



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

Wednesday, September 13, 2023

7:00 PM

Council Chambers

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
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
Geoffrey Starns, Supervising Planner

PUBLIC COMMENT

Damiana Aldana, of Clean and Green Pomona, stated that a six-month verification period is adequate for a non-conforming business. She stated that Pomona already uses the six-month period for waste and recycling businesses. She mentioned that they should not have to deal with a vacant property for more than six months while investors search for the perfect fit for their properties. She said that empty buildings encourages crime, vandalism and arson as Pomona has learned. She stated that it is not the community job to protect an investment strategy at all cost and perhaps the need of the community trumps those of an investor.

Lisa Engdhal, President of Clean and Green Pomona, stated that over ten years ago she spoke to a Code Enforcement Officer to inform him that several polluting businesses continued their horrible business practices; although, I reported them many times. She said that the officer told her that because of the zoning regulations and CUP all he can do is send the businesses a notice of correction. She mentioned that if the businesses continue their bad practices the City can move forward to revoke the license but this rarely happens. She said that the City has adopted a new general plan, which gives a vision of transition to our City's industrial areas into light industrial workplace zone. She stated that the zoning code update would put the general plan into zoning regulations and enable this proper enforcement. She mentioned that the Commissioners should not allow old industrial practices to continue in the new zoning code. She stated that our community health has been a very low priority and public decision for generations. She said this is why our community gets an "F" with the American Lung Association.

Mrs. Zang stated that several of us have been affected by the rezoning of the City. She mentioned that we will not be able to do distribution and it will be very difficult to continue this use. She said that it is not fair to rezone these lots.

COMMISSIONER COMMUNICATION

Commissioner Camacho asked about our advertisement regulations for cannabis.

Planning Manager Khan stated that we have perimeters within our Commercial Cannabis Permit program under Chapter 68 but it will be up to State law. He stated that there are only four legal operators in the City of Pomona.

CONSENT CALENDAR

None

PUBLIC HEARING ITEMS

None

DISCUSSION ITEMS**1. Zoning Clearance Procedures in Pomona Zoning Ordinance Update**

Discussion only, no action taken.

OPPOSITION: Mrs. Wang, business owner, spoke in opposition of this item.
Hazel Hue, business owner, spoke in opposition of this item.

IN SUPPORT: None

DISCUSSION TIME: 35 minutes (7:18 p.m. to 7:53 p.m.)

STAFF COMMUNICATION

Planning Manager Khan stated that we are still in public draft review mode. He mentioned that we wanted to take more time processing public comments that we have received from the community meetings that we held. He said that folks felt that staff should spend time doing site visits. He stated that we had a survey that was launched last week particularly to the workplace district, which was mailed to the tenants and owners. He said that from that we started to received responses; thus far, we have received several dozens. He mentioned that our community engagement team would be outreaching in the next two weeks. He stated that we would come back in October with the information we collected. He said that staff would be attending and presenting at the APA Conference in Fresno.

ADJOURNMENT

The Planning Commission meeting was adjourned by Chairperson Ontiveros at 7:57 p.m. to the next regularly scheduled meeting of September 27, 2023 at 7:00 p.m.

Respectfully submitted,

Prepared by,

Ata Khan
Planning Manager

Miroslava PourSanae
Administrative Assistant