



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, May 8, 2024

7:00 PM

Council Chambers &
Remote at 4513 Halibut Point Rd, Sitka, AK

CALL TO ORDER

Chairperson Alfredo Camacho called the Planning Commission meeting to order at 7:05 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 John Ontiveros
Commissioner Ron VanderMolen (via zoom)
Commissioner Kristie Kercheval

Absent: None

Staff Present: Ata Khan, Deputy Director of Development Services Department
Geoffrey Starns, Planning Manager
Alina Barron, Associate Planner

PUBLIC COMMENT

None

COMMISSIONER COMMUNICATION

Commissioner Miranda Meza stated that she met with the person who applied for the Conditional Use Permit agendized on tonight’s meeting. She thanked this individual for meeting with her because it is good neighbor practice.

CONSENT CALENDAR

None

PUBLIC HEARING ITEMS

1. Conditional Use Permit (CUP 000360-2024)

Property location: 1313 East Phillips

Chairperson Camacho opened & closed the public comment.

Deputy Director Khan stated that a letter from Clean & Green was submitted as part of the public comment.

PC Resolution No. 24-005

A motion by Commissioner John Ontiveros, seconded by Commissioner Ron VanderMolen, carried by a unanimous vote of the members present (2-5-0-0) to continue the item to the next scheduled meeting of May 22 to return with additional clarity on the definitions and discussion – motion failed.

Chairperson Alfredo Camacho - no; Vice-Chairperson Kyle Brown – no; Commissioner Miranda Meza – no; Commissioner Urey – no; Commissioner Ontiveros – yes; Commissioner VanderMolen – yes; Commissioner Kercheval – no.

A motion by Commissioner Gwen Urey, seconded by Chairperson Alfredo Camacho, carried by a unanimous vote of the members present (4-2-1-0) to deny Conditional Use Permit (CUP 000360-2024) and have staff prepare a resolution denying the Conditional Use Permit (CUP 000360-2024) with findings made on the record.

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kyle Brown – yes; Commissioner Miranda Meza – abstain; Commissioner Urey – yes; Commissioner Ontiveros – no; Commissioner VanderMolen – no; Commissioner Kercheval – yes.

Deputy Director Khan stated that there is a 20-day appeal period.

OPPOSITION: Don Martin, a member from the public, spoke in opposition of this project.

Maria Elena Limon, Representative of Clean & Green, spoke in opposition of this project.
 Luis Gonzalez, Leader of Clean & Green, spoke in opposition of this project.
 Damiana Aldana, Board Member of Clean & Green, spoke in opposition of this project.
 Catherine Martins, Member of Clean & Green, spoke in opposition of this project.

IN SUPPORT: Benji Miller, owner, spoke in support of this project.
 Nef Cortez, Chairman of Pomona Chamber of Commerce, spoke in support of this project.

DISCUSSION TIME: 1 hour 37 minutes (7:08 p.m. to 8:45 p.m.)

2. Conditional Use Permit (CUP 000286-2024)

Property location: 2000 Pomona Boulevard

Chairperson Camacho opened & closed the public comment.

Deputy Director Khan stated that we received written comments for this project.

PC Resolution No. 24-006

A motion by Commissioner Urey, seconded by Commissioner VanderMolen, carried by a unanimous vote of the members present (6-1-0-0) to continue the item to the next scheduled meeting of May 22, 2024 to bring back clarity on the accessory versus primary storage as well as the definitions of the storage identified in the resolution.

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kyle Brown – no; Commissioner Miranda Meza – yes; Commissioner Urey – yes; Commissioner Ontiveros – yes; Commissioner VanderMolen – yes; Commissioner Kercheval – yes.

OPPOSITION: Damiana Alda, Board Member of Clean & Green, spoke in opposition of this project.
 Catherine Martinez, Member of Clean & Green, spoke in opposition of this project.
 Luis Gonzalez, Leader of Clean & Green, spoke in opposition of this project.

IN SUPPORT: Brian Wong, of North Palisade Partners, spoke in support of this item.
 Nef Cortez, Chairman of Pomona Chamber of Commerce, spoke in support of this project.

DISCUSSION TIME: 52 minutes (8:46 p.m. to 9:38 p.m.)

Deputy Director Khan asked for a three-minute recess.

3. Conditional Use Permit (CUP 22538-2023)

Property location: 1000 Walnut Avenue

PC Resolution No. 24-007

A motion by Commissioner Miranda Meza, seconded by Commissioner Urey, carried by a unanimous vote of the members present (7-0-0-0) to continue the item off calendar for the applicant to conduct additional studies and analysis.

Deputy Director Khan stated that this item would be re-noticed.

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

DISCUSSION TIME: 2 minutes (9:41 p.m. to 9:43 p.m.)

DISCUSSION ITEMS

4. Review of All Public Comment Letters Received to Date on Pomona Zoning Ordinance Update

Discussion only, no action taken.

Deputy Director Khan stated that we received a comment letter, which has been distributed to the Commissioners.

Mihran Toumajan, of NAIOP SoCal, spoke on this item.

Steve Masura, Rexford Industrial, spoke on this item.

DISCUSSION TIME: 27 minutes (9:44 p.m. to 10:11 p.m.)

STAFF COMMUNICATION

Deputy Director Khan stated that he is excited to introduce our Planning Manager Geoffrey Starns who will be attending the Planning Commission meetings. He said that he would be taking the division into a bit of a different direction by formally creating an urban design division for the City of Pomona. He mentioned that Geoff is an architect and already has assembled a team of three or four planners that will focus on the development plan and design reviews that we do in the city. He stated that they are going to champion the form and frontage and site considerations, while we separately build out a land use and entitlement team. He mentioned that he would continue to oversee the Historic Preservation Commission. He said that Geoff has been a huge asset to the City over the last three years. He also mentioned that Alex Jimenez is now our Senior Planner. He stated that a lot of good news happening in DSD that we are encouraged by trying to keep the the band together.

ADJOURNMENT

The Planning Commission meeting was adjourned by Chairperson Ontiveros at 10:17 p.m. to

the next regularly scheduled meeting of May 22, 2024 at 7:00 p.m.

Respectfully submitted,

Prepared by,

Ata Khan
Deputy Director DSD

Miroslava PourSanae
Administrative Assistant