



PLANNING COMMISSION AGENDA

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

REGULAR ADJOURNED MEETING

WEDNESDAY, DECEMBER 10, 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: October 23, 2002, December 4, 2002 and July 16, 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 January 14, 2003)

2. **MODIFICATION TO CONDITIONAL USE PERMIT (MCUP 02-046),**
RESOLUTION NO. 9081
1600 FAIRPLEX AVENUE

William Miguel, requests a Modification to Conditional Use Permit (MCUP 02-046) to delete condition no. 32 of Resolution No. 8728 to allow music outdoors in the patio dining area.

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

3. **CONDITIONAL USE PERMIT (CUP 03-037), RESOLUTION NO. 9177**
1193 W. FERNLEAF AVENUE

Russell Kraus, requests a Conditional Use Permit (CUP 03-037) to remove illegal structure and build 4 detached apartments.

Pursuant to the Guidelines of the California Environmental Quality Act this project meets the criteria for a Class 32, Section 15332,

4. **MODIFICATION TO CONDITIONAL USE PERMIT (MCUP 03-035),**
RESOLUTION NO. 9172
255 E. BONITA AVENUE

Casa Colina Hospital, requests a Conditional Use Permit (MCUP 03-035) to allow construction of an ambulatory surgery/diagnostic imaging center, add a 31 bed medical surgical addition to the hospital, construct an accessory structure for storage/maintenance facility and construct a liquid oxygen storage tank facility.

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.

5. **CONDITIONAL USE PERMIT (CUP 03-028), RESOLUTION NO. 9158**
1313 E. PHILLIPS BOULEVARD

Recycled Wood Products, requests a Conditional Use Permit (CUP 03-028) to allow for a wood recycling facility.

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

6. **CONDITIONAL USE PERMIT (CUP 03-041), RESOLUTION NO. 9187**
2542 N. TOWNE AVENUE

Charles Tachdjian, requests a Conditional Use Permit (CUP 03-041) to allow conversion of a structure into an office and construction of a new garage to be used in the operation of a used car sales lot.

Pursuant to the Guidelines of the California Environmental Quality Act this project meets the criteria for a Class 3, Section 15303.

7. **CONDITIONAL USE PERMIT (CUP 03-037), RESOLUTION NO. 9176**
1518 N. GAREY AVENUE

C.A.R. Enterprises, requests a Modification to Conditional Use Permit (MCUP 03-036) to allow the reconfiguration of the site plan to construct a new convenience store with off-sale beer and wine, relocate an existing freeway sign and Variance (VAR 03-015) to increase the height of the freeway sign from 45 feet to 80 feet.

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt from CEQA Section 15303, Class 3. New Construction of small, commercial structure.

H. UNFINISHED BUSINESS:

I. NEW BUSINESS:

J. COMMISSION ITEMS:

K. STAFF ITEMS:

(All items are tentatively scheduled.)

January 14, 2004

- a. 1390 S. San Antonio Avenue – Conditional Use Permit (CUP 03-040) to allow construction of four units – single family residence on one parcel; applicant John Labayna.
- b. 2003–2005 S. Reservoir – Conditional Use Permit (CUP 03-039) and Tentative Tract Map (TTM 03-012) to allow for 20 condos; applicant Linda Rae Ruiz
- c. 1020 Murchison Avenue – Conditional Use Permit (CUP 03-027) and Tentative Tract Map to allow for a 30 unit condominium development on approximately 3.3 acres; applicant Jide Alade.

January 28, 2004

- a. 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; applicant NBD Development

L. ADJOURNMENT: Adjourn regular meeting to January 14, 2004, in the Council Chambers.

- *Must be acted upon by the City Council*

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**G1 1020 Murchison Avenue
G2 1600 Fairplex Avenue
G3 1193 Fernleaf Avenue
G4 255 E. Bonita Avenue
G5 1313 E. Phillips Blvd.
G6 2542 N. Towne Avenue
G7 1518 N. Garey Avenue**