



City of Pomona

Planning Commission

Draft Action Minutes

Chairperson Alfredo Camacho
Vice-Chairperson Kyle Brown
Commissioner Yesenia Miranda Meza
Commissioner Gwen Urey
Commissioner John Ontiveros
Commissioner Ron VanderMolen
Commissioner Kristie Kercheval

Wednesday, June 12, 2024

7:00 PM

Council Chambers

CALL TO ORDER

Chairperson Alfredo Camacho called the Planning Commission meeting to order at 7:04 p.m. in the Council Chambers.

PLEDGE OF ALLEGIANCE

Chairperson Alfredo Camacho led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Alfredo Camacho
Vice-Chairperson Kyle Brown
Commissioner Yesenia Miranda Meza
Commissioner Gwen Urey
Commissioner Ron VanderMolen
Commissioner Kristie Kercheval

Absent: Commissioner John Ontiveros

Staff Present: Ata Khan, Deputy Director of Development Services Department
Geoffrey Starns, Planning Manager
Alex Jimenez, Senior Planner

PUBLIC COMMENT

Dawn Van Allen informed the Commission that an error was made on the proposed Zoning Code Update specifically on the map and asked staff to rectify it. She stated that she is not against high-density housing but sees a big problem with parking.

COMMISSIONER COMMUNICATION

Commissioner Kercheval stated that she was disappointed that there was no no park signs on her street during the concert at the Fairplex. She asked what we are doing to mitigate traffic during this concert event. She said she would like to see the City work with the County to decrease the impact of traffic.

Commissioner Miranda Meza mentioned that on Instagram there is misleading information about the Zoning Code Update, which was posted by Pomona Thrives.

Deputy Director Khan stated we are aware of this campaign and have independently confirm this information.

Commissioner VanderMolen said that he was beyond upset about the traffic during the concert events at the Fairplex. He asked a question about hedges in the historic district.

Planning Manager Starns stated that the maximum height for a hedge in the front yard is three feet.

Vice-Chairperson Brown mentioned that he was unhappy about the ads and social media information that Pomona Thrives.

CONSENT CALENDAR

- 1. Approval of the May 8, 2024 & May 22, 2024 Planning Commission Meetings Draft Action Minutes.**

A motion by Commissioner Urey, seconded by Commissioner VanderMolen, carried by a unanimous vote of the members present (6-0-0-1) to approve the May 8, 2024 & May 22, 2024 Draft Action Minutes.

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kyle Brown – yes; Commissioner Miranda Meza – yes; Commissioner Urey – yes; Commissioner Ontiveros – absent; Commissioner VanderMolen – yes; Commissioner Kercheval – yes.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 1 minute (7:12 p.m. to 7:13 p.m.)

PUBLIC HEARING ITEMS

1. Conditional Use Permit (CUP 22538-2023)

Property location: 1000 Walnut Avenue

PC Resolution No. 24-007

Chairperson Camacho opened the public comment.

Chairperson Camacho closed the public comment.

Vice-Chairperson Brown has disclosed that he met with the applicant on site.

A motion by Commissioner Urey, seconded by Commissioner VanderMolen, carried by a unanimous vote of the members present (6-0-0-1) to approve Conditional Use Permit (CUP 22538-2023) with language to include in the resolution of voluntary acceptance of fines and revocation if the fine is not paid (the commission can make the findings to approve).

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kyle Brown – yes; Commissioner Miranda Meza – yes; Commissioner Urey – yes; Commissioner Ontiveros – absent; Commissioner VanderMolen – yes; Commissioner Kercheval – yes.

OPPOSITION: None

IN SUPPORT: Andrew Greybarn, Senior Project Manager for Exeter, spoke in support of this item.

Michael Gonzalez, Representative of Exeter, spoke in support of this item.

Nef Cortez, Chairman of Pomona Chamber of Commerce, spoke in support of this item.

DISCUSSION TIME: 47 minutes (7:14 p.m. to 8:01 p.m.)

2. Development Plan Review (DPR 72-2024) (Remanded to Planning Commission on May 16, 2024 at Development Plan Review Hearing)

Property location: 3101-3191 N. Garey Avenue

PC Resolution No. 24-009

Chairperson Camacho opened the public comment.

Chairperson Camacho closed the public comment.

Deputy Director Khan informed the public to what extent the Commission could deny a project and to what extend can the project be approved with conditions to mitigate

some of the issues address tonight.

The applicant and his team have accepted the conditions that were presented in the updated resolution.

A motion by Vice-Chairperson Kyle Brown, seconded by Commissioner Urey, carried by a unanimous vote of the members present (5-0-1-1) to approve Development Plan Review (DPR 72-2024)

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kyle Brown – yes; Commissioner Miranda Meza – abstain; Commissioner Urey – yes; Commissioner Ontiveros – absent; Commissioner VanderMolen – yes; Commissioner Kercheval – yes.

OPPOSITION: Andrew King spoke in opposition of this project.
Mr. Vernon spoke in opposition of this project.
M. Joy Baker Smith spoke in opposition of this project.
Chris Brazell spoke in opposition of this project.
Marvin Pile spoke in opposition of this project.
Eileen Glen spoke in opposition of this project.
John Abrahms spoke in opposition of this project.
Richard Sandoval spoke in opposition of this project.
Barbara Sandoval spoke in opposition of this project.
A member of the public spoke in opposition of this project.
Mrs. Sahfa spoke in opposition of this project.
Shawn Cowell spoke in opposition of this project.
Laura Abrahms spoke in opposition of this project.
Mr. Abraham spoke in opposition of this project.
Miranda Sheffield spoke in opposition of this project.

IN SUPPORT: The applicant spoke in support of this project.

Mike Sutton submitted a public comment for the record.
Lorraine Canales had concerns about parking and traffic.
Cathy Conway spoke about the traffic on Garey and Grove.

DISCUSSION TIME: 2 hours 50 minutes (8:02 p.m. to 10:52 p.m.)

The Commission took a five-minute break.

3. Conditional Use Permit (CUP 20172-2022)

Property location: 2705 S. Towne Avenue

Chairperson Camacho opened the public comment.

Chairperson Camacho closed the public comment.

PC Resolution No. 24-010

A motion by Commissioner Kercheval, seconded by Commissioner VanderMolen,

carried by a unanimous vote of the members present (6-0-0-1) to approve Conditional Use Permit (CUP 20172-2022) w/condition (1) explore adding steps on the south side of the property for shorter access into the commercial buildings.

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kyle Brown – yes; Commissioner Miranda Meza – yes; Commissioner Urey – yes; Commissioner Ontiveros – absent; Commissioner VanderMolen – yes; Commissioner Kercheval – yes.

OPPOSITION: None

IN SUPPORT: The applicant spoke in support of this item.

DISCUSSION TIME: 41 minutes (10:53 p.m. to 11:34 p.m.)

DISCUSSION ITEMS

None

STAFF COMMUNICATION

Deputy Director Khan provided various Staff updates.

ADJOURNMENT

The Planning Commission meeting was adjourned by Chairperson Camacho at 11:42 p.m. to the next regularly scheduled meeting of June 26, 2024 at 7:00 p.m.

Respectfully submitted,

Prepared by,

Ata Khan
Deputy Director

Miroslava PourSanae
Administrative Assistant