



# 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*

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Wednesday, June 12, 2024

7:00 PM

Council Chambers

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#### **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