenue – Conditional Use Permit (CUP 03-041) to allow for a pre-owned automobile lot; applicant

- h. 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.
- i. 1193 Fernleaf Avenue – Conditional Use Permit (CUP 03-037) to allow removal of illegal structure and build 4 detached apartments; applicant Russell Kraus.
- j. 1600 Fairplex Avenue – Modification to Conditional Use Permit (MCUP 02-046) to allow music outdoors in the dining patio area; applicant William Miguel.

L. ADJOURNMENT: Adjourn regular meeting to December 10, 2003, in the Council Chambers.

- *Must be acted upon by the City Council*

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