



BROTHERLY LOVE

The joys of childhood are obvious here as Hyon Lew, 2, left, and his brother, Yon, 4, embrace each other at their home at Tucson, Ariz. The boys are sons of Dr. and Mrs. Hyol Sang Lew. Their father, a Korean who is a former University of Arizona professor, now resides in Tucson.

Local firm rejects offer; strike erupts

POMONA — A strike over a proposed new contract has erupted at Revere Extruders Inc., 3255 W. Pomona Blvd., a subsidiary plant of the giant Revere Copper Co.

General Manager R. W. Saunders says members of Local 316, International aluminum workers, have re-

jected a company offer of an 85-cent-per-hour pay raise over the next three years, even though the proposal was accepted for ratification by the international and by the negotiating committee of the local.

"I don't know where we go from here," he said. "A federal mediator has been called in, but we have had no meetings so far."

He said the shutdown is complete, with only management and some key clerical employees at work. According to Saunders, about 80 employees are on strike.

The proposed increases would have raised the average employee's hourly rate from \$4.02 to \$4.87 per hour, which, Saunders claimed, was "already higher than the money paid by our competitors."

The company's proposal was reportedly turned over to union's negotiators July 2. It was rejected by the rank and file a week later. The workers have been on strike since Wednesday.

Dick Critelli, a representative of the union in Riverside, could not be reached for comment Wednesday or this morning.

Revere manufactures basic aluminum forms here for fabrication. The Pomona plant opened five years ago, and the workers joined the union three years ago, according to Saunders.

L.A. Co. accused of job discrimination

LOS ANGELES (UPI) — The state has accused Los Angeles, Oakland, Santa Clara and Bakersfield with sex or race discrimination in hiring police officers and fire fighters.

The allegations were contained in staff reports presented Thursday to the state Fair Employment Practices Commission at public hearings.

Police foil kidnaping try at laundromat

POMONA — A man attempting to kidnap a woman from a laundromat here ran when he saw a police car turn around to return after passing the place at 838 W. Holt Ave.

Dorothy A. Malupo, 43, said she was washing clothes early Thursday when the man entered, stuck a gun in her back and ordered her to accompany him. She said she stumbled as they left the laundromat and saw the police car passing.

Officer Robert Bocanegra said he saw the pair, became suspicious and made a U-turn to return. But he said, he was slowed by traffic and when they reached the laundromat the man had fled.

Truck's load is down the drain, but driver okay

POMONA — All that could be seen Thursday night near Temple Avenue and the Orange Freeway wasn't made from soap.

Rather it was from a beer truck which overturned while looping the freeway's on-ramp.

Some cases were spilled and some bottles were broken, said highway patrolmen. The foamy liquid spread over weeds growing along the dirt embankment.

Michael Frost, 21, of Billings, Mont., the driver, escaped without serious injuries. He was going west on the on-ramp when the truck struck a guard rail and overturned, said officers. The vehicle came to rest on a guard rail.

Another truck was called to pick up the cans, bottles and kegs of beer. A portion of the ramp was closed for a short time.

Man's ear almost bitten off in fight

COVINA — A man's left ear was almost bitten off early today during a fight in the parking lot of the Night Gallery, a bar at 5230 Citrus Ave.

The victim, David G. Hastings, 27, Alhambra, said he went out onto the parking lot with one man after the fellow became upset about Hastings' stepping on his foot while dancing.

Once outside, Hastings said, the man bit him and then clamped onto Hastings' ear with his teeth and wouldn't let go. A second man joined the biter and began kicking him, Hastings said.

Sheriff's deputies arrived and arrested Kenneth Zane Davis, 31, Altadena, and Roger Clarence Robertson, 28, Baldwin Park. They were booked on suspicion of felonious assault.

Hastings was taken to San Dimas Community Hospital where 15 stitches were used to repair his ear and five more to close a cut on his forehead.

3 booked after detectives find stolen goods

AZUSA — Sheriff's officers seeking a man on a warrant early today failed to find him at home but arrested three others after finding items stolen recently in a Glendora school burglary.

Detectives Roger Killackey and James Oliver said they found business machines taken in the recent burglary of Elvin H. Stanton Elementary School after being invited into the suspects' apartment at 100 E. Aloisio Blvd. in



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Firm Seeking Permission for Aluminum Plant in Pomona

An aluminum factory may soon be under construction on Pomona Boulevard and eventually be operating with 150 employees.

Plans for the plant were disclosed when Revere Copper and Brass, Inc., sought a conditional use permit from the Pomona Planning Commission Wednesday night.

The permit—which won commission approval—will allow the firm to operate a reverberatory furnace with a capacity in excess of 1,000 pounds in its proposed factory.

The City Council will review

the commission recommendation Monday and could take final action then.

Maurice Jones, attorney for the firm, said that council approval on that date would mean that the company would begin clearing the site at 3161 and 3221 W. Pomona Blvd. the next day. Revere's purchase of the 18.7-acre property is now in escrow, he said.

He did not detail other plans, since the firm is waiting until Tuesday to make a formal announcement.

However, it was learned that the firm would employ 150 persons in a 100,000-square-foot

building. The plant would make aluminum alloy shapes for window products, it was reported.

Revere, needing the permit only for the furnace, found itself coping with a balky neighbor across Valley Boulevard, Cal Poly.

Harry Welch, the college building program coordinator, said Cal Poly officials had not had sufficient time to consider possible detrimental effects of the factory.

He asked the commission to postpone action on the request. Pierre Hjarberg, executive vice president of the Pomona Chamber of Commerce, reported

that the chamber-industrial committee recommended favorable action on the permit.

A study by local metallurgists had indicated that the furnace would not cause a problem, Hjarberg said.

Commissioners asked Jones and Hjarberg to arrange a meeting of authorities with Cal Poly officials to discuss the operation.

Commissioner Robert Barraza cast the negative vote in the commission's 6-1 approval of the permit, stating he wanted the college to be satisfied before the firm had permission to operate.

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in the killing was Reira, 35, of Azu- logist at the City shot him to death in a shallow he canyon. Reid shot Reira ac- cusing he was a he maintained that ra to rob him and kets as the dead he stream.

Boys' Club Gift-Wrapped For Christmas

Directors of the newly formed Pomona Boys' Club put off the opening of the organization's building until next month because the remodeling has not been completed on time.

The club was to hold its grand opening Saturday but Judge Carlos M. Teran, chairman of the board, said the directors decided to reset the opening for Dec. 14.

"We could probably open sooner," he explained, "but the directors felt that as long as there is a postponement anyway, we can tie the opening to the Christmas season."

The holiday season opening will enable the directors to get the club started in a "real spirit of giving," Teran said, by distributing Christmas packages on opening night.

The club is nearing completion at 1374 S. Gasey Ave., the former home of the local American Legion Post.

Still left to complete are the reroofing job, the black topping of the parking area and a few minor jobs in the building. But

Off-Duty Policeman Hits, Kills Pomona Bicyclist

An off-duty Chino police sergeant struck and killed a Pomona man riding a bike in southeast Pomona Thursday afternoon in this city's ninth fatal traffic accident this year.

The victim was Jack Delap Porter, 33, 2177 Virginia Ave. He was pronounced dead on arrival at Pomona Valley Community Hospital. The accident was on Reservoir Street north of Walnut Avenue.

The driver of the car was Sgt. James O. Holmes, 31, who lives in Pomona. Holmes told police he was driving south on Reservoir Street between 40 and 45 miles an hour just before the accident.

Holmes said he was overtak-

ing Porter, who also was southbound, when Porter suddenly leaned to the left on his bike and the bike veered into the path of Holmes' car. The impact hurled Porter onto the hood of Holmes' car. He hit the windshield before falling into the street.

The accident occurred shortly before 3 p.m. Holmes was on his way to work on the swing shift for the Chino Police Department.

Porter's body was taken to Todd Memorial Chapel but plans were for services to be at Rose Hills Memorial Park, Whittier.

In an earlier accident, three persons were injured in a two-

car collision at Ridgeway and Campus streets. Both drivers were hurt. They were Billy Williams, 19, 2155 Avalon St., and Jennifer L. Young, 19 1525 JoAnn Way. Also hurt was Earl L. Pettaway, 21, 2287 E. Valley Blvd., a passenger. All three were treated at Pomona Valley Community Hospital.

A 5-year-old boy was hurt when he ran into the side of a car on a market parking lot at Towne Avenue and Arrow Highway late Thursday afternoon. Gerald D. Matthews, 5, 4627 Eyart St. Montclair, was treated at Pomona Park Avenue Hospital. He had ankle and foot injuries. The driver of the car was Wendell Grant, 18, 1190 Ashfield St.

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computers

Ontario

Sea Schools?

ARIO—The Ontario-Mont- Elementary School Dist- an eye toward turning ness services over to de- cessing Wednesday.

dict business services been done manually to Use of the IBM computer- ing to the Chaffey Union School District was sug- Wednesday.

rd member Gary Webber, accountant who is enthusias- but data processing, rec- ended the district begin to



City Officials Going Back To School

Five city department heads will have their own "back to school" fling beginning Sept. 27—at least on a once-a-week basis.

The City Council last night approved a \$750 expenditure to enroll the local officials in the fourth Municipal Department Head's Executive Development Seminar at the University of Southern California.

City Administrator Fred Sharp recommended the program "to aid in improving executive performance by providing a common underpinning of management knowledge and practice."

The council accepted his suggested list of enrollees, including Building Superintendent Eugene Pester, Fire Chief Harry Williamson, Communications Director Donald Griffin, Deputy Purchasing Agent James Marling and Sanitation Superintendent Richard Clark.

Sharp said the seminar classes will be conducted on Friday afternoons through Dec. 20 at a cost of \$150 to each official for fees, books and other materials. Two units of university credit are granted for successful completion.

Councilman Richard Brownell hesitated over the proposal, however, stating that he liked to "economize" wherever possible.

"I think we've got good department heads," he said. "As far as I'm concerned, our department heads should be paid to educate other department heads."

Sharp replied that the idea was to periodically "wind up the department heads with new ideas."

"Unless you want to die on the vine, you have to go back to school," the administrator said.

Brownell did not vote against the proposal in the voice vote.

The council ordered ordinances on two other rezonings after hearings. These changes would reclassify 295 and 279 N. Hamilton Blvd. from R3-1000 to C-IND and property on the east side of Garey Avenue between Willow and Aliso Streets from R1-7200 to AP. There were no objections to either.

Approved was an ordinance rezoning a tract on the north side of Olive Street east of Garey Avenue from R1-7200 to R3-1500. Another ordinance, sent to second reading, would change 301 and 353 E. Franklin Ave. from R1-6000 to R1-E.

The council granted a conditional use permit for a private helicopter landing field at 3255 Pomona Blvd.

Permit for Private 'Copter Pad Okayed

The city planning commission recommended issuance of a conditional use permit to R. E. Job, a cement contractor, so he can build a private helicopter landing pad at his place of business, 3255 Valley Blvd.

It will be the first private helicopter landing field in Pomona Valley, the commission said.

"Use of the helicopter pad is limited to the applicant and his pilot and shall be used for passenger or cargo transporta-

tion only," the commission said in a list of 14 conditions for allowing the pad.

Job said he uses a helicopter in his work which takes him from Oxnard to Oceanside.

The pad will have an asphaltic concrete surface, be rectangular in shape with a minimum dimension of 80 feet along the sides.

Commission action on the heliport had been pending since July 24, awaiting approval from the Federal Aviation Agency, which has been granted.

In other action, the commission voted to rezone from single family residential to commercial-industrial two lots at 279 and 295 N. Hamilton Blvd. The property is at the southwest corner of Hamilton and Monterey Street, occupied partly now by a mattress construction and rebuilding firm, which has been there since 1946.

The new zoning, if upheld by the City Council, will allow the mattress firm to expand. Applicant for the zone change is Ivy E. Hall and others.

Girls Find Mother, 33, Dead in Bed

A woman was found dead in her home here Wednesday morning. She died apparently of natural causes.

The victim was Mrs. Trudy Ann Birka, 33, of 3038 Lublin St., the mother of two children.

Police said a family friend, Edward J. Charrance, 38, of 1303 Cordova St., told them

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF POMONA, HELD JULY 10, 1963, IN THE COUNCIL CHAMBERS OF CITY HALL, POMONA, CALIFORNIA, AT SEVEN-THIRTY P. M.

ROLL CALL:

Present: Messrs. Lawrence, Stavros, Kearney, Williams and Reeves, Commissioners: Assistant City Engineer French, Assistant City Attorney Sampson, Planning Director Stapleton and Assistant Planning Director Snyder.

Absent: Mr. Wilkinson and Mr. Cooper

The Pledge of Allegiance was given. Mr. Reeves, Vice-Chairman, announced that the Planning Commission is a recommending body to the City Council, and that the Planning Commission has final action on some items and all others unless otherwise stated will appear before the City Council on July 29, 1963. He stated that the next Planning Commission meeting will be held July 24, 1963.

APPROVAL OF
MINUTES OF
PLANNING
COMMISSION
MEETING
6/26/63

Mr. Lawrence moved that the minutes of the regular Planning Commission meeting of June 26, 1963, be approved as written.

Mr. Stavros seconded the motion.

MOTION CARRIED.

CHANGE OF
ZONE C-1,
TO C-4,
796 EAST
PHILADELPHIA
ST., SVOBODA,
APPLICANT

Mr. Lawrence reported that the Zoning Committee recommended the holding over of this item to the Planning Commission meeting of August 14, 1963, as agreed to by the applicant.

MOTION TO
HOLD ITEM
OVER TO
P.C. MEETING
OF 7/14/63

Mr. Lawrence moved that the Planning Commission hold over to the Planning Commission meeting of August 14, 1963, the request for Change of Zone C-1, Neighborhood Stores Commercial District to C-4, Highway Commercial District for property addressed as 796 East Philadelphia Street, Peter F. Svoboda, applicant, as agreed to by the applicant.

Dr. Williams seconded the motion.

MOTION CARRIED.

CUP TO
ALLOW PRIVATE
HELICOPTER
LANDING
FIELD IN M-2
DISTRICT,
3255 POMONA
BLVD., R.E.
JOB, APPLICANT

Mr. Reeves asked Mr. Stapleton if a report from the Federal Aviation Agency had been received regarding this item.

Mr. Stapleton stated that a report had not been received and that until the FAA sent such report the Commission could not take action on the item.

MOTION TO
HOLD ITEM
OVER TO P.C.
MEETING
7/24/63

Mr. Kearney moved that the Planning Commission hold over to the Planning Commission meeting of July 24, 1963, the request for Conditional Use Permit to allow a private helicopter landing field in the M-2, General Industrial District for property addressed as 3255 Pomona Boulevard, R. E. Job, applicant, in order that a report may be filed with the Planning Department from the Federal Aviation Agency.

Mr. Lawrence seconded the motion.

MOTION CARRIED

CHANGE OF
ZONE R-1-
7200 TO A-P
1886-1894
N. GAREY AVE.
DR. ODGERS,
APPLICANT

Mr. Stapleton located the property and indicated the zoning and land use in the area. He stated that several meetings ago a change of zone R-1-7200 to A-P was recommended for approval south of the property in question, in the same block.

Mr. Stapleton pointed out that the use of the land in the surrounding area in addition to single family homes, consists of the Pomona Valley Hospital further south, and commercial zoning to the south and southwest of the property.

Mr. Stapleton stated that if this change of zone is granted it will leave three lots of single family zoned property between the two A-P Districts. He further stated that reference would be made in the Zoning Committee recommendations that hearings should be initiated by the Commission to place these three lots in the A-P zoning classification also. He stated that the homes on these lots are older single family homes and that an alley along the rear of these lots would separate them from the single family homes facing Cadillac Drive to the east.

Mr. Lawrence reported that the Zoning Committee recommended the granting of this change of zone request, subject to conditions. Conditions and reasons were called out.

He reported that the Zoning Committee also recommended that the Planning Commission initiate a change of zone hearing from R-1-7200 to A-P for the remainder of the block as follows: That area between Garey Avenue and the alley to the west of Cadillac Drive, and between Willow Street and a property line approximately 132 feet south of Aliso Street. Reasons were called out.

Mr. Stapleton stated that the applicant had given the following answers to the questions asked in the application for change of zone:

Explain why public necessity requires this change of zone. Answer: With the hospital expansion and the population expansion the logical place for a professional building would be on a main street near the hospital.

Why do you feel the property is more suitable for the proposed zone than the existing zone? Answer: Garey Avenue is no longer a residential street.

Mr. Herb Young, representing the applicant, stated that in reference to the condition of no curb openings being permitted on Garey Avenue, that his client's architectural design may require curb openings and that he wished this condition to be changed to permit curb openings onto Garey Avenue.

Mr. Stapleton stated that this point was discussed at the Zoning Committee meeting but was not resolved at that time, and that it does not really make a difference if a curb opening is permitted.

Mr. Reeves asked Mr. Young if one curb opening would be satisfactory.

Mr. Young stated that it was.

MOTION TO
RECOMMEND
APPROVAL

RESOLUTION
NO. 2004

Mr. Lawrence moved that the Planning Commission recommend to the Council of the City of Pomona the approval of the request for Change of Zone R-1-7200, Single Family Residential District to A-P, Administrative-Professional Office District for approximately .52 acres of land and addressed as 1886-1894 North Garey Avenue, Dr. Stephen Odgers, applicant, subject to the following conditions:

- a. A corner cut-off shall be dedicated at the corner of Garey Avenue and Aliso Street according to the requirements of the Engineering Department.
- b. Sidewalk, street trees and street lights shall be installed along Garey Avenue and Aliso Street, and curbs, gutters and street paving shall be constructed on Aliso Street, all according to the standards and specifications of the Engineering and Park Departments.
- c. One curb opening shall be permitted on Garey Avenue.

Dr. Williams seconded the motion.

MOTION CARRIED.

MOTION TO
INITIATE
HEARING

Mr. Lawrence moved that the Planning Department staff be instructed to initiate a hearing to rezone that area between Garey Avenue and the alley to the west of Cadillac Drive, and between Willow Street and a property line approximately 132 feet south of Aliso Street from R-1-7200 to A-P, for the following reasons:

- a. The property in question is situated in an area which because of the proximity to the Pomona Valley Community Hospital and excellent access from Garey Avenue, is well suited to A-P zoning.

Mr. Kearney seconded the motion.

MOTION CARRIED.

Dr. Williams asked why the lots to to the north were not considered in initiating the zone change.

Mr. Lawrence stated that the homes situated on those lots are much newer homes.

CHANGE OF
ZONE R-1-
7500 TO R-3-
2000, 25.28
ACRES, N. &
S. SIDES OF
GROVE ST.,
BTWN. GAREY
AVE. &
WILLIAMS ST.,
LORICA,
ENTERPRISES,
APPLICANT

Mr. Stapleton displayed an exhibit submitted by the applicants showing the proposed development and located the property on the location map.

He stated that the property under consideration consists of approximately 25 acres, and the development will be located on the north and south sides of Grove Street, which is partially dedicated. He further stated that the future Flood Control Channel is located along the westerly line of the property. Mr. Stapleton further stated that the applicants intend to develop the property as a condominium under the City of Pomona's Planned Residential Unit Ordinance.

Mr. Stapleton further stated that the applicant had submitted on the application for the change of zone the following answers to the question asked on the application:

Explain why public necessity requires this zone change.
Answer: The City of Pomona having created an ordinance #1866 for a higher and better residential use of the very limited choice residential acreage remaining allows the highest and best use for this 25 acres from an economic and cultural treatment, also a greater and broader tax base can be realized from this use.

Why do you feel the property is more suitable for the proposed zone than the existing zone?

Answer: Our economy and leisure time demands a more desirable living environment under condominium ownership

gives more efficient aesthetic, economic use, being a distinct upgrading of residential land.

Mr. Stapleton stated that two communications had been received in opposition to this proposed change of zone, from the following people:

Mr. Nate Bershon, of Bershon Realty Company, developer of the single family homes to the south of the property under consideration.

Mr. Benjamin M. Lawing, 3009 Gladstone Street, a property owner in the single family residential district to the south of the property.

Mr. Lawrence reported that the Zoning Committee made no recommendation regarding this proposed change of zone request.

Mr. William Carver, 2021 Flamingo Road, Fullerton, representing Lorica Enterprises Inc., submitted a colored photograph showing a architect's rendering of the proposed development, and explained that a condominium development is not rental property but that each owner of each apartment would receive title to his apartment and that the open and recreational areas would be in common ownership.

He further stated that it is proposed to place approximately 12 units per acre on the property which is below the density permitted, in order that more green areas and recreational facilities might be provided. He stated that the buildings are planned to be two stories in height although there may be some one story buildings.

He stated that Grove Street will be improved and that screening for the homes to the north will be provided through landscaping or some other means. He further stated that it would be helpful if the property owners to the south of the property would agree to a meeting so that some of the problems could be discussed.

Mr. A. E. Flanders, 257 Hickory Avenue, spokesman for the homeowners, presented the Commission with a petition consisting of 166 signatures of homeowners in the single family development to the south opposing the proposed change of zone. Mr. Flanders gave the following reasons for the opposition:

1. To preserve our community as a prime residential area.
2. Homes in the immediate vicinity were purchased based on prime residential zoning of the area in question.
3. We wish to preserve the value of our existing property.
4. The view of the natural beauty should be preserved for this residential district. Therefore, single story family dwellings only should be permitted.
5. We desire to preserve a residential atmosphere and sanctuary for the working and professional man.
6. Furthermore, we wish to maintain a stable community life. Multiple dwellings would increase transient residents in the community.
7. In the interest of community planning, the existing balance of zoning should be preserved.
8. We commend the location of multiple dwellings on main arteries.

9. A precedent has been established in an adjacent community, i.e. east of North Orange Grove and south of Arrow Highway, in which similar rezoning was rejected.
10. The attendant population density increase would further increase traffic and congest the limited access to the area.

The following people were heard in opposition to the proposed change of zone:

C. H. Jackman, 193 Highgate Avenue. Mr. Jackman stated that the total valuation of building permits for the month of June are higher for multiple family units than for single family residential dwellings, and he maintained that this should indicate that there is an over-construction of multiple family dwellings.

Mr. Clifford Morris, 264 Highgate Avenue.

Mr. Buffington, 216 Highgate Avenue.

Mr. Doten, 263 Highgate Avenue.

Mr. Larry Thomas, 2930 Gladstone Street. Mr. Thomas stated that if anymore property is to be rezoned for multiple family use, that it should be done north of Grove Street.

Mr. Lawing, 3009 Gladstone Street.

Dr. P. G. Luomons, 185 Highgate Avenue.

Mr. Paul Angelus, 276 Highgate Avenue.

Mr. Bob Heise, representing the developer Mr. Nate Bershon. Mr. Heise stated that the homeowners in the single family development to the south have an investment of \$2,280,000 in their homes. He further stated that when the development was first established that Mr. Bershon had made an application for a change of zone to multiple family but that he couldn't conceive of approximately 40 acres in apartment houses and withdrew his application.

Mr. Waldman, 3807 North Garey Avenue.

Janet R. Anding, 2986 Gayridge Street.

Lela Combs, 201 Highgate Avenue.

Mr. Nelson, 245 Highgate Avenue.

Mr. Carver, of Lorica Enterprises, Inc., reiterated that these apartments would not be comprised of transient residents as each individual would own his own apartment. He further stated that the cost of each apartment would be between 18,000 and 24,000 dollars per unit, and that the units would contain approximately 1400 square feet of floor area. Mr. Carver again stated that he would appreciate the opportunity to meet with the homeowners so that he might hear any suggestions they might have.

Mr. Lawrence stated that he felt the homeowners should not close their minds to this suggestion of a meeting and stated that this item should be held over to permit such a meeting.

Mr. Stavros stated that perhaps there was a possibility of the construction of some single family dwellings on the property to act as a buffer to the development to the south.

Mr. Carver stated that his company was open to suggestions and that perhaps this could be accomplished.

Mr. Stavros, asked Mr. Flanders if the homeowners would be willing to meet with the representatives of Lorica Enterprises.

Mr. Flanders stated that they would be agreeable, but that they objected to having multiple story dwellings south of Grove Street.

Mr. Kearney stated that he was in agreement with most of the property owners in that the property should be conserved for single family development. He stated that it was his opinion that Pomona is running out of good residential property.

**MOTION TO
RECOMMEND
DENIAL**

Mr. Kearney moved that the Planning Commission recommend to the Council of the City of Pomona the denial of request for change of zone R-1-7500, Single Family Residential District to R-3-2000, Multiple Family Residential District for approximately 25.28 acres of land located along the north and south sides of Grove Street, between Garey Avenue and Williams Street, Lorica Enterprises Inc., for the following reason:

- a. This R-1-7500 zoned property should be conserved for the development of single family homes.

MOTION DIED FOR LACK OF A SECOND.

**MOTION TO
HOLD ITEM
OVER UNTIL
P. C. MEETING
OF AUG. 14,
1963**

Mr. Lawrence moved that the Planning Commission hold over to the meeting of August 14, 1963, the request for change of zone R-1-7500, Single Family Residential District to R-3-2000, Multiple Family Residential District to be developed as a Planned Residential Unit Development under Ordinance 1866, for 25.28 acres of land located along the north and south sides of Grove Street, between Garey Avenue and Williams Street, Lorica Enterprises, Inc. so that the applicants can meet with the homeowners to the south.

Dr. Williams seconded the motion.

A ROLL CALL VOTE was taken as follows:

AYES: Messrs. Lawrence, Stavros, and Williams.

NAYES: Mr. Reeves and Mr. Kearney.

MOTION CARRIED.

**CHANGE OF
ZONE R-1-
7200 TO A-P,
R-3-1500 &
C-4, AREA
BOUNDED BY
PHILADELPHIA
ST., PARK AVE.,
LEXINGTON AVE.
& GAREY AVE.,
P. C. INIT.**

Mr. Stapleton exhibited a map showing the land use in the area and the proposed zoning for the area involved in this hearing, consisting of the block between Lexington Avenue and Philadelphia Street. He stated that a series of zone changes have taken place in the block to the south and that a request for a change of zone from R-1-7200 to C-4 on the northwest corner of Lexington and Garey Avenues brought about this hearing for rezoning the whole block. Mr. Stapleton stated that at the time of the hearing for the change of zone request to C-4, the Planning Commission by Resolution No. 1988 recommended denial of the change of zone request and indicated that the Commission would like to establish a zoning plan for the entire block.

Mr. Stapleton stated that the City Council did not act on the recommendation for the rezoning but held the item over pending the action taken on the establishment of a zoning pattern for the entire block.

Mr. Stapleton pointed out that the zoning proposed for the area is A-P, Administrative and Professional Office District for a depth of 530 feet on the west side of Garey Avenue and the balance of the land on the west side of Garey Avenue to be left as is.

Mr. Stavros reported that the Zoning Committee recommended the rezoning of the easterly portion of the block in question from R-1-7200 to A-P. Such A-P depth from Garey Avenue shall be 530 deep, except for the land along Lexington Avenue now in the R-3-1500 District which shall remain as is. The remainder of the block shall remain in the R-1-7200 zoning district. This recommendation is set forth on Exhibit "A".

Reasons for the recommendation are as follows:

- a. The evidence available does not support the placing of property in the block in question in one of the commercial zones. A commercial land use survey, taken in April, 1963, along Garey Avenue in the vicinity of Philadelphia and Olive Streets indicate the following:
 - 1) Existing C-4 4.63 acres
Existing C-2 19.21 acres
Total "C" zoning 23.84 acres
 - 2) Of the total 23.84 acres now zoned for commercial use, 10.17 acres or 45 per cent of the land is now used for commercial purposes. The remainder of the land is vacant.
 - 3) The California Credit Union will construct a building in part of this vacant commercial land in the near future, but this is not a commercial use of land, but rather a professional office use.
- b. Justification can be made for A-P zoning. As the southerly portion of the city continues to develop, there will be a greater need for professional offices including medical and dental facilities, convalescent homes and other types of professional office uses. Since the A-P District permits multiple family uses as well as professional office uses, there is a two-fold possibility of land usage, whereas any commercial use would exclude multiple family dwellings.
- c. The westerly portion of the block is well suited to single family development because of the close proximity to elementary, junior and high schools, and a future city park.

The Zoning Committee also recommends the adoption of the map marked "Existing and Proposed Zoning" as an unofficial policy guide for the future development of South Garey Avenue. This map shall be used as a guide pending the adoption of the Master Plan.

The major elements of this proposal are as follows:

- a. All of the frontage of South Garey Avenue between Phillips Boulevard and the Pomona Freeway has been proposed for income producing zoning such as Hotel Restaurant, A-P, and R-3-1500. The three areas of exception are the high school and cemetery properties

and the single family subdivision south of Olive street with lots backing to Garey Avenue.

- b. Existing zoning will remain as is except for the changes noted thereon.
- c. If one of the commercial zones is to be substituted for those zones proposed on the map, then the following principles shall be followed:
 - 1) The applicants shall show a specific commercial development of a major category such as unified sales and service facilities and not on a minor piecemeal, spotty basis.
 - 2) The applicant shall show why a need exists for these facilities.
 - 3) Any commercial rezoning shall be of a depth sufficient for off-street parking, adequate sized commercial buildings and internal circulation.
 - 4) Multiple driveways onto Garey Avenue shall be avoided so as to minimize the interruption of the flow of traffic.

Mr. Jara, 1953 South Garey Avenue, stated that he was interested in having some of the property zoned C-4.

Mr. Morris Fisher, 1667 South Palomares Street, stated that this proposed A-P zoning is not what the property owners in the area want. He stated that they are interested in obtaining commercial zoning for the area and that they do not object to some A-P zoning but that the whole area should not be zoned as such. Mr. Fisher maintained that there is a need for more commercial zoning in this area and that the property owners should have the right to develop their property to the best advantage. He further stated that while there is a need for medical services in this part of the city, an A-P zoning would not permit a drugstore other than a pharmacy as part of a medical center.

The following people stated that they desired as portion of the area to be zoned commercially:

Mrs. C. A. Goodon, 1971 South Garey Avenue.

Mrs. Davis, 1942 South Garey Avenue.

Mr. Baughman, 372 Lexington Avenue.

Mr. Stapleton stated that a meeting was held with these property owners some time ago to discuss the possibility of a street pattern for the area. He stated that at that time the owners expressed a desire for commercial zoning but that there were no plans for development of the property.

Dr. Williams stated that it was his opinion that A-P zoning should be placed as close to a hospital as possible, and that he felt that this location was not suited for A-P zoning.

MOTION TO
RECOMMEND
APPROVAL

Mr. Stavros moved that the Planning Commission recommend to the Council of the City of Pomona the approval of the proposed change of zone R-1-7200 to A-P, for property bounded by Philadelphia Street, Park Avenue, Lexington Avenue and Garey Avenue, Planning Commission initiated.

MOTION DIED FOR LACK OF A SECOND.

Mr. Kearney stated that there doesn't appear to be a need for a zone change in this area.

MOTION TO
REMOVE ITEM
FROM
AGENDA

Dr. Williams moved that the Planning Commission remove from the agenda, the proposed change of zone R-1-7200, Single Family Residential District to A-P, Administrative-Professional Office District for property bounded by Philadelphia Street, Park Avenue, Lexington Avenue and Garey Avenue, Planning Commission initiated.

Mr. Reeves seconded the motion.

MOTION CARRIED.

CHANGE OF
ZONE R-4
TO C-4,
2.29 ACRES,
SE CORNER
GAREY AVE.,
& HARRISON
AVE., WARD
TURNER,
APPLICANT

Mr. Stapleton located the property on the map and indicated the zoning and land use in the area. He stated that land immediately south of the property is in the C-4 District, land to the east is R-4, and to the west is the R-D, Research and Development District. He further stated that single family homes are situated on the north side of Harrison Avenue.

The applicant submitted the following answers to the questions asked on the change of zone application:

Explain why the zone change is necessary.

Answer: More desirable for commercial than for residential.

Why do you feel the property is more suitable for the proposed zone than the existing one.

Answer: Garey Avenue is too busy a street for apartment houses. C-4 means more taxes for the city. Growth of the city is north both for homes and commercial.

Mr. Stapleton read a communication received from Mr. and Mrs. Welford Turner, 2855 North Garey Avenue, stating they were in favor of granting the change of zone request.

Mr. Stavros reported that the Zoning Committee recommended the denial of this change of zone request. Reasons were called out.

Mr. Ward Turney, 664 East McKinley Avenue, the applicant, stated that the presently zoned R-4 frontage on Garey Avenue is not suitable for multiple family development. He stated that Pomona is already approximately five years over-built with apartments, and that the property in question is ideal for commercial use as it would serve as a shopping area for people from Claremont, La Verne, and the county area, as well as the Pomona residents.

Mr. Turney further stated that if the change of zone is granted he plans to develop a shopping center, consisting of such establishments as a restaurant, dress shops, and possibly a home decorating service.

Mr. Turney further maintained that more commercial development is necessary in this area as it is evident that the population is growing toward the northerly part of Pomona.

Mr. Ray Young, 195 East Harrison Avenue, stated that there is not a need for more commercial zoning in the area and that a commercial use of the land would create traffic and be hazardous to the children traveling to and from school. He further stated that the property immediately south is in the C-4 zoning district and owned by Mr. Turney, and that it is relatively undeveloped.

Mr. Teaken, 2907 Abbott Street, stated that a commercial zoning on the property may result in the location of a service station on the corner in question and stated that he objected to the granting of the change of zone request.

Mrs. Young, 195 East Harrison Avenue, stated that there are already numerous shopping centers easily accessible to the residents of the area and that additional commercial zoning is not needed nor desired.

MOTION TO
RECOMMEND
DENIAL

RESOLUTION
NO. 2005

Mr. Stavros moved that the Planning Commission deny the request for change of zone R-4, Multiple Family Residential District to C-4, Highway Commercial District for 2.29 acres of land located at the southeast corner of Garey Avenue and Harrison Avenue, Ward Turney, applicant, for the following reasons:

- a. The applicant has not shown that the existing R-4 District is improper zoning for the land, nor a need exists for changing this income producing zone to a C-4 zone. The land to the south was placed in the C-4 District in March, 1960. This land is about 5.4 acres in size and to date has a gasoline service station and three outdoor advertising structures as the only commercial uses.
- b. The continuation of the C-4 District along Garey Avenue to Harrison Avenue is to increase the lineal feet of incompatibility between the C-4 District and the R & D, Research and Development District on the west side of Garey Avenue. These two zones are at variance in respect to standards of development and uses permitted. The C-4 District has lower standards of development and permits more detrimental uses than does the R & D District.
- c. The remaining area of R-4 zoning, if this change of zone is permitted, would have about 200 feet of frontage on Harrison Avenue with a depth of about 500 feet. The future development of this reduced R-4 area appears uncertain.

Mr. Reeves seconded the motion.

A ROLL CALL VOTE was taken as follows:

AYES: Messrs. Lawrence, Stavros, and Reeves

NAYES: Mr. Kearney and Dr. Williams

MOTION CARRIED.

Mr. Lawrence announced that this item would appear before the City Council on July 29, 1963.

VARIANCE TO
ERECT A FREE-
STANDING SIGN
IN THE SETBACK
AREA, NE CORN.
GAREY AVE. &
FREDA AVE.
MASON CASE
FOR MCDONALD'S
SYSTEM, INC.
APPLICANT

Mr. Stapleton located the property on the map and stated that it is situated in the C-2, Neighborhood Shopping Center District, which permits a sign of unlimited size but the sign must be attached to the building.

Mr. Stapleton pointed out on the plot plan submitted by the applicant that the building is proposed to be situated 53 feet from the front property line, and that the applicant has applied for a variance to permit a detached sign in the 25 foot front setback area.

Mr. Stapleton further stated that a 25 foot setback is required because the district is adjacent to a residential district.

Mr. Stavros reported that the Zoning Committee recommended the granting of this request for a detached sign, but that such sign shall be located no closer than 25 feet to the Garey Avenue property line, subject to conditions. Conditions and reasons were called out.

Mr. Case, representing the applicants, stated that he would prefer to have the sign located closer to the street as shown on the submitted plot plan.

Mr. W. R. Baker, representing the owner of the property, asked the applicant if it would be possible to move the building further back from the front property line.

Mr. Case stated that if the building is moved back some of the parking space would be lost and if the sign were moved back it would lose identity with the buildings.

Mr. Kearney asked what the size of the sign would be.

Mr. Stapleton stated that the plot plan shows the sign to be 19 feet at the base and 14 feet at the apex.

MOTION TO
DENY
VARIANCE

Dr. William moved that the Planning Commission deny the request for a free standing sign in the setback area on property located at the northeast corner of Garey Avenue and Freda Avenue, Mason Case for McDonald's System, Inc. applicant.

MOTION DIED FOR LACK OF A SECOND.

MOTION TO
GRANT
VARIANCE

Mr. Stavros moved that the Planning Commission grant the request for a free standing detached sign for property located at the northeast corner of Garey Avenue and Freda Avenue, Mason Case for McDonald's System, Inc., applicant, but that such sign shall be located no closer than 25 feet to the Garey Avenue property line, subject to the following conditions:

RESOLUTION
NO. 2006

- a. Sidewalk shall be constructed along Garey Avenue and street trees shall be planted along Garey Avenue and Freda Street according to the requirements and specifications of the Engineering and Park Departments.
- b. Three foot high decorative walls shall be constructed behind the planter areas and along Freda Street as shown on Exhibit "A".
- c. The planter areas and parkway area shall be landscaped and maintained as shown on Exhibit "A".
- d. All planting areas shall have irrigation lines and the provisions of the landscaping ordinance shall be complied with in the off-street parking area.
- e. No advertising shall be permitted on the two directional signs shown on the plot plan.

Reasons for the recommendation are as follows:

- a. The proposed building could be located at the 25 foot setback line where the sign has been recommended to be placed. The C-2 District requires signs to be attached to buildings and not detached.
- b. The commercial area immediately to the south does not have signs along the property line as has been requested.

Mr. Kearney seconded the motion.

A ROLL CALL VOTE was taken as follows:

AYES: Messrs. Lawrence, Stavros, Kearney, and Reeves.

NAYES: Dr. Williams

MOTION CARRIED.

VARIANCE TO
REDUCE REQUIRED
LOT WIDTH FOR
TWO LOTS IN
PROPOSED TENT.
TR. NO. 28143,
LOCATED AT THE
SE END OF
BEAVER CT.,
FISHER,
APPLICANT

Mr. Stapleton stated that when tentative approval was given to proposed Tentative Tract No. 28143, a condition of the approval was that Lots No. 11 and 12 would be adjusted to have a width of 60 feet at the 25 foot front setback line.

Mr. Stapleton stated that the two lots in question are located at the end of the cul-de-sac street, Beaver Court.

Mr. Stavros reported that the Zoning Committee recommended the granting of this request, subject to conditions. Conditions and reasons were called out.

Mr. Fisher stated that he was agreeable to the recommendation.

MOTION TO
GRANT
VARIANCE

RESOLUTION
NO. 2007

Mr. Kearney moved that the Planning Commission grant the request for variance to reduce required lot width for two lots in proposed Tentative Tract No. 28143 located at the southeast end of Beaver Court, Morris Fisher, applicant, subject to the following conditions:

- a. Buildings shall be located on the lots with a minimum distance from Beaver Court as shown on Exhibit "A" by red lines.
- b. Proposed Tentative Tract No. 28143 shall be recorded.

Reasons for the recommendation are as follows:

- a. The width of the property on which the tract has been filed is such as to not permit the normal lot width with a standard cul-de-sac street design.
- b. The location of the proposed units on Exhibit "A" will be the same as if the end of Beaver Court had been enlarged to maintain the minimum lot width at the 25 foot front setback line.

Dr. Williams seconded the motion.

MOTION CARRIED.

VARIANCE TO
REDUCE
REQUIRED
FRONT YARD
SETBACK, WAIVE
FRONT YARD
WALL REQUIRE-
MENT AND REDUCE
HEIGHT, SW
CORNER OF GAREY
AVE., GRIER
ORR, APPLICANT

Mr. Stapleton located the property and stated that a change of zone and a conditional use permit have been granted for the property and that conditions of the conditional use permit were that because of the residential district opposite the property a 3 foot wall in front and a 6 foot wall on the side, five feet from the property line would have to be constructed.

He further stated that the zoning ordinance requires that when a commercial district is adjacent to a residential district a setback of 25 feet must be maintained along the front property line.

Mr. Stapleton stated that the applicant has applied for a variance to reduce the required front yard setback, to eliminate the three foot high wall and to reduce the height of the six foot wall, required by the zoning ordinance.

Mr. Stavros reported that the Zoning Committee recommended the granting of this variance request, subject to conditions. Conditions and reasons were called out.

Mr. Amos Randall, representing the applicant, stated that he was not in accordance with the three foot wall in front of the building as it serves no purposed and that

landscaping would accomplish as much, or more than the wall. He further maintained that on a busy street such as Garey Avenue is, that a three foot wall would be an obstruction of visibility. He further stated that in view of the fact that the owner of the property has dedicated 10 feet of frontage on Franklin Avenue that the requirements are excessive.

Mr. Stavros asked if the three foot wall was usually adhered to.

Mr. Stapleton stated that there are not many instances in which a commercial use is established on a corner adjacent to a residential district.

Dr. Williams stated that he believed that landscaping would add as much protection for the single family homes across the street as a three foot high wall would.

Mr. Randall stated that no landscaping plan has been drawn yet but that there would be shrubbery planted in the front.

Mr. Stapleton stated that the background of the wall requirement is to introduce some control around commercial districts. He stated that the wall treatment and landscaping is primarily required for aesthetic reasons.

It was suggested by the Commission that the wall in the parking area on the Franklin Avenue side between exits, be reduced to 3 feet and the wall in front of the building be waived and be so marked on Exhibit "A".

Mr. Randall stated he was agreeable to this.

**MOTION TO
GRANT
VARIANCE**

**RESOLUTION
NO 2008**

Mr. Reeves moved that the Planning Commission grant the request for variance to reduce required front yard setback, waive front yard setback, waive front yard wall requirement and reduce height for property located at the southwest corner of Garey Avenue and Franklin Avenue, Grier Orr, applicant, as marked on Exhibit "A" and subject to the following conditions:

- a. Development shall take place as shown on modified Exhibit "A".
- b. A six foot high wall shall be erected along the rear property line.
- c. The first driveway opening along Garey Avenue shall be closed and a six foot wide pedestrian opening may be permitted through the landscaped area.
- d. The applicant shall comply with Planning Commission Resolution No. 1990, and as set forth in Exhibit "A" and "B" except as modified herein.

Reasons for the recommendation are as follows:

- a. The wall stipulation established by this recommendation will continue the requirements as has been made for other similarly located commercial development into the surrounding area.
- b. The building setback is similar to that existing along this portion of Garey Avenue.

Dr. Williams seconded the motion.

MOTION CARRIED.

VARIANCE TO
PROJECT SIGN
INTO REQUIRED
SETBACK AREA,
733 INDIAN
HILL BLVD.,
G.W. PAULIN,
APPLICANT

Mr. Stapleton located the property on the map and exhibited the plot plan submitted by the applicant.

Mr. Stapleton stated that the plot plan indicated that the proposed building is to be a donut shop with a sign approximately 32 feet high that is proposed to project into the 25 foot setback 4 feet 9 inches. He pointed out that on property to the north there is a detached sign that projects into the 25 foot setback.

Mr. Stavros reported that the Zoning Committee recommended the granting of this request, subject to conditions. Conditions and reasons were called out.

Mr. Paulin, the applicant, stated he was agreeable to the recommendation.

Dr. Williams asked the applicant how tall the building would be.

Mr. Paulin stated that the building is to be 13 feet 6 inches high.

Mr. Stapleton asked why the sign had to project into the setback area.

Mr. Paulin explained that the sign is to be supported by columns and that because of the location of the doors on the building it will be necessary to project into the setback area.

MOTION TO
GRANT
VARIANCE

Mr. Stavros moved that the Planning Commission grant the request for variance to project a sign into the required setback area on property addressed as 733 Indian Hill Boulevard, G. W. Paulin, applicant, subject to the following conditions:

RESOLUTION
NO. 2009

- a. The flashing element of the sign shall be eliminated.
- b. Development shall take place as shown on Exhibit "A" and "B".

Reasons for the recommendation are as follows:

- a. The proposed sign is to be attached to the proposed building but will project less than five feet into the 25 foot setback area. Other signs on adjacent properties have been located closer to the front property line.
- b. Flashing signs are not permitted in the C-2 District. The size of the proposed sign will be sufficient for visibility and will not require a flashing unit.

Mr. Kearney seconded the motion.

MOTION CARRIED.

C.U.P. TO
CONSTRUCT
MORE THAN
2 UNITS ON
AN R-2 LOT
1249 WEST
GRAND AVE.,
SMITH,
APPLICANT

Mr. Stapleton located the property and stated that when more than two dwelling units are to be placed on an R-2 lot it is necessary to obtain a Conditional Use Permit.

Mr. Stapleton stated that the property in question is located in an area for which it has been found that a street pattern is not possible. He stated that the area is semilandlocked and that the property in question has a depth of 280 feet and a width of 110 feet.

Mr. Stapleton pointed out on the submitted plot plan that a single family home exists on the front portion of the lot and that the applicant proposes to construct five

more units on the rear portion. He stated that the proposed density is 5,000 square feet per unit, and that a driveway is proposed along the easterly portion of the lot to provide access to the units in the rear. He further stated that a drive now exists on the westerly portion of the lot.

Mr. Stavros reported that the Zoning Committee recommended the granting of this Conditional Use Permit, subject to conditions. Conditions and reasons were called out.

Mr. Smith, the applicant, stated that he was not agreeable to the condition of twenty feet between buildings.

Mr. Stapleton stated that the distance between buildings is determined by the number of doors opening into the area between buildings, and that if the applicant wished to reduce the distance between buildings it would require a variance or revision of the plot plan.

MOTION TO
GRANT
C.U.P.

RESOLUTION
NO. 2010

Mr. Stavros moved that the Planning Commission grant the request for Conditional Use Permit to construct more than two dwelling units on an R-2 lot for property addressed as 1249 West Grand Avenue, Theodore Smith, applicant, subject to the following conditions:

- a. Planning Commission Resolutions No. 1791 and 1973 shall be rescinded .
- b. Sidewalk shall be constructed and street trees shall be installed according to the standards and specifications of the Engineering and Park Departments.
- c. The Department of Building and Safety shall inspect the existing dwelling unit and patio structure. If such structures cannot be made to comply with the appropriate building codes, such structures shall be razed .
- d. Twenty feet shall be established as the minimum distance between buildings as shown on Exhibit "A", or modification of the plot plan to meet the provisions of the zoning ordinance.
- e. Development shall take place substantially as shown on Exhibit "A".

Reasons for the recommendation are as follows:

- a. The density and lot coverage provisions of the R-2 District have been met.
- b. Previous Planning Commission Resolutions were approved but not used. The proposed development is entirely different in respect to building and driveway layout.

Dr. Williams seconded the motion.

MOTION CARRIED.

Mr. Stapleton introduced Mrs. Drexel and Mrs. Burnham, representatives of the League of Women Voters who were in the audience.

Mrs. Drexel explained that the League of Women Voters

attend Civic meetings to observe and not to participate, and that the function of their organization was that of a non-partisan organization whose members study local and federal government.

Mr. Lawrence and Mr. Stavros stated they would attend the Zoning Committee meeting Monday, July 22, 1963.

Mr. Reeves stated he would attend the Subdivision Committee meeting Tuesday, July 23, 1963.

The meeting adjourned at 11:20 p.m.


Jim Davis Lawrence
Secretary of Planning Commission

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF POMONA, HELD SEPTEMBER 16, 1963, AT 8:00 P.M., IN THE COUNCIL CHAMBERS OF THE CITY HALL, AT 250 WEST FOURTH STREET.

1
INVOCATION

The invocation was offered by Robert C. Gustaveson, City Attorney.

- - - - -

2
ROLL CALL

Roll Call:
Present: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull; also City Attorney Gustaveson, City Clerk Thomas, Administrative Officer Sharp, City Engineer Crawford, Planning Director Stapleton.

Absent: Councilmen: None.

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3
MINUTES APPROVED

Moved by Councilman Geiger, seconded by Councilman Ball, that the Minutes of the Regular Meeting held September 10, 1963, be approved as written.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

4
APPOINTMENT VPD #2 COMM (Spivey) 2.2

Moved by Councilman Geiger, seconded by Councilman Hopkins, that Paul M. Spivey be appointed a member of the Board of Commissioners of Vehicle Parking District No. 2, term of office to expire December 31, 1965.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

The City Clerk then administered the Oath of Office, and members of the Council congratulated Mr. Spivey for his acceptance of this responsibility.

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5
DEMANDS ALLOWED

Moved by Councilman Ball, seconded by Councilman Geiger, that the second group of demands filed against the City for September, 1963, be allowed as audited and that warrants be drawn in payment thereof:

General Fund	\$ 4,608.94	(Nos. 28123 -
Park Department	1,204.26	28301)
Recreation Department	163.05	
Library	14,099.60	
Other	<u>57,819.58</u>	
		\$77,895.43

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

Moved by Councilman Geiger, seconded by Councilman Ball, that the second group of demands filed against the Water Department for September, 1963, be allowed as audited and that warrants be drawn in payment thereof:

Water Fund	\$148,772.50	(Nos. 5881 -
Maintenance & Operation	6,297.85	5907)
Improvement & Replacem.	<u>3,134.00</u>	
		\$158,204.35

6
DEMANDS
ALLOWED
(Water)

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

Mayor Faull announced that this was the time and place fixed for hearing on the notice to property owners to construct curb and gutter on the west side of Date Street, between Holt and Laurel Avenues.

7
HEARING:
NOTICE IMPR
W/SI DATE,
BTW HOLT
& LAUREL

A RESOLUTION ORDERING THE SUPERINTENDENT OF STREETS TO CONSTRUCT CURB AND GUTTER ON THE WEST SIDE OF DATE STREET, BETWEEN HOLT AND LAUREL AVENUES.

RESOLUTION
ORDER CONST

Moved by Councilman Geiger, seconded by Councilman Hopkins, that the hearing be terminated; that the record show there to be no protest, either written or oral; that the resolution ordering construction be approved, adopted, and numbered 63-372; and that the reading thereof be waived.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

APPROVED
6.18

- Carried -

Mayor Faull announced that this was the time and place fixed for hearing on the notice to property owners to pave the alley from Buena Vista to Myrtle Avenue, between Fifth Avenue and Fourth Street.

8
HEARING:
PAVE ALLEY
BUENA VSTA-
MYRTLE, BTW
5TH & 4TH

A RESOLUTION ORDERING THE SUPERINTENDENT OF STREETS TO CONSTRUCT, REPAIR OR GRADE THE ALLEY FROM BUENA VISTA TO MYRTLE AVENUE, BETWEEN FIFTH AVENUE AND FOURTH STREET.

RESOLUTION
ORDER CONST

Moved by Councilman Brownell, seconded by Councilman Geiger, that the hearing be terminated; that the record show there to be no protest, either written or oral; that the resolution ordering construction be approved, adopted, and numbered 63-373; and that the reading thereof be waived.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

APPROVED
6.18

- Carried -

Mayor Faull announced that this was the time and place fixed for continuation from September 3, 1963, of the hearing on Planning Commission Resolution No. 2036, recommending granting of a Conditional Use Permit for establishment of off-street parking on the south side of Lincoln Avenue, westerly of Indian Hill Boulevard; Lincoln Avenue Community Reform Church, applicant.

9
HEARING:
PC 2036,
USE PERMIT
LINCOLN WLY
OF IND. HILL
(Lincoln Ave
Comm Ref Ch)

Planning Director Stapleton displayed a map of the area of the request

PC 2036
USE PERMIT
(Lincoln Ave
Comm Ref Ch)

which was located on a portion of property lying on the south side of Lincoln Avenue, westerly of the north-south alley. The request was to use this property for a parking lot to replace present parking facilities on the north side of Lincoln. The Planning Commission recommended granting of the Permit subject to conditions set forth in their Resolution.

Darrell Nesbitt, 1448 Lincoln, representing residents of the area, stated that they had no objection to the granting of this Permit but pointed out that there was no need for it, as present parking facilities were adequate to take care of the congregation.

J. Ross Taylor, 1445 Lincoln, also pointed out that if the additional parking area was necessary, the Church owned property on the north side of Lincoln Avenue, adjacent to their present lot, and this could be utilized.

Councilman Ball stated that he could see no reason why the Church needed additional parking at this time.

Councilman Geiger moved that the hearing be terminated; that Planning Commission Resolution No. 2036 be approved and the Conditional Use Permit be granted. The motion was seconded by Councilman Brownell.

APPROVED
6.22

Ayes: Councilmen: Brownell, Geiger, (Mayor) Faull
Noes: " Hopkins, Ball

- Carried -

10
HEARING:
PC 2043
DENIAL ZONE
COR LINCOLN
& INDIAN HL
(Lincoln Ave
Comm Ref Ch,
Van Dyke, &
Hamming)

Mayor Faull announced that this was the time and place fixed for hearing on Planning Commission Resolution No. 2043, recommending denial of change of Zone R-1-7200 to C-2 on the northwest and southwest corners of Lincoln Avenue and Indian Hill Boulevard; Lincoln Avenue Community Reform Church, Albert Van Dyke, and Tony Hamming, applicants.

Planning Director Stapleton pointed out on the displayed map that this request had been made in order that a service station might be constructed on the southwest corner of Indian Hill and Lincoln. He pointed out that the zoning in the area was R-1-7200 and almost all parcels on both sides of Indian Hill were occupied by single family residences. He also pointed out the existing commercial districts on Indian Hill to the south, adjacent to Holt Avenue, and to the north, at the intersection of Indian Hill and San Bernardino Avenue. He displayed a plot plan of the proposed service station and colored pictures of the type of station which would be constructed. He stated that petitions had been received both for and against the proposed rezoning, indicating that 65 persons were in favor of the application and 192 were opposed to it. He also displayed a map supplied by the applicant, on which parcels of property were outlined in green, which were owned by people favoring the rezoning. He stated that the Planning Commission recommended denial based upon the facts that there were 27 acres of commercial zoning now existing in the area, which were ample to take care of the neighborhood needs; that the lots on Indian Hill in this vicinity were not designed for commercial use, as they had an insufficient depth and would result in spotty and marginal-type development, and this would have an adverse effect upon the single family properties to the east and west; and also any commercial use of the property on Indian Hill would reduce the traffic capacity on that street because it would be necessary to provide extra grade curb openings.

Sanford Newton, representing the applicant, requested that the opponents be heard prior to any presentation by the applicants.

PC 2043
DENIAL
REZONE
Lincoln Ave
Church,
Van Dyke,
Hamming)

William Price, 1097 Colmar; Mrs. Raymond Gill, 1558 Elysian; George Hill, 1504 Lincoln; H. L. Bair, 1447 Farrell; Dick Dyer, 1994 Murray; and R. S. Main, 1247 Karesh, all spoke in opposition to the rezoning, pointing out that C-1 zoning did not allow wide enough usage for a service station operator to survive economically; that they had purchased property because this was a good residential area; commercial usage would have an adverse effect upon the residential living; that Indian Hill Boulevard should be beautified as an entrance to the City, as was being done in the City of Claremont; and any commercial zoning on Indian Hill should be limited to its present commercial areas.

Mr. Van Dyke, one of the applicants, stated that there had been a study of the increase of commercial zoning on Indian Hill, that the great traffic volume on this street did not make it an ideal place for single family residences, and that the Council must decide whether the eventual commercialization of this street would be done on a selective basis - and if so, this was a good place to start. He stated that he felt that orderly progress of commercial development of this street could be made under the jurisdiction of the Planning Commission.

Sanford Newton pointed out that this application could have been made for C-4, but they had selected the most limited use and that the owners of the property on Indian Hill Boulevard felt that all the residential property would eventually become commercial. He suggested that this application be held over for four months in order that the intensive survey of the entire street could be made, to ascertain whether it should all be rezoned to a commercial category at the same time.

DENIAL ZONE
LINCOLN AVE
& INDIAN HL

Mayor Faull inquired of Mr. Van Dyke if he also favored the continuation of this hearing. Mr. Van Dyke stated that such a continuation would be satisfactory.

Councilman Hopkins pointed out that even if the majority of the owners on Indian Hill would favor commercial zoning, she felt that the effect upon adjoining residential areas was of prime importance.

Councilman Brownell stated that he at this time, would not encourage the applicant by continuing this matter.

Councilman Ball stated that he could see no necessity of commercial rezoning of this property at the present time, nor four months from now. He therefore moved that continuation of this hearing be denied. The motion was seconded by Councilman Hopkins.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

Mayor Faull asked for any further comments from people favoring the rezoning. A. J. Bursley, 1251 Indian Hill; and Sam Ross, 1131 Indian Hill, stated their opinion that this street was not a desirable place for single family residences because of heavy traffic volume both day and night, and that the property should be rezoned for commercial use.

DENIAL ZONE
LINCOLN AVE
& INDIAN HL

Councilman Hopkins stated that the City had a responsibility to the residential property in this area, to maintain its present status; and that at the present time, there was no need to make a change to commercial zoning in this area.

PC 2043,
DENIAL ZONE
LINCOLN AVE
& INDIAN HL

Councilman Brownell pointed out that he had previously stated that Kingsley Avenue should be the limit for commercial zoning, and he could see no need at the present time to invade the middle of this residential area.

Councilmen Ball and Geiger indicated that they did not consider commercial zoning as the best use of this land at the present time.

Moved by Councilman Brownell, seconded by Councilman Hopkins, that the hearing be terminated; that the protests be overruled; that Planning Commission Resolution No. 2043, recommending denial of the application for a change of zone, be approved

APPROVED
6.22

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

11
HEARING:
PC 2040,
USE PERMIT
HELICOPTER
LANDING, 3255
POMONA BLVD
(Job)

Mayor Faull announced that this was the time and place fixed for hearing on Planning Commission Resolution No. 2040, recommending the granting of a Conditional Use Permit to allow a private helicopter landing field at 3255 Pomona Boulevard; R. E. Job, applicant.

Moved by Councilman Ball, seconded by Councilman Geiger, that the hearing be terminated; that the record show there to be no protests, either written or oral; that Planning Commission Resolution No. 2040 be approved and the Conditional Use Permit be granted.

APPROVED
6.22

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

12
HEARING:
PC 2041,
REZONE
295-279 N
HAMILTON
(Hall, et. al.)

Mayor Faull announced that this was the time and place fixed for hearing on Planning Commission Resolution No. 2041, recommending change of Zone R-3-1000 to C-IND at 295 and 279 North Hamilton Boulevard; Ivy E. Hall, et. al., applicant.

Moved by Councilman Ball, seconded by Councilman Brownell, that the hearing be terminated; that the record show there to be no protests, either written or oral; that Planning Commission Resolution No. 2041 be approved; and that the City Attorney be instructed to prepare the ordinance necessary to effect the change of zone.

APPROVED
6.22

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

13
HEARING:
PC 2042,
REZONE E/SI
GAREY, BTW
WILLOW &
ALISO
(Init PC)

Mayor Faull announced that this was the time and place fixed for hearing on Planning Commission Resolution No. 2042, recommending change of Zone R-1-7200 to A-P on the east side of Garey Avenue, between Willow and Aliso Streets; initiated by the Planning Commission.

Moved by Councilman Geiger, seconded by Councilman Ball, that the hearing be terminated; that the record show there to be no protests, either written or oral; that Planning Commission Resolution No. 2042 be approved; and that the City Attorney be instructed to prepare the ordinance necessary to effect the change of zone.

APPROVED
6.22

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

AN ORDINANCE REZONING PROPERTY KNOWN AS THE "OLD POMONA HIGH SCHOOL" SITE FROM R-3 AND T-2 TO C-4 AND C-IND. (Pursuant to Planning Commission Resolution No. 1890).

14
ORDINANCE
REZONE "OLD
POMONA HIGH
SCHOOL"

Moved by Councilman Geiger, seconded by Councilman Ball, that reading of the ordinance be held over to September 30, 1963.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

HELD OVER
6.22

- Carried -

AN ORDINANCE REZONING PROPERTY LOCATED 210 FEET EAST OF GAREY AVENUE, ON THE NORTH SIDE OF OLIVE STREET, FROM R-1-7200 TO R-3-1500. (Pursuant to Planning Commission Resolution No. 1992; Don O. Steed, applicant).

15
ORDINANCE
REZONING
N/SI OLIVE,
ELY GAREY
(Steed)

Moved by Councilman Ball, seconded by Councilman Geiger, that the ordinance be placed upon second and final reading; that the reading thereof be waived; and that the ordinance be approved, adopted, and numbered 1912.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

APPROVED
6.22

- Carried -

AN ORDINANCE REZONING 301 AND 353 EAST FRANKLIN AVENUE, FROM R-1-6000 TO R-1-E. (Pursuant to Planning Commission Resolution No. 2031; C. Morris Fisher, applicant).

16
ORDINANCE
REZONING
E FRANKLIN
(Fisher)

Moved by Councilman Geiger, seconded by Councilman Ball, that the ordinance be placed upon first reading and that the reading thereof be waived.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

FIRST RDG
6.22

- Carried -

A RESOLUTION AUTHORIZING AN AGREEMENT WITH DON O. STEED AND MAY E. GREER FOR APPROVAL OF RECORD OF SURVEY NO. 2886 AND GUARANTEE OF IMPROVEMENTS THEREON. (Lot 1, located between Washington and Singingwood Avenues).

17
RESOLUTION
AGRM IMPRV
R/S 2886
(Steed &
Greer)

Moved by Councilman Geiger, seconded by Councilman Ball, that the resolution be approved, adopted, and numbered 63-374; and that the reading thereof be waived.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

APPROVED
6.19

- Carried -

A RESOLUTION DIRECTING THE SUPERINTENDENT OF STREETS TO NOTIFY THE OWNERS OF LOTS ON THE NORTH SIDE OF SIXTH STREET, BETWEEN PARCELS AND PARK, TO CONSTRUCT CURB, GUTTER, AND SIDEWALK.

18
RESOLUTION
NOTIF IMPRV
N/SI 6TH,
BTW PARCELS
& PARK

Moved by Councilman Brownell, seconded by Councilman Geiger, that the date for hearing be fixed as October 14, 1963, at 8:00 p.m., in the

RESOLUTION Council Chambers; that the resolution be approved, adopted, and numbered 63-375; and that the reading thereof be waived.

APPROVED Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull
6.18

- Carried -

19
RESOLUTION A RESOLUTION GRANTING CONSENT TO ANNEXATION OF CERTAIN TERRITORY
CONSENT TO WITHIN THE CITY, TO COUNTY SANITATION DISTRICT NO. 21. (Annexation
SANITATION No. 53, Lynoak Annex).

ANNEX #53 Moved by Councilman Geiger, seconded by Councilman Ball, that the
(Lynoak Annx) resolution be approved, adopted, and numbered 63-376; and that the
reading thereof be waived.

APPROVED Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull
9.3

- Carried -

20
RESOLUTION A RESOLUTION DIRECTING REMOVAL OF STOP SIGNS (AT VARIOUS LOCATIONS IN
REMOVAL STOP THE DOWNTOWN AREA).

SIGNS DOWN- Moved by Councilman Brownell, seconded by Councilman Ball, that the
TOWN AREA resolution be amended by the addition of removing the signs on
Main Street at Fourth Street, for control of north and southbound
traffic; that the resolution then be approved, adopted, and numbered
63-377; and that the reading thereof be waived.

APPROVED Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull
10.14

- Carried -

21
RESOLUTION A RESOLUTION DIRECTING THE INSTALLATION OF STOP SIGNS (AT VARIOUS
INSTALL STOP LOCATIONS IN THE DOWNTOWN AREA).

SIGNS DOWN- Moved by Councilman Brownell, seconded by Councilman Ball, that the
TOWN AREA resolution be approved, adopted, and numbered 63-378; and that the
reading thereof be waived.

APPROVED Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull
10.14

- Carried -

22
RESOLUTION A RESOLUTION DIRECTING THE INSTALLATION OF A STOP SIGN AT THE INTER-
INSTALL STOP SECTION OF PRECIADO STREET AND WHITE AVENUE, FOR THE CONTROL OF
PRECIADO & EASTBOUND TRAFFIC ON PRECIADO.

WHITE Moved by Councilman Ball, seconded by Councilman Geiger, that the
resolution be approved, adopted, and numbered 63-379; and that the
reading thereof be waived.

APPROVED Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull
10.14

- Carried -

A RESOLUTION DIRECTING INSTALLATION OF A STOP SIGN AT THE INTERSECTION OF PAIGE DRIVE AND PRECIADO STREET, FOR THE CONTROL OF SOUTHBOUND TRAFFIC ON PAIGE DRIVE.

23
RESOLUTION
INSTALL STOP
PAIGE &
PRECIADO

Moved by Councilman Ball, seconded by Councilman Geiger, that the resolution be approved, adopted, and numbered 63-380; and that the reading thereof be waived.

Ayes: Councilmen: Brownell, Geiger, Ball, (Mayor) Faull
Noes: " Hopkins

APPROVED
10.14

- Carried -

Moved by Councilman Geiger, seconded by Councilman Ball, that final acceptance be given the Removal of (various) Buildings and Other Structures (at various locations), No. 354 New Series, by Pomona Valley Equipment Company; and that the City Clerk be instructed to file the Notice of Completion with the County Recorder; that upon expiration of the 35-day lien period following recordation, the Clerk be authorized to release the proper bonds and the Controller to make final payment to the contractor.

24
REMOVALS
BLDGS, ETC
#354 NS
(Pomona Vally
Equipm Co.)

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

ACCEPTED
6.8, 8.5,
8.17, 11.6

- Carried -

Moved by Councilman Ball, seconded by Councilman Geiger, that the street improvement plans for Alvarado Street, from Caswell Street to San Antonio Avenue, be approved as presented by the City Engineer.

25
STR PLANS:
ALVARADO

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

APPROVED
6.18

- Carried -

Moved by Councilman Ball, seconded by Councilman Geiger, that the recommendation of the Administrative Officer, dated September 13, 1963, be approved; and the following Department Heads be permitted to register for the Department Head's Seminar offered by the University of Southern California during the period of September 27, to December 20, 1963:

26
REGISTRAT'N
DEPT HEADS
SEMINAR

- Eugene Pester Superintendent of Building and Safety
- Harry Williamson Chief Engineer, Fire Department
- Donald Griffin Director of Communications
- James Maring Deputy Purchasing Agent
- Richard Clark Superintendent of Sanitation.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

APPROVED
2.5

- Carried -

27
CIVIL DEF
IN L.A.

Moved by Councilman Geiger, seconded by Councilman Hopkins, that the communication of Howard R. Hunter regarding the civil defense program in the City of Los Angeles, be received and filed.

FILED
1.6

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

28
COMMUNIC
BURGOMASTER
OF HENGLO,
HOLLAND;
FILED
1.18

Moved by Councilman Ball, seconded by Councilman Geiger, that the communication from Jhr. Mr. L. M. E. von Fisenne, Burgomaster of Hengelo (O), Holland, be received and filed.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

29
RE: SIGNALS,
CONGESTION
HOLT &
VALLEY
10.14

Councilman Hopkins inquired of the City Engineer whether the State had denied a temporary bypass from Holt Avenue to Valley Boulevard, to allow motorists making right turns on Valley, to avoid congestion at this five-point intersection.

The City Engineer stated that the State Department of Highways was not planning to make any emergency provision for right hand turns at this location, and stated that signalization at this intersection was undergoing redesign to facilitate traffic movement.

- - - - -

30
RE: DESIGN
DIVIDER AT
PRECIADO
& PAIGE;
COUNCIL
TO VISIT
10.14

Councilman Hopkins stated that she had received many complaints regarding the location of the divider strip at the intersection of Preciado Street and Paige Drive, as being an obstruction to motorists making left hand turns onto Preciado.

After some discussion with the City Engineer regarding the design of this intersection, Mayor Faull suggested that the Council visit this location during the next afternoon session of the Council.

- - - - -

31
RE: MEETINGS
ENHANCE DOWN-
TOWN AREA
(PCB Dist)
FILED
6.1, .20

Moved by Councilman Geiger, seconded by Councilman Ball, that the communication from Ralph Gunn, President of the Pomona Central Business District, re: meetings on September 25, 1963, for discussion of plans to enhance the downtown area, be received and filed.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

32
ADJOURNMENT
(9:30 p.m.)

Moved by Councilman Geiger, seconded by Councilman Hopkins, that the meeting be adjourned.

Ayes: Councilmen: Hopkins, Brownell, Geiger, Ball, (Mayor) Faull

- Carried -

Harry A. Faull
Mayor

[Signature]
City Clerk

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION - CITY OF POMONA
MAY 10, 1978

Prior to the commencement of the meeting the Commissioners, by unanimous vote, appointed David Bess to act as chairman Pro-Tem in the absence of Chairman Kawa.

Meeting was called to order at 7:30 p.m. in the Council Chambers, 505 So. Garey Ave., Pomona, California by Chairman Pro-Tem Bess.

PLEDGE OF ALLEGIANCE: Led by Chairman Pro-Tem Bess

ROLL CALL:
Present: Chairman Pro-Tem Bess, Commissioners Crockett, Siler, Whitaker, Nabarrete and Hill

Absent: Chairman Kawa

Others Present: Senior Planner Lightfoot, Assistant Planner Peterson, Engineering Associate Detty and Deputy City Attorney Dennis

APPROVAL OF
MINUTES:

MOTION:
by Whitaker To approve the Minutes of the meeting of April 26,
second by Siler 1978 as written.

VOTE: AYES: Siler, Whitaker, Bess, Nabarrete
NOES: None
ABSTENTIONS: Crockett, Hill
ABSENT: Kawa

COMMUNICATION ITEMS:

A) RESOL. #4413 REQUEST BY KAUFMAN AND BROAD FOR TEMPORARY OFFICE
Approved: 6/0 LOCATION FOR SALES OFFICE - PHILLIPS RANCH

STAFF PRESENTATION:

Mr. Lightfoot: Explained the reason for the request was the delay in construction due to the recent rains; Staff felt 90 days would be sufficient and would allow Kaufman and Broad to coordinate with the grading of the other developers in the Phillips Ranch.

MOTION:
by Nabarrete To allow Kaufman and Broad to place their sales
second by Hill center temporarily adjacent to the existing Dudley alignment, opposite to the entrance of their first phase project. This location to be allowed for a period of ninety (90) days from date of placement.

VOTE: AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
RESOL. #4413 ABSENT: Kawa

B) RESOL. #4414 REQUEST BY KAUFMAN AND BROAD FOR APPROVAL OF STREET
Approved: 6/0 NAMES - PHILLIPS RANCH.

STAFF PRESENTATION: Waived by Commission.

MOTION:
by Hill
second by Siler

To approve the following list of street names for use by Kaufman and Broad in their Tract #'s 33275 and 34596:

Rolling Hills Drive, Tanglewood Drive, Bramblebush Lane, Lazy Trail Lane, Red Oak Circle, Ranch Creek Court, Hidden Hills Circle, Old Wood Road, Country Ridge Road, Rolling Meadows Road, Country Wood Drive, Winding Oak Drive, Whispering Woods Road, Tumblecreek Circle, Quail Creek Court, Ridge-wood Court and Windmill Circle.

VOTE:

AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill

NOES: None

RESOL. #4414

ABSENT: Kawa

C) RESOL. #4415
Denied: 6/0

REQUEST FROM MARV FLAK, PRESIDENT OF U-HAUL OF SAN BERNARDINO FOR LANDSCAPE MODIFICATION AT 2190 NO. GAREY AVE. (PC Res. #4058).

STAFF PRESENTATION:

Mr. Lightfoot:

Stated Staff had no further input other than that furnished in the packet materials to Commission.

Commissioner Nabarrete:

Asked about progress on the improvements; stated he had just been by the location and it did not appear to him that anything had been done.

Mr. Lightfoot:

Responded that one of the items included as background in Staff's report was a reference to the permission given to inhabit the premises prior to completion of on and offsite improvements by posting of bonds. This was granted with a six month completion date; applicant still had approximately five months left under this approval.

MARV FLAK:
San Bernardino

As applicant, spoke in favor of the request. Stated the required planters and sprinklers were in; planting had not been done. Would like to replace the requirement for grass with some kind of ground cover; felt it would be more attractive and less expensive to maintain.

Commissioner Siler:

Asked what type of ground cover was being considered.

Mr. Flak:

Stated he was open for suggestion, but felt probably ivy; cost of grass was prohibitive, the berm would be hard to mow and maintain.

Commissioner Hill:

Stated she felt the cost of maintaining and keeping the ivy clean would be the same as grass.

Commissioner Nabarrete:

Stated the Stater Bros. facility in south Pomona was doing an adequate job of maintaining their landscaping and didn't seem to have problems.

Commissioner Whitaker:

Advised applicant that the requirements were made as mitigating measures because Commission did not feel the use was the best possible for the area. At the original approval applicant had the option

of going ahead with the project or not; could see no reason or need for changes in these conditions which were previously agreed to by your representative.

Mr. Flak:

Replied that he was endeavoring to rectify the errors made by those people who, incidentally, were no longer with the company.

MOTION:

by Whitaker
second by Crockett

To deny this request to substitute ground cover for grass, and to ask that the six foot planter along the south side of the parcel be extended from the alley on the east to the 40 ft. driveway on the west as shown on the approved landscape plan.

REASONS FOR THE DECISION:

1. Commission strongly feels that the amount of landscaping shown on the plans at the time of approval of the Conditional Use Permit was in large measure responsible for the initial approval of the project. The landscaping plan at the South Garey Stater Bros. Market, which uses extensive areas of grass, was referred to specifically in that action. A deletion of the turf landscaping would reduce the attractiveness of the site.

2. There have been highly unfavorable comments presented to members of both the Commission and Council about the appearance of the property. Commission feels it has a responsibility to maintain credibility with the community in this action.

VOTE:

AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill

NOES: None

RESOL. #4415

ABSENT: Kawa

D) RESOL. #4416
Approved: 5/0-1

REQUEST FROM RICHARD JAXON, PRESIDENT OF JAXON CORP FOR A ONE YEAR EXTENSION OF TENTATIVE TRACT #27953 (PC Res. #4088) and VARIANCE (PC Res. #4087) - 660-580 E. ARROW HIGHWAY.

STAFF PRESENTATION:

Mr. Lightfoot:

Explained this was an off agenda item; that a call had been received from Mr. Jaxon this date and Staff had requested something in writing to be able to bring the matter before Commission due to the expiration date of May 25, 1978.

Chairman Bess:

Asked if the trees mentioned as a condition would be preserved.

Mr. Lightfoot:

Responded that would remain a condition; no action had as yet been taken on the site.

MOTION:

by Whitaker
second by Hill

To approve the extension of Tentative Tract #27953 and Variance (PC Res. #'s 4088 and 4087) to May 25, 1979 and make specific reference to Item #4 of

the Conditions in Resolution #4088 with regard to the preservation of the two London Plane trees.

VOTE: AYES: Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
RESOL. #4416 ABSTENTIONS: Crockett
ABSENT: Kawa

E) PLANNING COMMISSION ACTIONS FOR THE RESERVOIR STREET INDUSTRIAL REDEVELOPMENT PROJECT.

Chairman Bess: Stated that since it was not yet time for public hearings he would request of Staff an explanation of the boundaries with relation to Item #1 of the public hearing.

Mr. Lightfoot: Explained that City Council this past week, acting as the Redevelopment Agency, had set public hearing for the project for June 19, 1978 and had moved to establish a joint hearing of the Agency and City Council at that time; that was the date Staff would be aiming for with regard to the report from Commission. Commission, at this time, was being requested to consider three distinctly different actions: (1) an amendment of the boundaries of the proposed project area (which is not a public hearing item at Commission level) which should be acted on at this meeting; (2) recommendation of the Plan and (3) the Environmental Impact Report (which is Item #1 of the public hearing at this meeting. City Council/Agency will hold the public hearing for the Plan; Commission will simply recommend to City Council/Agency as advisors on planning matters as to the consistency of the Plan to the General Plan.

Mr. Bess: Stated Commission had not received the financial feasibility study requested.

Mr. Lightfoot: Indicated it was in front of Commission at this time; it depended on the number of properties included in the boundaries, there were meetings held over the week to determine who wished to be in the project area and only last Friday was it possible to develop an acceptable boundary map, at which point the consultants could proceed with the feasibility statement.

PUBLIC HEARING ITEMS:

1) H/O to 5/24/78

APPROVAL OF ENVIRONMENTAL IMPACT REPORT FOR THE RESERVOIR STREET INDUSTRIAL REDEVELOPMENT PROJECT AREA GENERALLY BOUNDED BY MISSION BLVD., RESERVOIR STREET, COUNTY ROAD AND THE EASTERN CITY LIMITS. (The project area is contained within these general boundaries, however not all of the properties within these boundaries are included in the proposed Redevelopment Project Area).

RICHARD HILL
Pasadena

A member of Municipal Services, Inc., the city's Redevelopment Consulting firm, stated that six neighborhood meetings had been held with nearly every residential owner/occupant in the project. They were given letters to submit stating whether or not they wished to be in the project area. These were the reasons for the changes in the boundaries; also met with industrial firms who wished to either be included or excluded.

Commissioner Hill:

Asked what was the time frame for someone to either pull out or come in once the project area was established.

Mr. Hill:

Responded that it could be done on June 19th at the public hearing. At that hearing the City Council/Agency could recommend exclusion of properties from the project area; Commission would have to be present to approve such exclusions. Added that in order to add anyone in there would have to be re-noticing and the holding of a new public hearing. Once adopted the only way to add anyone would be to amend the project area which could only be done after public noticing and hearing.

PUBLIC HEARING:

HAZEL ROBERTS:
1435 E. Grand

Stated she was upset over the new boundary area map stated it left a lot of homes in a little island surrounded by the project area and asked what would happen to the values of those properties; felt they would be "squeezed out".

Mr. Hill:

In response to a question from Chairman Bess, stated that the Agency's consultants did not talk to everyone who was a commercial or industrial owner/occupant. The boundaries included those new properties who expressed interest as a result of the meetings and, if they want to be excluded, they can be at the time of the public hearing by City Council/Agency. Those property owners will be noticed and can express their own personal wishes at that time.

Mr. Bess:

Asked how it would affect Mrs. Roberts' property if the boundaries were adopted.

Mr. Hill:

Responded that if concerned about the effect of being an island in the project area, Mrs. Roberts had been afforded the opportunity to be included in the project area; residential owner/occupants who expressed a desire not to be included were excluded; others have shown a general interest. Mrs. Roberts specifically expressed a desire to be excluded and the Agency had not received a letter from her requesting inclusion.

Mrs. Roberts:

Stated she did not feel it was fair for Commission to adopt the boundaries shown on this map.

Mr. Bess:

Advised Mrs. Roberts that Commission's action would only be to recommend to City Council in order that public hearing could be set in order that those concerned could be notified.

- Mrs. Roberts: Felt the Environmental Impact Report was inadequate did not sufficiently address noise and sewerage. Stated that area was under the 1911 Act, asked what would happen to that.
- Mr. Bess: Felt it would be appropriate to continue the hearing to the meeting of May 24, 1978 in view of the fact that the financial analysis had been received only this evening. Mentioned Commission policy with regard to late materials.
- Mr. Lightfoot: Stated Staff would like to see action on the project boundaries and asked which items chairman Bess wished to continue.
- Mr. Bess: Replied the Environmental Impact Report and the Financial Feasibility, and the recommendation of the Plan. Asked how Mrs. Roberts could be protected.
- Mr. Lightfoot: Responded that her properties, at this point, are not a part of the project. This is a proposed boundary that will be modified by a public hearing and action will not be taken until it is taken jointly by the City Council and Redevelopment Agency. Added that Mrs. Roberts' interests would more properly be brought out at the City Council/Agency hearing.
- Mr. Bess: Asked Mr. Hill if she would be notified.
- Mr. Hill: Replied that only those within the boundary would be notified; however, the hearing would be published four separate times in the local newspaper.
- MOTION:
by Whitaker
second by Nabarrete
To continue the public hearing to May 24, 1978 on the Environmental Impact Report; and to hold consideration of the Financial Analysis and recommendation of the Plan to that meeting.
- VOTE:
AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
ABSENT: Kawa
- MOTION:
by Whitaker
second by Hill
To recommend to the Redevelopment Agency of the City of Pomona to revise the boundaries of the Reservoir Street Industrial Redevelopment Project Area as shown on Exhibit "A".
- VOTE:
AYES: Whitaker, Bess, Nabarrete, Hill
NOES: Crockett, Siler
ABSENT: Kawa
- RESOL. #4417

2) RESOL. #4418
C/Z to R-1-6000
Approved: 4/2

CHANGE OF ZONE FROM R-3-2000-S, MULTIPLE FAMILY RESIDENTIAL, SUPPLEMENTAL LAND USE, TO R-1, SINGLE FAMILY RESIDENTIAL, ON 2.4+ ACRES OF LAND LOCATED ON THE EAST SIDE OF TOWNE AVE. BETWEEN FRANKLIN AND LEXINGTON.

PROPERTY ADDRESS: 1804 SO. TOWNE AVE.

APPLICANT: CITY COUNCIL INITIATED

STAFF PRESENTATION:

Staff made no recommendation; Zoning Committee recommended a change of zone to R-2-S.

Mr. Lightfoot:

Explained that a petition submitted to City Council requesting that subject property be rezoned resulted in Council directing Commission to set a public hearing for a Change of Zone; this is that public hearing. Showed slides of the area.

Chairman Bess:

Asked Mr. Lightfoot if he had not detected an opening in the wall surrounding the property.

Mr. Lightfoot:

Responded affirmatively; added that it was not a constructed opening but rather one caused by vandalism.

ROBERT BAUER
Ratan & Tucker
Attorneys

Stated he was the attorney representing Mr. Yack, one of the owners of the property. Added that the subject 2-1/2 acres underwent a rezoning whereby it was zoned by the City to the present status and Mr. Yak had made certain improvements and dedicated certain parts of the property to the City; the improvements were in excess of \$25,000. Advised Commission he would like to make two points regarding the proposed rezoning; (1) applicant, at the behest of the City, has made very expensive improvements to the property; felt the City had certain equitable and moral obligations to Mr. Yak and asked Commission to scrutinize those obligations; (2) there were certain legal restraints on rezoning property; it must promote the general welfare, general health and general safety of the community; a City cannot exercise its police power for spot zoning or public pressure - just because a few people might want it done; this would be restricting the rights of the property owner. Cited several court cases as examples. Asked Commission to be wary that zoning did not become a Gallup Poll. Stated he felt this rezoning was the objective of a few neighbors in the area; it was not being done in furtherance of the welfare of the citizens of Pomona but for the selfish interest of a few of the neighbors. Asked Commission not to yield to pressure.

Commissioner
Whitaker:

Stated that, from the history, it was previously rezoned from R-1 which was in conformance with other properties around it and asked Staff if this could not be construed as a "spot zone".

Mr. Lightfoot:

Responded that in Staff's opinion it could.

VICTOR YACK:
Newport Beach

As one of the owners of the property spoke in opposition to the zone change. Stated he had made several trips to Pomona regarding the property; had taken a lot of time with both Commission and Council and felt it was all decided; the City saw fit, at one time, to grant R-3 zoning for this property and reiterated the conditions agreed to for that zoning. Added those conditions were made in good faith; he agreed to put up the wall, certain sidewalks and various other improvements, now by the interests of a few people in the neigh-

neighborhood the City is trying to divest him of a previously granted right.

Commissioner Crockett:

Asked when the wall was put up.

Mr. Yack:

Stated it was one of the conditions of the zone change; added that the property was not developed at that time because of financing and conditions of the City it was impossible; now the conditions are right and a rezone would cause monetary damage.

Commissioner Siler:

Asked who initiated the request for change from R-1 to R-3 in 1969.

Mr. Yak:

Responded it was he and his partner, Mr. Walker and added that in order for the rezoning to take effect they met the conditions imposed at a considerable expense; did exactly what the neighborhood wanted at that time and now he was puzzled that people could come in and request a change in zone on property which was not theirs.

Mr. Bess:

Advised that the hearing was at the direction of City Council.

Commissioner Hill:

Asked Staff for the difference in density of R-1, R-2 and R-3-2000.

Mr. Lightfoot:

Advised that R-3-2000 would allow one unit for every 2000 sq. ft. or approximately 21 units per acre; R-2 would allow one unit for every 3000 sq. ft. or approximately 14 units per acre; and R-1-6000 would allow one single family house for every 6000 sq. ft. or approximately 7 units per acre. Added that the General Plan indicated 6 units to the acre for the area and that the project, as proposed, met the General Plan density; explained that the way the property is arranged, and with required yard space, the dimensions would indicate a maximum of twelve houses and probably not more than 10 could be built on this particular property.

Mrs. Hill:

Stated that in R-1 zoning he could put at least 10 buildings; applicant is only requesting to build seven structures.

PUBLIC HEARING:

DAVID MAC ARTHUR:

Applicant for the Conditional Use Permit, spoke in opposition to the zone change.

SANDRA REEKES:
875 Telamon

Spoke in favor of the zone change. Stated she had purchased on a cul-de-sac for the residential privacy; and still wanted that privacy and single family zoning.

CATHY BLIGH:
816 Telamon

Discussed condominiums, quality and maintenance vs. single family homes. Read from the General Plan and spoke in opposition to anything other than single family.

TOM FINNERAN:
803 Telamon

Spoke in opposition; stated the neighborhood was very cohesive and would like to see the property developed, did not like the vacant lot, did not

feel the proposed project was that bad, but wanted single family homes instead.

- MS. BLIGH: Read a letter which the neighbors had received from David Mac Arthur.
- Commissioner Nabarrete: Read a letter which the neighbors had received from David Mac Arthur. Asked Ms. Bligh how far away the neighborhood had gone to petition.
- MS. BLIGH: Responded they had been advised they could use the whole City of Pomona.
- Mr. Bauer: Rebutted the neighborhood arguments.
- Mrs. Hill: Asked Staff if this was an appropriate time to ask where the people would come from who would purchase the condominium ; questioned the Environmental Impact Report; or would that be more appropriately asked in discussion of item #3(the Conditional Use Permit request).
- Mr. Lightfoot: Explained that technically the Environmental Impact Report related to item #3, no additional information had been added for this item; however, the matter was germane to this issue and suggested that Mr. Mac Arthur might wish to respond to the question
- Mr. MacArthur: Stated there was no particular market area; prices would be kept under \$50,000 and the market would be general for those seeking such residential property
- CLOSE PUBLIC HEARING
- MOTION:
by Hill
second by
Nabarrett
- Mr. Whitaker: To recommend that City Council deny the request for Change of Zone from R-3-2000 to R-1.
Did not agree with the motion. In his opinion the original zone change was a spot zone and was an error at that time; the zoning should have remained R-1; felt the original zone change fell into the "spot zone" category for a special interest group and that Commission should now rectify that error.
- Mrs. Hill: Stated her feeling was that it had been zoned R-3-2000 since 1969 and that zoning should be allowed to remain; added that she did not feel it was incompatible with the area.
- Mr. Siler: Stated Commission was not held by what previous Commissions had done, but rather had the right to change some of the actions taken in the past or to reassess them. Stated he could not help feel development did not occur at that time because of certain undesirable events in Pomona; now, however, Pomona was desirable and should be kept that way.
- Mrs. Crockett: Felt the biggest mistake made in the past was with spot zoning and it would be very foolish to continue to make the same mistakes. Concurred with Commissioner Whitaker that the original zoning was the correct zoning.

Mrs. Hill: Responded that seven two family buildings would not impact the area; the situation was caused by lack of side yard, Commission had seen examples of clustered units which worked very well. In her opinion the proposed development would have less impact on the area and on the schools than larger single family houses.

Mr. Nabarrete: Stated that in 1975 he had voted against both the 52 units and the 42 units proposed because he did not feel they were compatible; however he felt this development would be compatible and was a good development.

Mrs. Hill: Called for the motion.

VOTE: AYES: Hill, Nabarrete, Bess
NOES: Crockett, Siler, Whitaker
MOTION FAILED 3/3 ABSENT: Kawa

MOTION: To recommend that City Council approve a Change of
by Crockett Zone from R-3-2000 to R-1-7200.
second by Whitaker

Mr. Nabarrete: Disagreed; felt applicant was being limited and restricted too severely in the use of his property, particularly when the rest of the area was R-1-6000.

Mrs. Hill: Concurred.

Mr. Bess: Asked why Staff had recommended R-1-7200 instead of R-1-6000.

Mr. Lightfoot: Advised that the subdivision ordinance required 7200 sq. ft.; City policy was to be consistent with that ordinance.

Mrs. Hill: Called for the motion.

VOTE: AYES: Crockett, Siler, Whitaker
NOES: Bess, Nabarrete, Hill
MOTION FAILED 3/3 ABSENT: Kawa

MOTION: To recommend that City Council approve a change of
by Nabarrete zone from R-3-2000 to R-1-6000 for the following
second by Siler reasons:

1. The existing zoning was a "spot zoning" and not consistent with the neighborhood.
2. The R-1-6000 is the same zoning as the surrounding neighborhood, and the single family zoning would be consistent with the General Plan.

VOTE: AYES: Crockett, Siler, Whitaker, Nabarrete
NOES: Bess, Hill
RESOL. #4418 ABSENT: Kawa

5) H/O to 5/24/78

ENVIRONMENTAL IMPACT REPORT EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO DEVELOP FOURTEEN UNITS (7 DUPLEXES) ON 2.4 ACRES OF LAND LOCATED ON THE EAST SIDE OF TOWNE AVE. BETWEEN FRANKLIN AND LEXINGTON. (Held over from 4/26/78).

PROPERTY ADDRESS: 1804 SO. TOWNE AVE.

APPLICANT: DAVID J. MAC ARTHUR

STAFF PRESENTATION:

Staff recommended approval; Zoning Committee concurred with additional condition: (4) No access shall be allowed to Trojan Way and walkways shown exiting to Trojan Way shall be reoriented to the west.

Mr. Lightfoot:

Advised Commission that applicant requested them to proceed with the public hearing; suggested that if Commission wished to approve the request it be done so with a condition contingent on City Council's decision with regard to the change of zone. If the zone change were approved by Council this Conditional Use Permit would be null and void.

MOTION:

by Hill
second by Siler

To hold public hearing on this item and render decision.

Commissioner Whitaker:

Did not feel it was appropriate to proceed until City Council decision had been rendered; due to the length of Agenda and the number of people waiting to be heard was opposed; felt it would be an exercise in futility.

Mrs. Hill:

Called for the motion.

VOTE:

AYES: Crockett, Siler, Hill
NOES: Whitaker, Bess, Nabarrete
ABSENT: Kawa

MOTION FAILED 3/4

MOTION:

by Whitaker
second by Nabarrete

To continue public hearing to May 24, 1978 pending City Council action on a zone change.

VOTE:

AYES: Crockett, Siler, Whitaker, Bess, Nabarrete
NOES: Hill
ABSENT: Kawa

4) RESOL. #4419
Approved: 6/0

RESOL. #4420
Approved T-4: 5/1

ENVIRONMENTAL IMPACT REPORT EXEMPTION DECLARATION AND CHANGE OF ZONE FROM R-4, MULTIPLE FAMILY RESIDENTIAL, to C-C, COMMUNITY SHOPPING CENTER COMMERCIAL, on .35+ ACRES OF VACANT LAND LOCATED ON THE NORTH SIDE OF KINGSLEY AVE. BETWEEN INDIAN HILL AND MILLS.

PROPERTY ADDRESS: 1627 E. KINGSLEY

APPLICANT: ANDREA PECK for POMONA DENTAL GROUP

STAFF PRESENTATION:

Staff recommended denial of C-C; but approval of T-4; Zoning Committee concurred.

Mr. Lightfoot:

Showed slides.

Commissioner Hill:

Asked Staff the difference between T-4 and "P".

- Mr. Lightfoot: Explained that "P" was for parking only; T-4 would allow residential units or parking as an auxiliary use.
- ANDREA PECK
3986 Christina, Chino Spoke, as applicant, in favor of the request. Stated the parking was needed; the office was endeavoring to get some of the traffic off of Indian Hill Boulevard.
- Mrs. Hill: Asked applicant if she would object to the change as submitted by Staff.
- Ms. Peck: Stated she would not.
- Commissioner Whitaker: Asked applicant about future plans for the property and would she object to the "P" zoning.
- Ms. Peck: Responded that no additional uses were planned; however, hated to be locked into the "P" zoning should escrow negotiations fail on the front building any imminent sale might be hurt by that zoning
- PUBLIC HEARING: No one from the audience spoke either in favor of or in opposition to the request.
- CLOSE PUBLIC HEARING
- MOTION:
by Siler To approve an Environmental Impact Report Exemption Declaration and find that the proposed project will not have a significant effect on the environment or the surrounding area.
second by Nabarrete
- VOTE: AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
RESOL. #4419 ABSENT: Kawa
- MOTION:
by Siler To recommend that City Council approve a Change of Zone from R-4- to T-4 with the following conditions:
second by Crockett
1. All applicable conditions of the Public Works Dept., Fire Dept. and Building Division shall be met.
 2. If the property is developed with an open parking lot for adjacent uses, development shall comply fully with provisions of the zoning ordinance, regarding paving, stall striping, landscaping, irrigation and walls.
 3. The entire frontsetback area, except for a driveway shall be fully landscaped with grass, trees and shrubs.
- Reasons for the Recommendation:
1. A Change of Zone to T-4 will allow the development of the needed parking while, at the same time, prohibiting commercial encroachment toward the existing residential uses.

2. If, at some time in the future, the owner wished to redevelop the property with a residential use consistent with the General Plan he would be able to do so.

VOTE: AYES: Crockett, Siler, Whitaker, Bess, Nabarrete
NOES: Hill
RESOL. #4420 ABSENT: Kawa

5) RESOL. #4421
Approved: 6/0
RESOL. #4422
Approved A-P-S: 5/1

ENVIRONMENTAL IMPACT REPORT EXEMPTION DECLARATION AND CHANGE OF ZONE FROM R-1-7200, SINGLE FAMILY RESIDENTIAL, TO A-P, ADMINISTRATIVE-PROFESSIONAL ZONE, on .25+ ACRES OF LAND LOCATED ON THE WEST SIDE OF GAREY AVE. BETWEEN ALISO ST. AND WILLOW ST.

PROPERTY ADDRESS: 1881 NO. GAREY AVE.

APPLICANT: STEVEN G. CUMMINGS for DOUGLAS C. BENSON, M.D.

STAFF PRESENTATION: Staff recommended approval; Zoning Committee concurred with the addition of the "S" designation.

Mr. Lightfoot: Showed slides.

Commissioner Nabarrete: Expressed concern over the limited parking space.

Mr. Lightfoot: Indicated on a slide that the lot was wide enough for five parking spaces; added that applicant was in audience.

Mr. Nabarrete: Questioned proximity of the drive to the intersection; asked if onstreet parking would be allowed in front.

Mr. Lightfoot: Responded not in the front yard but on the street unless the curbs were painted red.

Mr. Nabarrete: Still felt there would be a parking problem.

STEVEN CUMMINGS
1356 Wildwood Dr.
Los Angeles
Represented applicant and spoke in favor of request. Explained that six 9-1/2 ft. parking spaces could be provided; the office would be for physical therapy only and would be scheduled accordingly. Building size would allow basically four treatment rooms thus eliminating four of the six parking spaces; there would be two employees on the premises and the doctor would be there one or two days a week.

Mr. Nabarrete: Stated he was not concerned about the zoning, but the parking could be problematic through potential expansion or sale.

Chairman Bess: Asked if parking would empty into alley.

Mr. Lightfoot: Replied that parking would empty into the alley which was less than 200 ft. to exiting out on Alameda St.

Commissioner Hill: Asked if Commission could request the curb in front be painted red.

Mr. Detty: Responded that a request could be made to the Traffic Engineer for a study.

PUBLIC HEARING: No one from the audience spoke either in favor of or in opposition to the request.

CLOSE PUBLIC HEARING:

MOTION:
by Whitaker
second by Nabarrete
To approve an Environmental Impact Report Exemption Declaration and find that the proposed project would not have a detrimental effect on the environment or the surrounding area.

VOTE: AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
RESOL. #4421 ABSENT: Kawa

MOTION:
by whitaker
To recommend that City Council approve the Change of Zone from R-1-7200 to A-P.

MOTION DIED FOR LACK OF SECOND

MOTION:
by Nabarrete
To recommend that City Council deny the requested Change of Zone.

MOTION DIED FOR LACK OF SECOND

MOTION:
by Hill
second by Crockett
To recommend that City Council approve a Change of Zone from R-1-7200 to A-P-S subject to the following conditions:

1. All requirements of the Public Works Dept., Fire Dept., Building Division and Planning Division shall be met.
2. The entire existing structure, currently being used for a dwelling, shall be converted totally to office uses or removed to allow development of the property with offices. This conversion shall be made within one year from effective date of zone change.
3. Offstreet parking, per Zoning Ordinance requirements, shall be provided prior to the commencement of any non-residential use of the property
4. No access which necessitates backing onto Garey Ave. shall be allowed.
5. Front building setback shall be maintained at 25 ft., even for new buildings.

REASONS FOR THE RECOMMENDATION:

1. The proposed Change of Zone is consistent with the General Plan.
2. The proposed Change of Zone is an extension of an existing A-P zone district.
3. New office developments have been completed in

recent years on the east side of Garey Ave. opposite the subject property and further development of this type is to be encouraged.

4. The requirement for a Conditional Use Permit will insure that adequate consideration is given traffic, parking access, appearance and protection for the residential properties to the west.

VOTE: AYES: Crockett, Siler, Whitaker, Bess, Hill
RESOL. #4422 NOES: Nabarrete
ABSENT: Kawa

MOTION: To request of Public Works Department that a
by Hill traffic study be made to determine if red curbing
second by Crockett would be appropriate in front of this location
on Garey Ave., and that a written result of that
study be forwarded to the Planning Commission.

VOTE: AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
ABSENT: Kawa

6) RESOL. #4423

CONDITIONAL USE PERMIT TO ALLOW THE ADDITION OF A CARETAKER'S RESIDENCE TO AN EXISTING CONTRACTOR'S YARD ON A LOT IN THE M-1, LIGHT INDUSTRIAL ZONE DISTRICT, LOCATED ON THE NORTH SIDE OF MT. VERNON AVE. BETWEEN CORONA FREEWAY (71) AND UNION AVE.

PROPERTY ADDRESS: 2059 MT. VERNON AVE.

APPLICANT: NORMAN/NEDRA RASMUSSEN

STAFF PRESENTATION: Staff recommended approval; Zoning Committee concurred.

PUBLIC HEARING: No one from the audience spoke either in favor of or in opposition to the request.

CLOSE PUBLIC HEARING

MOTION: To approve Conditional Use Permit for a caretaker's residence subject to the following conditions:
by Nabarrete
second by Hill

1. All requirements of Public Works Dept., Fire Dept., Building and Planning Divisions shall be met

2. Corrected plot plans and building plans showing the proposed caretaker's unit shall be submitted through Public Works Dept. and Building Division as necessary.

3. Development shall take place substantially as as shown on submitted plans (Exhibits "A", "B", and "C").

4. Use of this dwelling unit shall be limited to occupancy by the owner or lessee and his family or an employee and his family.

Reasons for the Decision:

1. This is the type of caretaker unit which the provisions of the M-1 zone were intended to allow.

2. The isolated location of the property necessitates an on-site caretaker for property security.

VOTE: AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
RESOL. #4423 ABSENT: Kawa

7) RESOL. #4424
Approved: 6/0

RESOL. #4425
Approved: 6/0

ENVIRONMENTAL IMPACT REPORT EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO CONSTRUCT A NEW 11,100 SQ. FT. RETAIL STORE BUILDING IN THE C-4-S, HIGHWAY COMMERCIAL, SUPPLEMENTAL LAND USE ZONE DISTRICT, IN THE VALUE FAIR/ALBERTSON'S SHOPPING CENTER LOCATED ON THE NORTHWEST CORNER OF FOOTHILL BLVD. AND TOWNE AVE.

PROPERTY ADDRESS: 775 E. FOOTHILL BLVD.

APPLICANT: JOHN H. CUMMINGS for WESTERN STATES DEVELOPMENT

STAFF PRESENTATION:

Staff recommended approval; Zoning Committee concurred with additional condition (5) Parking and loading area to rear of structure shall be modified to approval of City staff.

Mr. Lightfoot:

Showed slides.

PUBLIC HEARING:

No one from the audience spoke either in favor or in opposition to the request.

CLOSE

PUBLIC HEARING:

Commissioner Hill:

Asked Staff if Commission could insure themselves regarding the landscaping around the property which is unattractive; not enough of it, not well maintained, should be upgraded and more added.

Mr. Peterson:

Responded that the zoning ordinance, with regard to property maintenance, might be a deterrent for the present landscaping condition. Landscaping for the proposed building will have to meet ordinance requirements; and, from Staff's point of view, the existing development and parking is developed and is not part of the current proposal.

MOTION:

by Whitaker
second by Nabarrete

To approve an Environmental Impact Report Exemption Declaration and find that the proposed project would not have a significant effect on the environment or the surrounding area.

VOTE:

AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
RESOL. #4424 ABSENT: Kawa

MOTION:

by Crockett
second by Nabarrete

To approve a Conditional Use Permit to develop an 11,000 sq. ft. commercial building subject to the following conditions:

1. Development shall take place substantially as shown on submitted plans.

2. All requirements of Public Works Department, Fire Department, Building and Planning Divisions shall be met.
3. All new offstreet parking shall be fully developed per ordinance requirements.
4. All existing landscaping north of and west of the proposed new building shall be refurbished as necessary prior to the opening of any portion of the building for business.
5. Parking and loading area to rear of structure shall be modified to approval of City staff.

Reasons for the Decision:

1. The proposed development is the final phase in the total development of this important shopping center.
2. With the above conditions the development will be consistent with both the General Plan and the Zoning Ordinance.

VOTE:

AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
ABSENT: Kawa

RESOL. #4425

8) RESOL. #4426
Approved: 6/0

ENVIRONMENTAL IMPACT REPORT EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A NEW DRIVE-UP WINDOW, A REMOTE CONTROL CUSTOMER SERVICE UNIT, AND A NEW TWO-CAR CANOPY (TO REPLACE EXISTING ONE-CAR CANOPY) AT THE UNITED CALIFORNIA BANK ON PROPERTY LOCATED ON THE NORTH SIDE OF HOLT AVE. BETWEEN PALOMARES AND ELEANOR.

RESOL. #4427
Approved: 6/0

PROPERTY ADDRESS: 321 E. HOLT AVE.

APPLICANT: JOHN M CALDWELL for UNITED CALIFORNIA BANK

STAFF PRESENTATION:

Staff recommended approval; Zoning Committee concurred.

PUBLIC HEARING:

No one from the audience spoke either in favor of or in opposition to the request.

CLOSE PUBLIC HEARING:

MOTION:
by Siler
second by Whitaker

To approve an Environmental Impact Report Exemption Declaration and find that the proposed project will not have a significant effect on the environment or surrounding area.

VOTE:

AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
ABSENT: Kawa

RESOL. #4426

MOTION:

by Siler
second by Whitaker

To approve a Conditional Use Permit for a drive-up teller window and canopy subject to the following conditions:

1. Development shall take place substantially as shown on submitted plans.
2. All requirements of Public Works Dept., Fire Dept., Building and Planning Divisions shall be met

Reasons for the Decision:

1. The request is for a new two-lane drive-up canopy which is intended to serve the needs of the general public.
2. Due to the physical limitations of the property it is not possible to do a great deal more to improve on the proposed plan for the project.

VOTE:

AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill

NOES: None

ABSENT: Kawa

RESOL. #4427

9) RESOL. #4428

VARIANCE TO REDUCE REQUIRED SIDE YARD SETBACK FROM 5 FT. TO 3 FT. 6 IN. TO ALLOW CONSTRUCTION OF A PROPOSED ROOM ADDITION ON PROPERTY SITUATED ON THE NORTH SIDE OF FRANKLIN APPROXIMATELY 125 FT. WEST OF SAN ANTONIO.

PROPERTY ADDRESS: 971 E. FRANKLIN

APPLICANT: WILLIAM E. OWEN

STAFF PRESENTATION:

Staff recommended denial; Zoning Committee concurred.

Mr. Lightfoot:

Showed slides.

WILLIAM E. OWEN:
971 E. Franklin

As applicant, spoke in favor of the request.

PUBLIC HEARING:

CARL CARLSON:
963 E. FRANKLIN

Was the original builder of the home; spoke in favor of the request. Saw nothing wrong with continuing along the same line rather than having to put a jog into his room addition; stated there must be four or five thousand homes in Pomona with a 3 ft. side yard and could see no reason this would affect the community. It would be an improvement and south Pomona needed upgrading such as this.

CLOSE PUBLIC HEARING:

MOTION:

by Hill:

To deny this request for Variance.

DIED FOR LACK OF SECOND.

MOTION:

by Siler
second by Crockett

To approve Varince to reduce side yard from 5 ft. to 3 ft. 6 in. subject to the following conditions:

1. Development shall take place substantially as shown on submitted plans.
2. All requirements of the Public Works Dept., Fire Dept., Building and Planning Divisions shall be met.
3. Total lot coverage shall not exceed 35%.

Reasons for the Decision:

1. This property and the properties in the immediat area were built to an older standard that only required a 3 ft. side yard and there was a right possessed by the other property owners that would be denied this property under the newer standards.
2. The granting of this Variance will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located.

VOTE:

RESOL. #4428

AYES: Crockett, Siler, Whitaker, Nabarrete
NOES: Bess, Hill
ABSENT: Kawa

10) RESOL. #4429
Approved: 6/0

RESOL. #4430
Approved: 6/0

ENVIRONMENTAL IMPACT REPORT EXEMPTION DECLARATION AND VARIANCE TO REDUCE PARKING REQUIREMENTS FOR PROPOSED AND PLANNED BUILDING ADDITIONS TOTALING 76,000 SQ. FT. TO AN EXISTING INDUSTRIAL FACILITY ON PROPERTY LOCATED ON THE NORTH SIDE OF POMONA BLVD. BETWEEN TEMPLE AND ORANGE FREEWAY (57).

PROPERTY ADDRESS: 3255 POMONA BLVD.

APPLICANT: R.W. SAUNDERS for REVERE EXTRUDERS, INC.

STAFF PRESENTATION:

Staff recommended approval; Zoning Committee concurred.

PUBLIC HEARING:

No one from the audience spoke either in favor of or in opposition to the request.

CLOSE PUBLIC HEARING

MOTION:

by Hill
second by Nabarrete

To approve an Environmental Impact Report Exemption Declaration and find that the proposed project would not have a significant effect on the environment or the surrounding area.

VOTE:

RESOL. #4429

AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
ABSENT: Kawa

MOTION:

by Hill
second by Nabarrete

To approve a Variance to reduce offstreet parking for new building addition by approximately 60% subject to the following conditions:

1. Development shall take place substantially as shown on submitted plans, except as modified by Planning Commission.
2. All requirements of Public Works Dept., Fire Department, Building and Planning Divisions shall be met.
3. The proposed 100 space parking lot shall be fully landscaped per Zoning Ordinance requirements.
4. No open areas shall be allowed to remain unplanted "dirt". Some type of permanent or semi-permanent plant material shall be seeded and irrigated to control dust and weeds until such time as that open area is further developed.
5. This Variance shall be valid for only that development shown on these plans; i.e., two proposed additions of 37,874 sq. ft. each. Any further additions to these buildings shall require Planning Commission review for possible inclusion in this Variance.

Reasons for the Decision:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property which do not apply generally to other property in the same zoning district and neighborhood as follows:
 - a. This is an expansion of an existing industrial business which has a very low employee/floor area ratio.
 - b. Substantially more parking is and will be provided than is going to be needed.
2. This Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district and neighborhood.
3. The granting of this Variance will not be contrary to the objectives of the General Plan.
4. The granting of this Variance will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located for the following reasons:
 - a. The surrounding area is currently vacant and no other property will be affected as all parking needs will be met on the subject property.

b. Pomona Blvd., with a 100 ft. right-of-way, is more than adequate to handle any traffic generated by this development.

VOTE: AYES: Crockett, Siler, Whitaker, Bess, Nabarrete, Hill
NOES: None
RESOL. #4430 ABSENT: Kawa

11) H/O to 5/24/78

ENVIRONMENTAL IMPACT REPORT EXEMPTION DECLARATION AND VARIANCE TO REDUCE REQUIRED LOT WIDTH FROM 65 FT. to 53.25 FT. ON LOTS 1, 2, 3 AND 4 OF TENTATIVE TRACT 35256 LOCATED ON THE NORTH SIDE OF ORANGE GROVE AVE. BETWEEN WEBER ST. AND LEWIS ST.

12) H/O TO 5/24/78

TENTATIVE TRACT 35256 FOR SIXTEEN SINGLE FAMILY LOTS ON 3.85+ ACRES LOCATED ON THE NORTHWEST CORNER OF ORANGE GROVE AVE. AND LEWIS ST.

PROPERTY ADDRESS: 1095 W. ORANGE GROVE AVE.

APPLICANT: RICHARD L. HARLEY and CARL DONMOYER for AWARD DEVELOPMENT

STAFF PRESENTATION:

Staff recommended approval of both the Variance and Tentative Tract Map; Zoning Committee recommended denial of the Variance and approval of the Tentative Tract with added conditions: (7) Area shown as easement for parks shall be widened to 45 ft. at the west property line and shall be dedicated to the City for park purposes; (8) A six foot block wall shall be constructed along the south side of said park area and along the west boundary of the tract from this point south to the proposed alley; (9) the alley shown along the north side of Lots 1 through 5 shall connect with Orange Grove Ave. along the west tract boundary. This will result in the deletion of one lot along Orange Grove.

Mr. Lightfoot:

Explained Zoning Committee reasons for recommending denial of the Variance and described the Tentative Tract Map being considered concurrently.

DICK HARLEY:

Spoke, as applicant's representative, in favor of the requests. Stated, with regard to the discussion of the street and alley, he would be willing to rework the Tract Map.

Commissioner Whitaker:

Would like to see applicant pursue possible redesign of the subdivision; asked if applicant would agree to continuing public hearing to the meeting of May 24, 1978 for that purpose.

Mr. Harley:

Was agreeable.

MOTION:

by Whitaker
second by Nabarrete

To continue public hearing on both the Variance and Tentative Tract to May 24, 1978 to allow a re-

design of the Tract Map which could possibly eliminate the need for a Variance.

VOTE:

AYES: Crocket, Siler, Whitaker, Bess, Nabarett, Hill
NOES: None
ABSENT: Kawa

13) RESOL. #4431
Approved: 5/0-1

PARCEL MAP 10826 CONSISTING OF TWO LOTS ON 4.0+ ACRES LOCATED ON THE NORTHWEST CORNER OF TOWNE AVE. AND BONITA AVE.

PROPERTY ADDRESS: 2775 NO. TOWNE AVE.

APPLICANT: ANDREASEN ENGINEERING

STAFF PRESENTATION:

Staff recommended approval; Zoning Committee concurred but questioned need for 43 ft. jog in the boundary between Parcels 1 and 2.

Chairman Bess:

Asked the reason for the jog.

MAX NORMANDO:
2021 E. La Habra
La Habra

Spoke as purchaser and proposed developer in favor of the parcel map; stated the jog was made to preserve existing trees.

PUBLIC HEARING:

No one from the audience spoke either in favor of or in opposition to the request.

CLOSE PUBLIC HEARING

MOTION:

by Whitaker
second by Nabarrete

To approve Parcel Map 10826 subject to the following conditions:

1. All requirements of the Public Works Department Subdivision Map Act shall be met.
2. Development of both lots shall meet requirements of the "M", Special Industrial zone.

Reasons for the Decision:

1. All requirements of the Zoning Ordinance have been met.
2. This land division will allow development of Lot 1 with industrial uses per standards of the "M", Special Industrial Zone district.

VOTE:

AYES: Crockett, Whitaker, Bess, Nabarrete, Hill
NOES: None
ABSTENTIONS: Siler
ABSENT: Kawa

RESOL. #4431

14)

CHANGES TO THE GENERAL PLAN FOR LAND USE MAP

14-B RESOL. #4432
Approved: 5/1

AREA: 2000 BLOCK OF LAS VEGAS ST.

APPLICANT: PLANNING COMMISSION INITIATED (OBERG)

CHANGE TO: "MEDIUM DENSITY RESIDENTIAL"

STAFF PRESENTATION:

Mr. Lightfoot:

Explained the area in question has been zoned for multiple family development since 1960. As shown on the attached map, it is surrounded by single family zoning to the north and east, commercial zoning to the west and public use zoning to the south.

The development in the area is entirely consistent with the zoning with single family housing to the north and east, commercial development along Garey Avenue to the west and a school to the south. The development of the subject area is also consistent with its zoning with six separate apartment developments.

There remain three vacant lots in the immediate area, all three zoned R-3-1000. On one of these, east of the alley and facing La Verne, an apartment project has been approved and should be under construction in the near future. This project was approved before the City adopted the moratorium requiring densities consistent with the General Plan. The remaining two vacant lots are located at the southwest corner of La Verne and Las Vegas. They are zoned R-3-1000 but shown on the General Plan as being in the boundary zone between single family and convenience commercial areas. The maximum density allowed in the Single Family area is six dwelling units per acre. The convenience Commercial area does not provide any residential uses.

The vacant lots on Las Vegas back onto an alley separating them from the adjacent commercial area. They are each approximately 12,000 sq. ft. in area and were designed to accommodate multiple family development along with the remainder of that tract.

It would seem reasonable to assume that the multiple family development on Las Vegas St. will continue to be used as designed for the foreseeable future. It would also seem reasonable that the multiple family development pattern that is strongly established on Las Vegas Street should be allowed to be completed. For these reasons the Planning staff recommends that the General Plan for Land Use map be changed to show that area on Las Vegas Street now zoned R-3-1000 as "Medium Density Residential".

PUBLIC HEARING:

ABE OBERG:
321 Palm Dr.
Beverly Hills

Spoke in favor of the change.

CLOSE PUBLIC HEARING

MOTION:
by Siler
second by Hill

To recommend that City Council approve a change in the General Plan for Land Use to "Medium Density Residential" in the 2000 Block of Las Vegas St. as being compatible with the single family housing to the north and east, commercial development

along Garey Avenue to the west and school to the south.

VOTE:

AYES: Siler, Whitaker, Bess, Nabarrete, Hill

NOES: Crockett

ABSENT: Kawa

RESOL. #4432

14-A RESOL. #4433
Approved: 5/1

AREA: 3800 BLOCK OF WEST VALLEY BLVD.

APPLICANT: PLANNING COMMISSION INITIATED.

CHANGE TO: "GENERAL MANUFACTURING"

PUBLIC HEARING:

No one from the audience spoke either in favor of or in opposition to the request.

CLOSE PUBLIC HEARING

MOTION:

by Hill

second by Siler

To recommend that City Council approve a Change in the General Plan for Land Use to "General Manufacturing" in the 3800 Block of Valley Boulevard by moving the boundary north of Valley Blvd. from the vicinity of 3817 Valley westerly to Thompson Creek for the following reasons:

1. Both the land use and the zoning pattern in the subject area are mixed. As can be seen, the predominant use is mobile home park, and the predominant zoning is R-3-1500. However, the uses and the zoning do not coincide. One of the mobile home parks carries Commercial-Industrial (C-IND) zoning on the front 200 feet along Valley Blvd., while two of the parcels with industrial uses extend back into the R-3-1500 zoned area. The triangular parcel at the intersection of Thompson Creek and Valley Blvd. is zoned M-1 and presently has a marginal use of contractors sales and storage.

With the mixing of both zoning and land uses that occur in the area, and with a view to the future development that might occur, it would seem appropriate to show the boundary between medium density residential and general manufacturing uses on the Plan for Land Use crossing to the north of Valley Blvd. in the vicinity of the Potter parcel at 3817 Valley, and continuing in a wavy line generally westerly to Thompson Creek then back to Valley in its present location. Such a change would allow some flexibility in actual uses in this district and permit the consideration of the best interface between uses as specific changes occur.

VOTE:

AYES: Crockett, Siler, Whitaker, Bess, Hill

NOES: Nabarrete

ABSENT: Kawa

RESOL. #4433

14-C H/O to 5/24/78

AREA: 800 BLOCK OF EAST ALVARADO ST.

APPLICANT: PLANNING COMMISSION INITIATED (SHANKS)

CHANGE TO: "MULTIPLE FAMILY RESIDENTIAL"

STAFF PRESENTATION:

Mr. Lightfoot:

Explained the request that initiated this review of the General Plan for Land Use Deals with vacant property on Alvarado St. at Madeline Way. This property is zoned R-2 but shown on the General Plan Map as single family precluding its development to the density of the other properties adjacent to it. However, any consideration for a change in the General Plan should be made in context of the development of a broader area; hence the inclusion of the area bounded by San Antonio, Columbia, Kingsley and Washington.

Generally, both in zoning and as shown on the General Plan map, Kingsley is the north edge of multiple family designation east of San Antonio, Alvarado is the north edge west of San Antonio. In this area the major exception is the R-2 zoned area on Madeline Way and Alvarado St. In this area the existing development pattern is firmly enough set so that it would seem reasonable to recognize this with a multiple family designation in the General Plan.

The area between the R-2 zoning and San Antonio is still vacant and could be developed with a small single family tract. There is an existing Precise Alignment, PA #5, that shows an extension of the existing portion of Alvarado St. to connect to San Antonio Ave. Using this street, and adding another short street or cul-de-sac to the south, it would be possible to develop over twenty new lots under the existing zoning and General Plan designation.

The primary issue is the interface between single family and multiple family development, and where it occurs. As you will note on the attached maps, the entire block facing on the west side of San Antonio from Kingsley to Columbia is either developed or plans approved for multiple family uses. Also, the south side of Kingsley is developed with multiple family housing for the first 400 feet east of San Antonio. Using the argument that the best interface between dissimilar uses is along a rear lot line rather than facing across a street, it would be reasonable to show the majority of the vacant area as some type of multiple family use, while retaining one tier of lots facing Columbia as single family.

Explained that a major property owner of vacant land was delivered a notice the day before the Planning Commission meeting; Staff had talked with him during the day and he stated he might be present and, if not, asked Staff to convey his comments. This major property owner owns the swim club shown on the existing land use map and his desire would be to see the area changed to medium density residential. Staff also had some comment from one of the Council persons who felt, because of the shortness of notice, that the item should be held over to the next meeting to allow

this property owner to be present.

PUBLIC HEARING:

L.T. SHANKS
896 E. Columbia

Spoke in favor of the change; stated there was a conflict between the R-1 land use and the zoning, and that the sale of his property was being held up because of it; gave a history of the area. Added that it was his request which prompted this hearing for a change in the General Plan.

Mr. Lightfoot:

Staff strongly felt that more than just the individual property should be considered in making a change in the General Plan, and had proposed a change, including Mr. Shank's property, from Madeline Way all the way west to San Antonio. There are a number of different ownerships in that area; however, Mr. Shanks knew of the action because he initiated it, and the other major property owner had been notified.

Commissioner Whitaker:

Felt it was in the best interests of all the property owners in the area to continue the public hearing in order that all property owners be notified.

HAZEL ROBERTS
1435 E. Grand Ave.

Stated her daughter lived in that area, and she felt it would be unfair if all the property owners were not notified equally of a proposed change.

Mr. Dennis:

In response to a question of legality, stated that if continued this would remain a part of the one change being effected at this meeting.

Mr. Lightfoot:

Added that Staff was required by law simply to public notice any change in the General Plan in a newspaper of general circulation; which was done.

Commissioner Nabarrete:

Saw no reason for a continuance; felt Commission had what they wanted in that area and should go ahead.

Commissioner Hill:

Concurred:

Mr. Whitaker:

Would agree, except that Staff did contact one owner and did not get input from the rest.

MOTION:

by Crockett
second by Whtaker

To continue the public hearing to May 24, 1978 and direct Staff to post card notice everyone within the black line as indicated on the map in order that they might all have an equal opportunity to give their opinions either for or against such change.

VOTE:

AYES: Crockett, Siler, Whitaker, Bess
NOES: Nabarrete, Hill
ABSENT: Kawa

MEETING WAS ADJOURNED AT 11:15 P.M.


PLANNING COMMISSION SECRETARY

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION, JUNE 22, 1988, COUNCIL CHAMBERS, POMONA CITY HALL, 505 S. GAREY AVENUE.

7:30 P.M. Meeting called to order by Chairman Page

PLEDGE OF ALLEGIANCE: Led by Chairman Page

ROLL CALL: PRESENT: Chairman Page, Commissioners Root, Carter, Blanton, Cortez

ABSENT: Commissioner Bredenkamp

OTHERS PRESENT: Senior Planner Bartlam, Associate Planner Trevino, Assistant Planners Grigg and Tarvin

APPROVAL OF MINUTES:

MOTION:
by Carter To approve the Planning Commission Minutes of June 8, 1988, bearing in mind that the tape is the official record of the meeting.
second by Page

VOTE: AYES: Root, Carter, Page, Cortez
NOES: None
ABSTENTION: Blanton
ABSENT: Bredenkamp

PUBLIC HEARING ITEMS:

A) Cont'd. to date ENVIRONMENTAL CLEARANCE AND
uncertain Approved: 5/0 CONDITIONAL USE PERMIT

APPLICANT: HAK & KAI KIM
PROPERTY ADDRESS: 1432 E. FIRST ST.

This item was continued to a date uncertain to allow time for a study on the above property by a soils engineer.

MOTION:
by Blanton To continue this item to a date
second by Page uncertain.

VOTE: AYES: Root, Page, Carter, Blanton, Cortez
NOES: None
ABSENT: Bredenkamp

B) Resol. 6914
Approved: 5/0

ENVIRONMENTAL CLEARANCE AND VARIANCE
FROM SETBACK STANDARDS

Resol. 6915
Approved: 5/0

APPLICANT: GARY FLANAGAN
PROPERTY ADDRESS: 201 LORANNE AVE.

STAFF PRESENTATION:

Mr. Trevino explained that this variance request is for a reduction in the setback standard to allow room for adequate parking as well as for building size required for the project. He went on to say that due to the size and configuration of the lot, staff feels this request is justified, and are recommending that the Planning Commission approve the Variance subject to the conditions of the draft resolution.

Slides were shown at the request of the Commission.

PUBLIC HEARING:

Gary Flanagan
1364 Colwell
Ontario, CA

The applicant came forward and answered questions from the Commission.

Mrs. Page:

Asked if the applicant had read the conditions, and if he had any problems with them?

Mr. Flanagan:

Replied he had read the conditions and had no problems.

Mrs. Page:

Asked Mr. Flanagan to explain the type of facility they were proposing.

Mr. Flanagan:

Replied they will be constructing a warehouse facility to be used for storage of dry materials, and there will be 2 people on the site most of the day.

Mrs. Page:

Asked a question regarding the wall to which Mr. Flanagan proceeded to respond.

CLOSE HEARING:

No one else from the audience spoke in favor or in opposition to the request.

Mr. Root:

Stated his concerns regarding the Commission being deluged with requests for variance setbacks. He went on to say perhaps this is not properly

written into our ordinance, and if it were, we might be able to help save the people time and money by not having to make such requests.

Mr. Bartlam:

Replied he felt the problem was one of the ordinance as opposed to property, and what we need to do is to add a modification to the M-1 Zone. He concluded by saying the Commission will probably be seeing an ordinance amendment coming before them that will be dealing with this problem.

MOTION:

by Blanton
second by Carter

To approve an Environmental Clearance.

VOTE:

AYES: Root, Carter, Page, Blanton, Cortez

NOES: None

Resol. 6914

ABSENT: Bredenkamp

MOTION:

by Blanton
second by Carter

To approve a Variance from parking setback.

VOTE:

AYES: Root, Carter, Page, Blanton, Cortez

NOES: None

Resol. 6915

ABSENT: Bredenkamp

C) Resol. 6704-A
Denied: 4/1

MODIFICATION OF CONDITIONAL USE PERMIT TO RELOCATE AN APPROVED FREEWAY-ORIENTED SIGN

APPLICANT: WICKES FURNITURE
PROPERTY ADDRESS: 2780 SOUTH RESERVOIR

STAFF PRESENTATION:

Mr. Tarvin explained that the signage for this project was approved by the Commission in September of last year, and that the approval granted Wickes a 40 foot high, 148 square foot pylon sign, and a 196 square foot wall sign mounted on the eastern wall of the building. He went on to say that the applicant would now like to have the wall sign placed on the northern wall of the building, due to the sign not being visible to the westbound traffic lanes, since the building walls have been constructed. He continued by saying that as presently approved, the eastern wall face sign

will be very visible from Walnut Avenue, and can be considered a conforming sign when viewed from that street rather than seen as a freeway oriented sign. He went on to say that since the Zoning Ordinance permits only one freeway-oriented sign, with a maximum face of 150 square feet, per premise, provision of the wall sign on the northern buildingface exceeds the standards of the Zoning Ordinance, and staff is recommending that the Planning Commission deny this request for a second freeway-oriented sign to be located on the northern face of this building.

Slides were shown at the request of the Commission.

PUBLIC HEARING:

Larry Bradley
2599 Montgomery
Carson, CA

Representing the applicant, proceeded to explain that the reason Wickes is asking for permission to change the sign to the north wall, is that they found the freeway to be higher at the point in question than was originally presented to them on the plans, thus making the sign barely visible to westbound traffic lanes.

Mr. Bartlam:

Stated as a point of information that Wickes Furniture was proposed for this location by way of a Determination of Similarity.

Mr. Carter:

Stated that if were not for the other freeway sign the applicant already has, this sign would be approved.

Mr. Bartlam:

In response to Mr. Carter's statement replied that should the Commission choose to do so, they could allow a second sign, however, staff feels another wall sign to be redundant.

Mr. Root:

Asked who the applicant was in this action, and Mr. Bartlam proceeded to respond.

CLOSE HEARING:

No one else form the audience spoke in favor or in opposition to the request.

Mr. Root: stated that when the Commission heard this item in September, 1987, he expressed at that time his concerns regarding their request for a sign for the east side of the building, and the applicant at that time, insisted that this was what was needed, and gave arguments to support their request, and in view of this he would move for denial.

MOTION:
by Root To deny a modification of this
second by Carter Conditional Use Permit for a freeway-oriented sign.

VOTE: AYES: Root, Carter, Blanton, Cortez
NOES: Page
Resol. 6704-A ABSENT: Bredenkamp

Mr. Root: Proposed that the Commission take Item 4C, under New business, out of order and hear it prior to hearing Item D, since it is related, and the applicant is requesting a time extension of the Conditional Use Permit for Item D.

MOTION:
by Root To take Item 4C out of order and
second by Blanton hear it prior to hearing Item "D".

VOTE: AYES: Root, Carter, Page, Blanton, Cortez
NOES: None
ABSENT: Bredenkamp

NEW BUSINESS:

C) Resol. 6682-A CONDITIONAL USE PERMIT TIME EXTENSION
Approved: 4/1

APPLICANT: JOHN KASPEROWICZ
PROPERTY ADDRESS: 837-855 BRADFORD

STAFF PRESENTATION: Mr. Trevino explained that this item is related to the next item on the agenda, and the applicant is requesting an extension of one-year on his Conditional Use Permit. He went on to say that staff has been supportive of historic preservation projects, like this one, and has no objections to the request.

PUBLIC HEARING:

John Kasperowicz
41 Sundance
Pomona, CA

The applicant came to the front to answer questions from the Commission.

Mr. Blanton:

Asked Mr. Kasperowicz if asking for this extension was an attempt to cover all bases so that he would have some option in the matter?

Mr. Kasperowicz:

Replied in the affirmative.

CLOSE HEARING:

No one else from the audience spoke in favor or in opposition to the request.

MOTION:

by Carter
second by Cortez

To approve a Conditional Use Permit time extension of one year, to July 22, 1989.

Mr. Root:

Stated that this Conditional Use Permit action was heard by the Commission in 1987, and in the interim, nothing has been done to either the Weigel House or the Holt House, and in view of this, he would like to amend the motion to grant a six-month extension instead of a one-year extension.
(There was no second to this amendment.)

VOTE:

AYES: Carter, Page, Blanton, Cortez

NOES: Root

Resol. 6682-A

ABSENT: Bredenkamp

PUBLIC HEARING ITEMS:

D) Resol. 6916
Approved: 5/0

"PD" CONCEPTUAL DEVELOPMENT PLAN

APPLICANT: JOHN KASPEROWICZ
PROPERTY ADDRESS: 1811-1815 NORTH
GIBBS STREET

STAFF PRESENTATION:

Mr. Trevino explained that the request before the Commission was a new one, and the first one to be reviewed under the newly created "PD" Overlay District which encourages creative low-density residential projects. He continued

by explaining the site layout and explained that four homes are being proposed for the site, two of which have been identified, as the Weigle House and the Holt House. He went on to say the Commission is being asked to approve a conceptual plan, and once the other two homes are identified, detailed plans will be submitted for review and approval by the Senior Planner. He concluded by saying that staff has been supportive of this unique project for some time however, without the "PD" concept, we can not bring it for your review. He concluded by saying that staff is recommending that the Planning Commission approve this Conceptual Development Plan Review subject to the conditions outlined in the draft resolution.

Mrs. Page: Expressed her concerns regarding the homes being moved to the site and remaining up on blocks for an indefinite time.

Mr. Trevino: Replied time limits will be incorporated into the conditions.

Mr. Blanton: Asked if this was more of a test case for the "PD" development?

Mr. Bartlam: Replied in the affirmative.

Mr. Carter: Asked if each of the homes would require a separate Conditional Use Permit?

Mr. Trevino: Replied one of the benefits of the "PD" development is that the Commission will have the ability to review the siting of each unit, and require conditions of approval without requiring a Conditional Use Permit for each house.

PUBLIC HEARING:

John Kasperowicz
41 Sundance Drive
Pomona, CA

The applicant stated the property has closed escrow, and proceeded to explain that one of the reasons these homes have not been moved is because he has been waiting for this "PD" development to come through.

Mrs. Page: Asked if the applicant had read the conditions?

Mr. Kasperowicz: Replied he has not seen the conditions, and a copy was furnished to him by staff.

Mrs. Page: Asked if he had any problems with any of the conditions?

Mr. Kasperowicz: Replied John Peterson, his partner has some questions.

John Peterson
269 S. Gibbs
Pomona, CA Spoke for the applicant and went on to say they have no problems with the conditions, but did wish some clarification on conditions 11, 12 14 and 18.

Mr. Trevino: Responded to Mr. Peterson's concerns.

CLOSE HEARING: No one else from the audience spoke in favor or in opposition to the request.

Lyn LaRochelle
Pomona Fire Department Stated their reason for denying the request was so they could bring specific concerns to the attention of the applicant, and they will be working with the applicant in this regard. He concluded by saying that they have no objection to the concept.

CLOSE HEARING: No one else form the audience spoke in favor or in opposition to the request.

MOTION:
by Root To approve the "PD" Conceptual
second by Page Development Plan.

VOTE: AYES: Root, Carter, Page, Blanton,
Cortez
NOES: None
ABSENT: Bredenkamp

Resol. 6916

E) Resol. 6917
Approved: 5/0

CONDITIONAL USE PERMIT REQUEST TO
ALLOW ON PREMISES SALE OF BEER AND
WINE AS AN ACCESSORY USE TO A
RESTAURANT

APPLICANT: JOSE M. & IRMA BERNAL
PROPERTY ADDRESS: 328 SOUTH GAREY

STAFF PRESENTATION:

Mr. Bartlam explained that the
subject property has previously been

used as a cocktail lounge, and in August, 1987, the Commission denied a request to reopen the cocktail lounge. He continued by saying in light of this denial, the applicants decided to renovate the building and establish a restaurant at the site, and are requesting approval for beer and wine sales as an accessory use to the restaurant. He went on to explain that several points needed to be addressed, among which were removal of the bar and stage platform, limiting hours of operation, and requiring a facelift renovation of the building. He concluded by saying that staff feels the draft conditions will provide for a satisfactory accommodation of beer and wine sales with the restaurant use, and are recommending approval of this Conditional Use Permit subject to the conditions of the draft resolution.

Slides were shown at the request of the Commission.

Irma Bernal

The applicant spoke in favor of the request and went on to say they have had requests for beer and wine to go along with the spicy foods that are served. She continued by saying they want to work along with the authorities, however she could not understand why they were being required to move the bar and stage platform.

Mrs. Page:

Asked why staff wished to have the stage removed?

Mr. Bartlam:

Replied this is a restaurant with a beer and wine license, and he considers the bar to be an attractive nuisance. He went on to say the only way to keep people from going to the bar is to close it off, and this could be done by using lattice work, plants, etc., something that will make it inaccessible.

Mr. Blanton:

Asked if we could condition the way the bar or stage could be used?

Mr. Bartlam:

Replied in the affirmative, and went on to say that he would caution the

Commission to take into consideration just how enforceable such conditions would be, and the penalty that would go along with the violation.

Mrs. Page:

Proceeded to explain to the applicants that it will be necessary for them to close off the bar and platform and explained how they might go about doing this.

Mr. Carter:

Stated that perhaps the problems the applicant has been having with the police may be due to the signage which he has out front, telling the public that the business is still the same business that was having all the problems, and the best solution may be for the Bernals to have the signage changed, letting the public know that it is a new business.

Lyn LaRochelle
Fire Department

Representing the Pomona Fire Pomona Department, stated they have no opposition to the request, but did recommend denial in order that they may introduce themselves to the applicant, and let them know their requirements which are minor. He concluded by saying they will be meeting with the applicant.

Mr. Root:

Stated he was still confused about the sign on the outside of the building, and asked the applicant to clarify an earlier statement regarding the signage.

Mrs. Bernal:

Proceeded to respond.

Mrs. Page:

Advised the applicants they will have to meet with the Police Department in an effort to satisfy their concerns.

CLOSE HEARING:

No one else from the audience spoke in favor or in opposition to the request.

MOTION

by Root
second by Page

To approve a Conditional Use Permit for beer and wine license with the following amendments: condition #7,

existing signage shall be replaced prior to initiation of business. New signage shall be reviewed and approved by the Senior planner; and there shall be no freestanding, portable or sandwich board signs or banners on the property or in the public right-of-way. Condition #8 shall be modified to the effect that the existing bar be modified to prevent patron access, and the stage platform shall not be used for live entertainment. A floor plan shall be submitted to the Senior Planner for review and approval.

VOTE:

AYES: Root, Carter, Page, Blanton, Cortez

NOES: None

Resol. 6917

ABSENT: Bredenkamp

F) Resol. 6918
Approved: 5/0

AMENDMENT TO ORDINANCE 1466 OF THE ZONING CODE PERTAINING TO ADMINISTRATIVE PROFESSIONAL OFFICE DISTRICT AND RELATED CODE SECTIONS

APPLICANT: CITY INITIATED

LOCATION: CITYWIDE

STAFF PRESENTATION:

Miss Grigg explained the item before the Commission was a draft revision of the Zoning Ordinance which addresses various sections intended to clarify and update the A-P Section. She went on to explain what the proposed changes are intended to accomplish among which were provisions for reviewing multiple dwellings through the Conditional Use Permit procedure in order to assure compatibility with existing development; and the opportunity to combine residential and professional office uses within existing residential structures subject to the Conditional Use Permit process. She concluded by saying that staff was recommending that the Planning Commission approve the draft resolution supporting adoption of this code revision by the City Council.

Mr. Blanton:

Asked if we were attempting to do what the City Council is unwilling to do?

Mr. Bartlam: Replied he did not think so, as this is something we feel a need to clarify. He went on to say that this action actually down zones the extent of what residential uses can be used.

Mr. Root: Stated he felt Section 323.C regarding front yards should be clarified.

Mr. Bartlam: Proceeded to respond.

Mr. Blanton: Asked if we would be allowed to make any changes to the "T" zones as a result of these amendments, and Mr. Bartlam responded.

Mr. Carter: Asked a question about Section 9 with regard to lighted signs being prohibited, and went on to say there may be some areas where a lighted sign may be needed.

Mr. Bartlam: Relied we would be able to deal with this through the variance procedure.

Mr. Blanton: Asked how we would be handling the bed and breakfast details so far as permitting them in the A-P zones; would it be by the Conditional Use Permit process?

Mr. Bartlam: We are adding a definition of what that is, and if it qualifies, under that definition, we will proceed through the Conditional Use Permit process.

No one from the audience spoke in favor or in opposition to this request.

MOTION:
by Root
second by Blanton

To approve the draft resolution supporting adoption of this code revision by the City Council.

VOTE:
AYES: Root, Carter, Page, Blanton, Cortez
NOES: None
ABSENT: Bredenkamp

Resol. 6918

NEW BUSINESS:

A) Resol. 6695-A
Approved: 5/0

CONDITIONAL USE PERMIT TIME EXTENSION FOR TENTATIVE TRACT 45711

APPLICANT: FUTURE ESTATES & DEVELOPMENT
PROPERTY ADDRESS: 400 ANDERWOOD COURT

STAFF PRESENTATION:

Mr. Bartlam explained that this was a request for a time extension for Tentative Tract 45711. He went on to say the property was recently sold to Future Estates & development, and they are just proceeding into plan check. He continued by saying the application will expire in August, and the project will not be ready by that time. He concluded by saying that staff is recommending approval of a time extension to August 12, 1989.

MOTION:

by Blanton
second by Carter

To approve a time extension to August 12, 1989 for Tentative Tract 45711.

VOTE:

AYES: Root, Carter, Page, Blanton, Cortez

NOES: None

Resol. 6695-A

ABSENT: Bredenkamp

B) Resol. 6676-A
Approved: 5/0

CONDITIONAL USE PERMIT TIME EXTENSION

Resol. 6677-A
Approved: 5/0

APPLICANT: A.S.E. REALTY DEVELOPMENT CO. (ARTHUR SERRANO)
PROPERTY ADDRESS: DUDLEY AND I-10 FREEWAY

STAFF PRESENTATION:

Mr. Bartlam explained this request is for a Conditional Use Permit extension for the site located on Dudley and the I-10 Freeway which includes the Jacquelyn property, and an extension of one year to allow finalization of Tentative Parcel Map 18911. He went on to say that Mr. Serrano is requesting the extension for the Buyer's Club. He concluded by saying that staff finds no problem with this request, and are recommending that the the Planning Commission approve time extensions for

the Parcel Map and Conditional Use Permit for a one-year period.

MOTION:
by Carter
second by Blanton

To approve a one-year extension for Tentative Parcel Map #18911 and the Conditional Use Permit for a one-year period.

VOTE:
Resol. 6676-A
Resol. 6677-A

AYES: Root, Carter, Page, Blanton, Cortez
NOES: None
ABSENT: Bredenkamp

D) Resol. 6919
Approved: 5/0

LOT LINE ADJUSTMENT (25-87)

APPLICANT: RON WALKER, INC.
PROPERTY ADDRESS: 3163-3255 POMONA BOULEVARD

STAFF PRESENTATION:

Mr. Bartlam explained that this request was for a Lot Line Adjustment which was heard on a previous agenda, and I had it removed. He went on to say the applicant has now satisfied our concerns, and this action will help to make utilization of the property in a more useful manner. He concluded by saying that staff is recommending that the Planning Commission approve this Lot line Adjustment subject to the condition of the draft resolution.

MOTION:
by Root
second by Blanton

To approve the Lot Line Adjustment as presented.

VOTE:
Resol. 6919

AYES: Root, Carter, Page, Blanton, Cortez
NOES: None
ABSENT: Bredenkamp

E) Resol. 6920
Approved: 5/0

LOT LINE ADJUSTMENT (7-88)

APPLICANT: ANDREASEN ENGINEERING CO.
PROPERTY ADDRESS: 3100 POMONA BLVD.

STAFF PRESENTATION:

Mr. Bartlam explained that the property in this action is owned by KKW Trucking which is located on Pomona Boulevard. He went on to say

the applicant is proposing a lot line adjustment which would help to expand their facility. He concluded by saying that staff is recommending that the Planning Commission approve this request for Lot line Adjustment 7-88.

MOTION:

by Root
second by Page

To approve Lot Line Adjustment 7-88 as presented.

VOTE:

AYES: Root, Carter, Page, Blanton, Cortez

NOES: None

Resol. 6920

ABSENT: Bredenkamp

F) Resol. 6921
Approved: 5/0

LOT LINE ADJUSTMENT (2-88)

APPLICANT: ADKAN ENGINEERING
PROPERTY ADDRESS: 1320-1350 NORTH
GAREY AVE.

STAFF PRESENTATION:

Mr. Bartlam explained that this item was before them in April at which time we recommended denial so the applicant could work with staff in order to come up with a plan that would be acceptable to both parties. He went on to say that he believed the plans have been modified in such a way as to be acceptable to both parties.

Mr. Blanton:

Asked for clarification of the plans, and Mr. Bartlam responded.

MOTION

by Blanton
second by Page

To approve Lot line Adjustment 2-88 as presented.

VOTE:

AYES: Root, Carter, Page, Blanton, Cortez

NOES: None

Resol. 6921

ABSENT: Bredenkamp

COMMISSION ITEMS:

Mr. Dudley:

Dudley & 10 Freeway Offramp - Texaco Station - retaining wall.

Mr. Root:

Falcon Way - Liquor Store - was this turned in to Code Enforcement.

STAFF ITEMS:

Mr. Bartlam:

City Council actions:

- . Holt/Ganesha Motel - appealed
- . Drive-thru Restaurant - Garey & LaVerne - Plann. Comm. decision overturned
- . Garey & Olive Mini-Market with beer and wine - referred back to Plann. Comm.
- . Arco appeal will be reviewed on July 5th Council Agenda

Lula Mae Solomon will be sworn in as Planning Commissioner between this date and the next Planning Commission Meeting. No appointment has been made to replace Betty Page, and she will remain on the Commission, but not as Chairperson.

THE MEETING ADJOURNED AT 10:07 P.M.

THE MINUTES OF THIS MEETING ARE ON TAPE IN THE PLANNING DIVISION OF CITY HALL, 505 SOUTH GAREY AVE., POMONA, CALIF.


PLANNING COMMISSION SECRETARY

RESOLUTION NO. 2040

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING TO THE COUNCIL OF THE CITY OF POMONA THE GRANTING OF THIS REQUEST FOR CONDITIONAL USE PERMIT.

A. REQUEST

1. APPLICATION FOR: Conditional Use Permit to allow a private helicopter landing field in the M-2 District.
2. APPLICANT: R. E. Job.
3. LOCATION: Property described as Lot 2, Tract 2155 of Pomona Boulevard Addition No. 1 and addressed as 3255 Pomona Boulevard.

B. ACTION

BE IT RESOLVED by the Planning Commission as follows:

It is hereby found and determined that the provisions for granting a conditional use permit as set forth in Section .580, Ordinance No. 1466 have been met and this request for conditional use permit is granted, subject to the following conditions:

1. CONDITIONS:

- a. The existing overhead electric power line, now located over the proposed landing area, shall be placed underground.
- b. A chain link fence having a minimum height of three feet shall be constructed along the westerly side of the proposed landing pad.
- c. The landing pad shall be resurfaced with asphaltic concrete or the equivalent.
- d. The landing pad shall be a rectangular area having minimum dimensions along the sides of 80 feet.
- e. A landing target circle and cross having a diameter of 50 feet shall be painted on, and with contrasting color from, the landing pad.
- f. On each side of the landing pad a legible sign reading "Helicopter Landing Field" shall be attached to the chain link fence.
- g. The applicant shall comply with all requirements of the Federal Aviation Agency.
- h. The use of the landing pad shall be limited to qualified pilots holding a Federal Aviation Agency license reading "Helicopter Pilot".
- i. The City of Pomona shall not be held responsible for any liability incurred through negligent, intentional or other acts resulting in injury to any person or property in the operation of the helicopter landing field in question.
- j. Any violation of any rules or regulations of any governmental agency automatically voids this conditional use permit.
- k. This conditional use permit does not permit the wrecking, junking or storage of helicopters.

1. The sale, lease, or transfer of ownership of property on which the conditional use permit has been granted shall void such permit.
- m. The use of the helicopter landing pad is limited to the applicant and his pilot and shall be used for passenger or cargo transportation only.
- n. All structures on subject property shall be maintained and limited as shown on Exhibit "A", except those structures may be permitted which will not interfere with the safe use of the helicopter landing field.

2. REASONS FOR THE RECOMMENDATION:

- a. The proposed use is within the community interest by enhancing the transportation efficiency of the applicant and his business.
- b. The conditions contained herein will permit the requested use of the property and adjust such use into the surrounding area.


APPROVED AND PASSED THIS 28TH DAY OF AUGUST 1963.


CHAIRMAN OF PLANNING COMMISSION

ATTEST:


SECRETARY OF PLANNING COMMISSION

APPROVED AS TO FORM:


CITY ATTORNEY

PC 8/28/63

I HEREBY CERTIFY THAT THE FOREGOING WAS DULY AND REGULARLY INTRODUCED,
PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF POMONA
AT A REGULAR MEETING OF SAID COMMISSION, HELD ON THE 28TH

DAY OF AUGUST, 19 63, BY THE FOLLOWING VOTE,
TO-WIT:

AYES: UNANIMOUS

NAYES: NONE

ABSENT: Mr. Reeves and Dr. Williams

John Davis Lawrence
SECRETARY OF PLANNING COMMISSION

DATED THIS 16th DAY OF September, 1963.

BE IT RESOLVED by the City Council of the City of Pomona, California,
as follows:

The above Resolution is hereby APPROVED

by the Council of the City of Pomona, at its
meeting on the 16th day of September, 1963.

Harry A. Faull
MAYOR OF THE CITY OF POMONA

ATTEST:

[Signature]
CITY CLERK OF THE CITY OF POMONA

(SEAL)

RESOLUTION NO. 6919

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A LOT LINE
ADJUSTMENT.

A. REQUEST:

1. APPLICATION FOR: Lot Line Adjustment (25-87)
2. APPLICANT: Ron Walker Inc.
3. LOCATION: 3163-3255 Pomona Boulevard

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

It is hereby found and determined that this Lot Line Adjustment (25-87) be approved subject to the following condition:

1. Prior to recordation of this Lot Line Adjustment, the applicant must provide and fully improve parking area on Parcel "A" meeting the City's standards for the existing building and use. Plans showing these improvements shall be submitted for review through the Plan Check Review process. Plans shall include landscape and irrigation, grading and hydrology, and site improvement plans.

AYES: Root, Page, Carter, Blanton, Cortez

NOES: None

ABSENT: Bredenkamp

"Pursuant to Resolution No. 76-258 of the City of Pomona the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P."

APPROVED AND PASSED this 22nd day of June, 1988.


PLANNING COMMISSION CHAIRMAN

ATTEST:


PLANNING COMMISSION SECRETARY