



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*

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Wednesday, January 27, 2021

7:00 PM

Via Video Conference

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#### **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 D. Gutierrez, Development Services Director  
Ata Khan, Planning Supervisor  
Alina Barron, Assistant Planner  
Vinny Tam, Senior Planner  
Arnold Dichosa, City Engineer  
Marco Martinez, Deputy City Attorney

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**PUBLIC COMMENT**

None

**CONSENT CALENDAR****1. Approval of Draft Planning Commission Action Minutes meeting of January 13, 2021**

**A motion was made by Commissioner Urey, seconded by Commissioner Gomez, carried by a unanimous vote of the members present (7-0-0-0) to approve the action minutes meeting of January 13, 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:** 2 minutes (7:05 p.m. to 7:07 p.m.)

**2. Time Extension (EXT 015263-2021)**

**Location:** 1791 Gillette Road

**Request:** A one-year time extension for Conditional Use Permit (CUP 12-004) and Variance (VAR 12-002) which proposes the construction of a six-story, 105 room hotel development, an increase in building height from two stories to six stories, and a decrease in required parking lot landscape planter width on a site measuring 2.09 acres in size located at 1791 Gillette Road.

**A motion was made by Commissioner Urey, seconded by Commissioner Gomez, carried by a unanimous vote of the members present (7-0-0-0) to approve Time Extension (EXT 015263-2021) granting a one-year time extension for Conditional Use Permit (CUP 12-004) and Variance (VAR 12-002).**

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:** 2 minutes (7:05 p.m. to 7:07 p.m.)

**PUBLIC HEARING ITEMS****1. Modification of Conditional Use Permit (CUP 014521-2020) and Sign Variance (SIGNVAR 015286-2021)**

**Location:** 2518 N. Towne Avenue

**Request:** Modification of a Conditional Use Permit (CUP 014521-2020) modifying Conditional Use Permit (CUP 04-050) to allow for the conversion of a full service mechanical car wash to a self-service automated car wash; and a Sign Variance (SIGNVAR 015286-2021) to provide relief from the monument sign street frontage standard listed in Pomona Zoning Ordinance Section on an existing property located in the C-4 Highway Commercial Zone.

**Resolution No. 21-001**

**Resolution No. 21-002**

**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 Conditional Use Permit (CUP 014521-2020) and Sign Variance (SIGNVAR 015286-2021).**

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:** Ronald Jones, applicant, spoke in support of this project.

**DISCUSSION TIME:** 27 minutes (7:08 p.m. to 7:35 p.m.)

**2. Tentative Tract Map No. 83141 (TRACTMAP 13947-2020)**

**Location:** 875 W. Orange Grove Avenue

**Request:** Subdivide a 3.60 acre site under a Tentative Tract Map for condominium purposes in association with the development of 33 detached, two-story, single-family residential units, as well as on-site and off-site improvements including, utilities, private streets, and private and common open space.

**A motion was made by Commissioner Urey, seconded by Commissioner VanderMolen to continue to a time uncertain; the motion was not entertained thus the request to continue to a time uncertain failed.**

**A motion was made by Commissioner Urey, seconded by Commissioner VanderMolen, carried by a unanimous vote of the members present (6-1-0-0) to continue to the next scheduled meeting of February 10, 2021.**

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval - no; Commissioner Miranda Meza – yes; Commissioner Urey - yes, Commissioner Gomez - yes; Commissioner VanderMolen – yes; Commissioner Brown – yes.

**OPPOSITION:** Gloria Torres, a member of the public, spoke in opposition of the project.  
Victoria Torres, a member of the public, commented in opposition of the project (via chat).

**IN SUPPORT:** Terry Tent, applicant, spoke in support of the project.  
Pastor Lauren, a member of the public, spoke in support of the project.

**DISCUSSION TIME:** 1 hour 37 minutes (7:36 p.m. to 9:13 p.m.)

### **3. Conditional Use Permit (CUP 15110-2020)**

**Location:** 252 Buena Vista Avenue

**Request:** Modify a single existing condition on Conditional Use Permit 13-014 (Condition #19 of PC Resolution No. 14-013) pertaining to compliance with off-street parking requirements for the industrial facility located at 252 Buena Vista Avenue.

#### **Resolution No. 21-003**

**A motion was made by Commissioner Brown, seconded by Commissioner Urey, carried by a unanimous vote of the members present (7-0-0-0) to approve modification of Conditional Use Permit (CUP 15110-2020).**

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:** Casey Lee, applicant, spoke in support of the project.

**DISCUSSION TIME:** 14 minutes (9:14 p.m. to 9:28 p.m.)

### **DISCUSSION**

#### **1. Establish Adhoc Committee for Cell Towers**

Commissioner Brown, Commissioner Urey and Commissioner Gomez volunteered to be a member of the Wireless Communication Facility Adhoc Committee and to provide a report to the Commission within 2-3 months.

**DISCUSSION TIME:** 7 MINUTES (9:29 p.m. to 9:36 p.m.)

**Adjournment**

The Planning Commission meeting was adjourned by Chairperson Camacho at 9:37 p.m. to the next regularly scheduled meeting of February 10, 2021 at 7:00 p.m.

Respectfully submitted,

Prepared by,

Anita D. Gutierrez, AICP  
Development Services Director

Miroslava PourSanae  
Administrative Assistant