



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 8, 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 Carlos Gomez
Commissioner Ron VanderMolen
Commissioner Dr. Kyle Brown

Absent: None

Staff Present: Anita Gutierrez, Development Services Director
Ata Khan, Planning Manager
Arnold Dichosa, City Engineer

PUBLIC COMMENT

None

COMMISSIONER COMMUNICATION

None

CONSENT CALENDAR**1. Approval of Draft Planning Commission Action Minutes meeting of August 25, 2021.**

A motion by Commissioner Urey, seconded by Commissioner Miranda Meza, carried by a unanimous vote of the members present (7-0-0-0) to approve the Action Minutes meeting of August 25, 2021.

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

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 1 minute (7:04 p.m. to 7:05 p.m.)

PUBLIC HEARING ITEMS

None

DISCUSSION**1. Discussion on Pomona Zoning Code Update (Continued from August 25, 2021).**

Ata Khan, Planning Manager, provided a presentation on this item. He stated that staff's approach would enable the City of Pomona to effectively implement the 2014 General Plan in a way that compliments the idea of it in form base, place space and using those concepts to transect. He said the goal for tonight is to see if there is any critical issues or concerns that the commission may have about this framework or approach. He said the presentation is about modular zoning system and Code Studio put it together. He stated that the intent is for city staff to understand the module approach to zoning. He said that we have a series of specific plans but not all of them are align with the 2014 Specific Plan. He expressed that we are implementing outdated plan policies. He mentioned that SB 330 is meant to provide an interim implementation of our General Plan, because we are beholden to those densities that were set. He stated that this would permanently adopt something that is consistent with our general plan. He said that the five modules that make up the zoning code are form (LM1), frontage (SH2), site (SH3), use (MX4) and density (T3). He mentioned that we have two module categories the first one is addressing built environment and the other is activity. He said that the category built environment includes building, relationship to the street and development standards. He stated the activity category includes use and density. He said the form category

would regulate building heights/widths, floor area and upper story bulk controls. He stated that the frontage category regulates how a building relates to 'public realm' (potentially includes sidewalk/streetscape). He mentioned that the site category regulates site design (pedestrian and automobile access). He said that the use category regulates activities on a lot such as permission levels and sets standards for different uses. He stated that the density category regulates the number of dwelling units. He mentioned as an example the Melia Home Project, which was 17 units an acre but the general plan calls for 70 units an acre. He said we should focus on these categories.

Anita D. Gutierrez, Development Director Services, mentioned that we are not starting from scratch in rethinking our density. She said we do have as a foundation a progressive adopted General Plan from 2014 that really sets the stage for maximum density and a clear vision how the city is contemplating our maximum development potential. She stated by separating form and use, as oppose to looking at a residential home, this could potentially be a commercial use if that home was in the right location. She stated that by doing this we look at how, from the built environment perspective, we really want our community to be shaped.

Ata said there are a couple of geographies that are excluded; for example, Specific Plans, Fairplex and Special Campuses. He said we are carrying over some recently adopted ordinances (no. 4285, 4284 & 4283) into the new code. He mentioned that a future phase is streets. He said step one is identifying the gaps, so that we know how many gaps we are dealing with.

Commissioner Miranda Meza asked if the Commission could provide input as to what aesthetic would be needed for example to raise a building. Ata said, "Yes".

Ata said the following gaps have been identified: densities are higher than what is suggested in some corresponding place types, some place types can be vague, and some parcels are classified as more than one place type. Ata explained what he would do to resolve these conflicts and gaps.

Commissioner Brown asked what is the difference between public engagement and project stakeholders. Ata said, public engagement is inclusive to community workshops and the stakeholders are, for example, architects, developers and nonprofit organizations. He mentioned that the general plan is only policy and provides direction. He said that zoning is legal language and it has teeth. He showed two examples the properties located at: 875 Orange Grove Avenue and 85 Auto Center Drive.

Commissioner Gomez asked if there is anything in the module where there will be a clean energy component (charging stations infrastructures for solar cars & traffic signals) for high density residential or other. Ata said, "There is definitely an opportunity".

Ata provided a project timeline graph from Code Studio. He said that the next step is spatial analysis. He stated that we have done stakeholder interviews and we intend to do webinars in November. He said we would draft a table of contents as well.

Commissioner Miranda Meza asked if there are any foreseeable unattended consequences if we move forward. Ata said, "If there are modules that don't capture everything that comes out of the community sentiment and conversations with stakeholders, but we feel confident right now".

Commissioner Urey said that this is the right direction and looks forward to learning more as you put it all together.

Commissioner Gomez said that the presentation was done well.

Anita mentioned that this is a huge leap forward to really push Pomona to be at the forefront and think about land use and put a health equity on things. She said that we are currently thinking about shifting towards the future and this will be the first step to create in spaces. She mentioned that she really likes this opportunity for this approach because we are really focusing on the policy and programs and creating in the spaces that we already have.

Commissioner VanderMolen gave kudos to Ata for his presentation. He asked staff if state legislature would have any effects on what we are trying to accomplish.

Vice-Chairperson Kercheval loved the presentation in particular the images.

Discussion only, action not taken.

DISCUSSION TIME: 1 hour 26 minutes (7:06 p.m. to 8:32 p.m.)

STAFF COMMUNICATION

Ata provided updates: Housing Element draft scheduled for release on September 27. We will take it to Council on October 4. Public Review Workshop (Planning Commission) scheduled for October 13. Stakeholder meetings, workshops scheduled for October 11-14. State (HCD) 60-Day review scheduled for Nov1-Dec 31. Modular Framework Memo, Stakeholder Meetings were scheduled in September 2021. Joint PC & Council Session scheduled for November 2021.

Anita stated that we are making progress in the development services review process streamlining. She said that the Fire Department would be in house two days a week for plan check review in mid-October. She mentioned the Water Department would also be in house once a week. She mentioned that we are currently in the implementation phase of Energov CFS program.

ADJOURNMENT

The Planning Commission meeting was adjourned by Chairperson Camacho at 8:39 p.m. to the next regularly scheduled meeting of September 22, 2021 at 7:00 p.m.

Respectfully submitted,



Ata Khan
Planning Manager

Prepared by,



Miroslava PourSanae
Administrative Assistant