



505 S. Garey Ave  
Pomona, CA 91766

# City of Pomona

## Planning Commission

### Draft Action Minutes

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

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Wednesday, October 11, 2023

7:00 PM

Council Chambers

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#### **CALL TO ORDER**

Chairperson John Ontiveros called the Planning Commission meeting to order at 7:00 p.m. in the Council Chambers.

#### **PLEDGE OF ALLEGIANCE**

Chairperson John Ontiveros led the Pledge of Allegiance.

#### **ROLL CALL**

Present: Chairperson John Ontiveros  
Vice-Chairperson Yesenia Miranda Meza  
Commissioner Alfredo Camacho  
Commissioner Gwen Urey (arrived at 7:02 p.m.)  
Commissioner Kristie Kercheval  
Commissioner Kyle Brown

Absent: Commissioner Ron VanderMolen

Staff Present: Anita D. Gutierrez, Development Services Director  
Ata Khan, Planning Manager  
Alina Barron, Associate Planner

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**PUBLIC COMMENT**

Stewart Hutchison, a member of the public, stated that he would be providing comments on behalf of North Palisade Partners and our property at 2000 Pomona Blvd. He stated that the proposed zoning draft as it currently reads will modify the existing light industrial destination to a Workplace District 2 destination. He mentioned that in reviewing the language of the new draft version it appears that the code provides permitted uses and development standards that address parcels in a standard and comprehensive matter. He said we would like to invite city staff and members of the Planning Commission to visit the property on 2000 Pomona Boulevard to review the unique characteristics and special circumstances of the property.

**COMMISSIONER COMMUNICATION**

Vice-Chair Miranda Meza mentioned that this Saturday, October 14 from 9am-12pm we are going to have a cleanup and revitalization of Caesar Chavez Park.

**CONSENT CALENDAR**

None

**PUBLIC HEARING ITEMS****1. Conditional Use Permit (CUP 019017-2022) & Conditional Use Permit (CUP 019324-2022)**

Project Address: 280 West Third Street

Chairperson Ontiveros opened the public hearing.

Chairperson Ontiveros closed the public hearing.

**A motion by Commissioner Urey, seconded by Vice-Chairperson Miranda Meza, carried by a unanimous vote of the members present (6-0-0-1) to approve Conditional Use Permits (CUP 019017-2022 & CUP 019324-2022) with conditions (1) dispensing of alcohol must be carry out by a license bartending staff associated by the operator and at no time shall unlicensed staff be dispensing beer and wine; and beer and wine shall be dispense in the same bar location as indicated in the site plan (2) the city shall at any time of its choosing should conduct a minor decoy operation to the extend feasible in consultation with the Pomona Police Department.**

**PC Resolution No. 23-008**

**PC Resolution No. 23-009**

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

OPPOSITION: None

IN SUPPORT: Eduardo Neri, applicant, spoke in support of this project.

DISCUSSION TIME: 36 minutes (7:05 p.m. to 7:41 p.m.)

## **2. Development Plan Review (DPR 021512-2023) & Tentative Parcel Map (PARCELMAP 013129-2019)**

Project Address: 1427 S. White Avenue

Chairperson Ontiveros opened the public hearing.

Chairperson Ontiveros closed the public hearing.

**A motion by Commissioner Kercheval, seconded by Commissioner Camacho, carried by a unanimous vote of the members present (6-0-0-1) to approve Development Plan Review (DPR 021512-2023) & Tentative Parcel Map (PARCELMAP 013129-2019) with conditions (1) the applicant shall work with the Planning Division on in sound insulation which may include insulation of walls and double pane windows for the units that are immediate adjacent to the basketball court (2) prohibition of palm trees to be used on site.**

**PC Resolution No. 23-010**

**PC Resolution No. 23-011**

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

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 33 minutes (7:42 p.m. to 8:15 p.m.)

### **DISCUSSION ITEMS**

None

### **STAFF COMMUNICATION**

Planning Manager Khan stated that we will be circling back on the Pomona Zoning Ordinance Updates on the meeting scheduled for October 25, 2023. He mentioned that on November 8 we would begin a discussion on potential revisions to the draft. He said that we are cancelling the meeting of November 22. He stated that staff attended the Planning Conference on Module Zoning and we learned a lot and connected with other folks.

### **ADJOURNMENT**

The Planning Commission meeting was adjourned by Chairperson Ontiveros at 8:18 p.m. to the next regularly scheduled meeting of October 25, 2023 at 7:00 p.m.

Respectfully submitted,

Prepared by,

Ata Khan  
Planning Manager

Miroslava PourSanae  
Administrative Assistant