

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

**Wednesday, March 13, 2024**

**7:00 PM**

**Council Chambers**

### **Planning Commission**

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

**A. CALL TO ORDER:**

*Chairperson Alfredo Camacho*

**B. PLEDGE OF ALLEGIANCE:**

*Chairperson Alfredo Camacho*

**C. ROLL CALL:**

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

**D. PUBLIC COMMENT:**

1. At this time, the general public is invited to address the Planning Commission concerning any items that are not listed on the agenda, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Comments from the public of any nonagenda items will be limited to three (3) minutes in accordance with City policy.

2. Any applicant or member of the public wishing to speak on any item that is listed on the agenda is requested to adhere to the following protocol procedures/guidelines:

a) When called upon, the person shall state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chairperson may, at his/her discretion, request that the group choose a spokesperson to address the Commission.

b) All remarks should be addressed to the Planning Commission as a whole, and not to individual Commissioners. Questions, if any, should be directed to the presiding Chairperson who will determine whether, or in what manner an answer will be provided.

*Speaker Times:*

*After the public hearing is opened, the chair will first call upon the applicant or their representative (s) to speak.*

*The applicant has up to eight (8) minutes to address the Commission.*

*After the Applicant has had an opportunity to speak, the Chair will call upon any members of the public wishing to speak on the item. Each person speaking either in favor or in opposition shall be allowed to speak for not more than three (3) minutes, provided that, due to the number of speakers, the Chair, with the consensus of the Commission, may reduce the time each speaker is allowed to speak.*

*After all speakers have had an opportunity to speak, the Applicant shall have up to five (5) minutes for rebuttal of any opposition raised. The Planning Commission may permit the applicant to exceed the preceding time limits if the Commission determines that the proposed project's complexity requires additional time for the applicant to make an adequate presentation.*

3. Together the Planning Commission members, City Staff and public honor Pomona's important City meeting values:

a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.

b) To affirm Pomona's dedication to lead as a Compassionate City.

*Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together.*

**E. COMMISSIONER COMMUNICATION:****F. CONSENT CALENDAR:**

*All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.*

**1. Temporary Use Permit (TUP-000214-2024)**

Project Address: 2115 S. Garey Ave.  
Project Applicant: Century Communities, LLC  
Project Planner: Vinny Tam, Senior Planner  
Council District: CC District No. 2

A request to extend by one year, a temporary sales office at 2115 S. Garey Ave. in association with the development of 156 units approved under DPR-013326-2020 and TRACTMAP-013327-2020.

**Recommendation:**

Staff recommends that the Planning Commission approve a one-year time extension subject to the conditions of TUP-000214-2024.

**Attachments:**     [Staff Report](#)  
                              [Attachment 1 - Approval Letter for TUP-020535-2023](#)  
                              [Attachment 2 - Project Plans](#)

**2. Extension of Time (EXT-000248-2024)**

Project Address: 3101 W. Temple  
Project Applicant: Chloe Liu for Investel One, LLC  
Council District: CC District No. 5

Request for a one-year time extension for Conditional Use Permit (CUP 14649-2020) which includes a proposal to develop a new seven-story 57,724 square foot hotel with 90 new guest rooms, one fitness room, and entry lobby, as an extension of the existing Double Tree Hotel This would be the first time extension request for this project.

**Recommendation:**

Staff recommends that the Planning Commission approve a one-year time extension subject to the conditions of PC Resolution No. 22-008.

**Attachments:**     [Staff Report](#)  
                              [Attachment 1: Applicant Letter](#)  
                              [Attachment 2: RES. 2022-008 \(CUP 14649-2020\)](#)  
                              [Attachment 3: Approved Plans \(Reduced Set\)](#)

**G. PUBLIC HEARING:**

**H. DISCUSSION ITEMS:****1. Electric Vehicle Charging Stations (EVCS) Permitting for Medium and Heavy Duty (M&HD) Vehicles**

Staff will facilitate a discussion on State of California law pertaining to electric vehicle charging stations (EVCS), with an emphasis on its implications for permitting medium and heavy-duty (M&HD) electric vehicle stations within the City.

**Attachments:**     [Staff Report \(EVCS\)](#)  
                              [Attachment 1: M&HD EVCS Guidebook](#)  
                              [Attachment 2: EVCS Guidebook](#)  
                              [Attachment 3: Existing City EVCS Ordinance](#)

**I. STAFF COMMUNICATION:****ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of March 27, 2024 starting at 7:00 p.m. in the Council Chambers.*

**CERTIFICATION OF POSTING AGENDA:**

*I, Ata Khan, Planning Manager for the City of Pomona, hereby certify that the agenda for the March 13, 2024 meeting of the Planning Commission was posted in City Hall and on the City's website [www.pomonaca.gov](http://www.pomonaca.gov) on March 8, 2024. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/Ata Khan, Planning Manager*