



505 S. Garey Ave  
Pomona, CA 91766

# City of Pomona

## Planning Commission

### Action Minutes

*Chairperson Alfredo Camacho*  
*Vice-Chairperson Kristie Kercheval*  
*Commissioner Jorge Grajeda*  
*Commissioner Gwen Urey*  
*Commissioner Richard Bunce*  
*Commissioner VanderMolen*  
*Commissioner Dr. Kyle Brown*

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Wednesday, August 12, 2020

7:00 PM

Via Video Conference

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#### **CALL TO ORDER**

Chairperson Camacho called the Planning Commission meeting to order at 7:02 p.m. Via Video Conference.

#### **PLEDGE OF ALLEGIANCE**

Vice-Chairperson Kercheval led the Pledge of Allegiance.

#### **ROLL CALL**

Present: Chairperson Alfredo Camacho  
Vice-Chairperson Kristie Kercheval  
Commissioner Jorge Grajeda  
Commissioner Gwen Urey  
Commissioner Richard Bunce  
Commissioner VanderMolen  
Commissioner Dr. Kyle Brown

Absent: None

Staff Present: Anita D. Gutierrez, Development Services Director  
Gustavo N. Gonzalez, Planning Manager  
Vinny Tam, Senior Planner  
Alex Jimenez, Assistant Planner  
Lynda Lara, Assistant Planner  
Arnold Dichosa, City Engineer

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Marco Martinez, Deputy City Attorney

## **PUBLIC COMMENT**

None

## **CONSENT CALENDAR**

**1. Approval of draft Planning Commission Action Minutes meeting of June 10, 2020, June 24, 2020, July 8, 2020 and July 22, 2020.**

**A motion was made by Commissioner Urey, seconded by Commissioner Brown, carried by a unanimous vote of the members present (7-0-0-0), to approve the Action Minutes.**

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda – yes; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown - yes.

**OPPOSITION:** None

**IN SUPPORT:** None

**DISCUSSION TIME:** 2 minutes (7:06 p.m. to 7:08 p.m.)

### **2. Time Extension (EXT 13993-2020)**

**Location:** 1538 S. Towne Avenue

**Request:** A one-year time extension for Conditional Use Permit (CUP 9744-2018).

**A motion was made by Commissioner Urey, seconded by Commissioner Bunce, carried by 6 “yes” votes and 1 “no” vote (6-1-0-0) to approve Time Extension (EXT 13993-2020) granting a one-year time extension for Conditional Use Permit (CUP 9744-2018).**

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda – no; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown - yes.

**OPPOSITION:** None

**IN SUPPORT:** None

**DISCUSSION TIME:** 14 minutes (7:09 p.m. to 7:23 p.m.)

### **3. Time Extension (EXT 14042-2020)**

**Location:** 1439 S. Palomares Street

**Request:** A one-year time extension for Conditional Use Permit (CUP 7985-2017) and Tentative Parcel Map (TPM 7550-2017) which proposes to construct three detached, two-story single-family structures, totaling six (6) units on a property.

**A motion was made by Commissioner Urey, seconded by Commissioner Bunce, carried by 6 “yes” votes and 1 “no” vote (6-1-0-0) to approve Time Extension (EXT 14042-2020) granting a one-year time extension for Conditional Use Permit (CUP 7985-2017) and Tentative Parcel Map (TPM 7550-2017).**

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda – no; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown - yes.

**OPPOSITION:** None

**IN SUPPORT:** None

**DISCUSSION TIME:** 14 minutes (7:09 p.m. to 7:23 p.m.)

### **PUBLIC HEARING ITEMS**

#### **1. Conditional Use Permit (CUP 012399-2019) (Continued from July 22, 2020)**

**Location:** 3109 N. Garey Avenue

**Request:** A Conditional Use Permit to allow the sale of alcoholic beverages (Off-sale Beer & Wine – Type 20 ABC License) for off-site consumption in conjunction with a new convenience store within an existing 2,375 square foot tenant space.

**Environmental Determination:** Per the California Environmental Quality Act (CEQA), the proposed project, meets the criteria for a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, 15301.

#### **Resolution No. 20-032**

**A motion was made by Vice-Chairperson Kercheval, seconded by Commissioner Brown, carried by 7 “yes” votes and 0 “no” vote (7-0-0-0) to adopt the resolution denying Conditional Use Permit (CUP 012399-2019).**

Chairperson Alfredo Camacho- yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda - yes; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown – yes.

**OPPOSITION:** None

**IN SUPPORT:** None

**DISCUSSION TIME:** 4 minutes (7:24 p.m. to 7:28 p.m.)

**2. Major Site Development Permit (MAJSDP 13631-2020) (Continued from July 8, 2020)**

**Location:** 55-65 Rancho Camino Drive

**Request:** An amendment to a previously-approved Major Site Development Permit to redesign a proposed mixed-use project consisting of a hotel, health club, and multi-family residential units in the Transit Oriented District Neighborhood segment of the Phillips Ranch Specific Plan (PRSP).

**Environmental Determination:** Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), and CEQA Guidelines Section 15162, the proposed modifications to the Project remain consistent with the Certified Pomona Hyatt Place Hotel Project Final Environmental Impact Report (FEIR) adopted in 2018 and will not create new significant impacts than those otherwise disclosed in FEIR. Therefore, no further environmental review is required.

**Resolution No. 20-033**

**A motion was made by Commissioner Brown, seconded by Vice-Chairperson Kercheval, carried by 7 “yes” votes and 0 “no” vote (7-0-0-0) to approve Major Site Development Permit (MAJSDP 13631-2020) as recommended by staff with additional conditions (1) maintain the site clean and (2) to file a no trespassing letter.**

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda - yes; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown – yes.

**OPPOSITION:** None.

**IN SUPPORT:** The applicant spoke in support of the project.

**DISCUSSION TIME:** 18 minutes (7:29 p.m. to 7:47 p.m.)

**3. Conditional Use Permit (CUP 12927-2019)**

**Location:** 500 Humane Way

**Request:** A Conditional Use Permit to construct a new two-story 7,721 square-foot veterinary clinic building on an existing site developed with animal shelters, veterinary services and offices of the Inland Valley Human Society.

**Environmental Determination:** Per the California Environmental Quality Act (CEQA), the proposed project, meets the criteria for a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, 15301.

**Resolution No. 20-034**

**A motion was made by Commissioner Bunce, seconded by Commissioner Urey carried by 7 “yes” votes and 0 “no” vote (7-0-0-0) to approve Conditional Use Permit (CUP 12927-2019) with additional conditions (1) to accept the Los Angeles County Sanitization District recommendation (2) to file a no trespassing letter with the Police Department (3) maintain the site clean during construction & right up into they open.**

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda - yes; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown – yes.

**OPPOSITION:** None

**IN SUPPORT:** The applicant spoke in support of the project.

**DISCUSSION TIME:** 17 minutes (7:48 p.m. to 8:05 p.m.)

#### **4. Tentative Tract Map (TRACTMAP 11206-2019)**

**Location:** 1150 Buena Vista Avenue

**Request:** A Tentative Tract Map for condominium purposes to allow the subdivision of six, two-story residential units on an undeveloped 0.68-acre lot in the R-2 (Low Density Multiple Family) Zone.

**Environmental Determination:** Per the California Environmental Quality Act (CEQA), the proposed project, meets the criteria for a Class 31 (In-Fill Development) Categorical Exemption pursuant to Section 15332.

#### **Resolution No. 20-035**

**A motion was made by Vice-Chairperson Kercheval, seconded by Commissioner VanderMolen, carried by 6 “yes” votes and 1 “no” vote (6-1-0-0) to approve Tentative Tract Map as proposed by staff.**

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda - no; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown – yes.

**OPPOSITION:** Freddy spoke in opposition of the project.  
Michelle Rodriguez commented in opposition of the project (via comment box).  
A letter was submitted in opposition of the project.

**IN SUPPORT:** The applicant spoke in support of the project.

**DISCUSSION TIME:** 35 Minutes (8:06 p.m. to 9:41 p.m.)

**DISCUSSION**

None

**Adjournment**

The Planning Commission meeting was adjourned by Chairperson Camacho at 8:50 p.m. to the Joint Study Session Meeting with the City Council and Planning Commission of August 17, 2020 at 6:00 p.m.

Respectfully submitted,

Prepared by,

Anita D. Gutierrez, AICP  
Development Services Director

Miroslava PourSanae  
Administrative Assistant