



505 S. Garey Ave
Pomona, CA 91766

City of Pomona

Planning Commission

Action Minutes

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

Wednesday, September 22, 2021

7:00 PM

Via Video Conference

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chairperson Camacho led the Pledge of Allegiance.

ROLL CALL

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

Absent: Commissioner Carlos Gomez (excused absent)
Commissioner Ron VanderMolen (excused absent)

Staff Present: Ata Khan, Planning Manager
Alina Barron, Associate Planner
Arnold Dichosa, City Engineer
Henry Castillo, Interim Assistant Attorney

PUBLIC COMMENT

None

COMMISSIONER COMMUNICATION

Chair Camacho mentioned that this year is the fifth annual Pomona 5K and it is scheduled for October 16, 2021. He said it is a fundraiser and a discount is applicable to young people and there is a promo code as well. He mentioned that this Friday we are having a free movie at the School of Arts and Enterprise at 7pm. He said we are working with the African American Advisory Alliance and the School of Arts and Enterprise to host a free movie screening.

CONSENT CALENDAR

1. Approval of Draft Planning Commission Action Minutes meeting of September 8, 2021.

A motion by Commissioner Urey, seconded by Commissioner Brown carried by a unanimous vote of the members present (5-0-0-2) to approve the Consent Calendar.

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval - yes; Commissioner Miranda Meza – yes; Commissioner Urey - yes, Commissioner Gomez – absent; Commissioner VanderMolen – absent; Commissioner Brown – yes.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 1 minute (7:05 p.m. to 7:06 p.m.)

PUBLIC HEARING ITEMS

1. Conditional Use Permit (CUP 15924-2021).

Location: 3180 N. Garey Avenue

Request: A request for a Conditional Use Permit for the installation of a convenience recycling facility, consisting of two convenience recycling containers and a small prefabricated office for buy-back recyclable aluminum and glass materials, located within a convenience zone as defined and certified by the California Department of Conservation under the California Beverage Container Recycling and Litter Reduction Act, located in the rear south east corner of an existing shopping center.

Environmental Determination: Per the California Quality Act (CEQA), this project meets the criteria for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to Article 19, Section 15303.

A motion by Commissioner Miranda Meza, seconded by Commissioner Brown, carried by a unanimous vote of the members present (5-0-0-2) to approve Conditional Use Permit (CUP 15924-2021) as proposed by staff with the additional conditions (1) add to

condition no. 5 of the resolution maintenance of the immediate vicinity of the recycling center to also maintain odor, spills and debris (2) add to condition no. 16 of the resolution to limit to three times a week additional times at the discretion of the Planning Manager with evidence of pile up of materials and pick up times between the hours of 10am-2pm.

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval - yes; Commissioner Miranda Meza – yes; Commissioner Urey - yes, Commissioner Gomez – absent; Commissioner VanderMolen – absent; Commissioner Brown – yes.

Commissioner Brown asked if there would be a directional signage to indicate the location of the recycling center and if the sign would comply with the city code. Alina Barron, Associate Planner, responded that the applicant is considering a banner and she is not sure if the applicant would propose a directional signage.

Commissioner Urey asked if they have done a market study in respect to the three times a week pick up. She also asked what the applicant would do with the excess of recycling materials. Alina said that this is a condition of approval that use is not allowed to gather and other recycling facilities pick up twice a week.

Commissioner Kercheval asked if the bin and office depicted in a photo is what the applicant is proposing. Alina said the recycling center is a pre-fabricated center and a citation was issued in March of 2020. Commissioner Kercheval asked if the city has received any complaints from the neighbors. Alina said no.

Commissioner Miranda Meza asked if the entrance gate illustrated in the photo is the only entrance to the recycling center. Alina responded no. She said there is also access from Garey Avenue as well. Commissioner Miranda Meza asked what would be done for cleanup. Alina said that currently the application does not include business of operations that revolve about the cleaning of the adjacent area. Ata Khan, Planning Manager, said that there is a standard maintenance condition, which is condition no. 5, in the resolution; however, it can be strengthened if necessary.

Chair Camacho asked the reason why a citation was issued to the recycling center. Alina gave a response.

Commissioner Kercheval asked if they could scheduled a pick up time.

Arnold Dichosa, City Engineer, asked how often the bins would be picked up to be emptied.

Ata stated that condition no. 16 of the resolution can be re-written to say no more than three times a week and at the event additional times are needed it can be at the discretion of the Development Services Director or Planning Manager. He also mentioned that another recommendation is that pick up times should be between 10am-2pm. He stated that condition no. 5 should include the area surrounding the recycling center and it should be free of any bottle caps, recycling materials and trash.

Commissioner Urey asked if we could include in the resolution removal of any stickiness substance. Ata responded that this is a question for the applicant but we could include liquid clean up and odor maintenance as a condition in the resolution.

Chair Camacho asked if the city regulates maintenance of odor.

OPPOSITION: None

IN SUPPORT: Eziquio, representative of the applicant, spoke in support of this project.

DISCUSSION TIME: 33 minutes (7:07 p.m. to 7:40 p.m.)

Eziquio addressed the question the Commission had about the traffic that this project will bring on Garey and Foothill and the excess of recyclables including the upkeep of the recycling center. Eziquio stated that the pick-up time for the container could be change so that it will not affect traffic. Eziquio said the bins would be picked up three times a week around mid-day. Eziquio mentioned that he would take care of the odor maintenance of the facility. Eziquio agreed with the additional conditions to the resolution.

DISCUSSION

None

STAFF COMMUNICATION

Ata updated the Commission on what to look forward to in the next few months. He stated the Housing Element Draft would be released on September 30. He said we would provide an update to City Council on October 4, 2021. He mentioned that a Public Review Workshop with the Planning Commission has been scheduled for October 13. He said that a workshop and stakeholder meetings are scheduled October 11 – October 14.

ADJOURNMENT

The Planning Commission meeting was adjourned by Chairperson Camacho at 7:42 p.m. to the next regularly scheduled meeting of October 13, 2021 at 7:00 p.m.

Respectfully submitted,



Ata Khan
Planning Manager

Prepared by,



Miroslava PourSanae
Administrative Assistant