



505 S. Garey Ave
Pomona, CA 91766

1474 Almond Ave
Saint Paul, MN 55108

City of Pomona

Planning Commission

Draft Action Minutes

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

Wednesday, July 27, 2022

7:00 PM

Council Chambers & 1474 Almond Ave Saint MN 55108

CALL TO ORDER

Chairperson Miranda Meza called the Planning Commission meeting to order at 7:00 p.m. Via Video Conference.

PLEDGE OF ALLEGIANCE

Chairperson Miranda Meza led the Pledge of Allegiance.

ROLL CALL

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

Absent: None

Staff Present: Ata Khan, Planning Manager

PUBLIC COMMENT

None

COMMISSIONER COMMUNICATION

None

CONSENT CALENDAR

1. Approval of Draft Planning Commission Action Minutes meeting of June 22, 2022.

A motion by Vice-Chairperson Camacho, seconded by Commissioner Urey, carried by a unanimous vote of the members present (7-0-0-0) to approve the Consent Calendar.

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

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 1 minute (7:02 p.m. to 7:03 p.m.)

PUBLIC HEARING ITEMS

None

DISCUSSION ITEMS

1. Fourth Review of Conditional Use Permit (CUP 9813-2018) to operate a boarding school on the 8.75 acre property located at 2322-2370 S. Garey Avenue.

Planning Manager Khan facilitated the presentation on this item. He mentioned that the Planning Commission approved a CUP back in 2018 for a boarding school. He stated that this property was formerly used by the Pomona Unified School District and the intent is to activate that for Oak Crest Academy. He said that there was an entitlement extension. He stated that we, Anita and myself, conducted our first review on July 28, 2021. He said the reason for the review was to call up some Code Enforcement cases. He mentioned on the third review we noticed the exterior maintenance of the site and 1/3 of the parking lot had junk and debris. He stated the applicant said that they wanted to clear the remaining junk and debris. He mentioned that this Commission recommended for staff to enable a six-month period for the applicant to clean up the junk and debris. He said that in the fourth review we were encouraged of what we saw and there was significant improvement of the site but still needs a building permit. He stated we have requested that the applicant remove the barbed wire and to restripe multiple parking spaces. He stated that part of our recommendation would be to ensure that within six months the applicant procure a building permit for the enclosure. He mentioned that we do not feel that at this time it is necessary for a fifth review. He said that the purpose of the review was well served. He mentioned that the Planning Division is willing to clear them for the Certificate of Occupancy under the condition that they complete the parking lot striping and maintained a building permit for the enclosure within six months. He asked that

the applicant remove the barbed wire and the black tarp facing Garey Avenue now.

The Commission asked various questions pertaining to the barbed wire, black tarp, striping of the parking lot, storage, and the junk and debris.

Chairperson Miranda Meza opened the public hearing.

Planning Manager Khan read an email submitted by Laurie Langler of Grand Sequoia.

Chairperson Miranda Meza closed the public hearing.

A motion by Commissioner VanderMolen, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (7-0-0-0) to approve that staff will work with the applicant prior to the Certificate of Occupancy to address any exterior property concerns inclusive of fencing and landscaping and within six (6) months of issuance of occupancy working to secure permits for the enclosure and to restripe the parking lot.

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

OPPOSITION: Laurie Langler, of Grand Sequoia, submitted an email in opposition of this item.

IN SUPPORT: Christina Carasoza, member of the public, spoke in support of this item.
Serena Gan, applicant, spoke in support of this item.
Wayne Gan, applicant, spoke in support of this item.

DISCUSSION TIME: 26 minutes (7:04 p.m. to 7:30 p.m.)

STAFF COMMUNICATION

Planning Manager Khan stated that in August we will have three public hearing items. He mentioned that one of the items pertain to the Shisha Room who is increasing extra hours and an alcohol related and gas station item. He stated that we are ready to submit our final comment to the State for the Housing Element. He mentioned that we are moving forward with the part-time art coordinator.

ADJOURNMENT

The Planning Commission meeting was adjourned by Chairperson Miranda Meza at 8:03 p.m. to the next regularly scheduled meeting of July 27, 2022 at 7:00 p.m.

Respectfully submitted,

Prepared by,

Ata Khan
Planning Manager

Miroslava PourSanae
Administrative Assistant