



505 S. Garey Ave  
Pomona, CA 91766

# City of Pomona

## Planning Commission

### Draft 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, August 25, 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 Gutierrez, Development Services Director  
Ata Khan, Planning Manager  
Vinny Tam, Senior Planner  
Alina Barron, Associate Planner  
Arnold Dichosa, City Engineer  
Sonia Carvalho, City Attorney  
Rosalia Butler, City Clerk

**PUBLIC COMMENT**

None

**PRESENTATIONS**

Rosalia Butler, City Clerk, stated that the City of Pomona implemented new By-Laws for all Commissions and introduced the City Attorney.

Sonia Carvalho, City Attorney, opened the presentation on this item. She mentioned the purpose of this conversation is to help the Planning Commission understand their role, so that they can best serve the community and the people that come forward the commission with their application. She stated that some of the powers and duties of the Planning Commission are to recommend to the City Council a General Plan, act as an advisory body for the City Council, and act as the hearing body for CUPs and Variances. She reminded the Planning Commission that they are public officials and to be mindful that what they say and do reflects the city. She expressed that if you are acting as a commissioner and meeting with an applicant to make sure to disclose this on the record. She stated that a good commissioner must know the Council priorities and understand/follow the Brown Act and respect City Council decisions regardless of personal views. She gave a synopsis of what is consider a meeting, so that the commission understands if they are in violation of the Brown Act. She mentioned that any changes to the Bylaws must be adopted by City Council.

Commissioner Gomez asked the City Attorney who is policing the City Council. Sonia stated that the voters elected the city council members, but if there is a problem that the commissioners should reach out to staff and her to help mitigate the issue.

Commissioner Brown expressed that in the meetings during discussion items the Action Minutes do not capture the full conversation and it seems like an inadequate form of recording. Sonia responded that she has had conversations with City Council about recording and publishing meetings and said that this is an ongoing conversation.

**COMMISSIONER COMMUNICATION**

None

**CONSENT CALENDAR****1. Approval of Draft Planning Commission Action Minutes meeting of August 11, 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 11, 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 (7:55 p.m. to 7:56 p.m.)

### **PUBLIC HEARING ITEMS**

#### **1. Development Plan Review (DPR 13326-2020); Tentative Tract Map (TRACTMAP 13327-2020)**

**Location:** 2115 S. Carey Avenue

**Request:** To develop 8.96 acres, currently vacant, with 156 residential units as well as associated on-site and off-site improvements including, utilities, private streets, common and private open space, tot lot, and community swimming pool.

**Environmental Determination:** Per the California Quality Act (CEQA), this project meets the criteria for an exemption under Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning).

\*Anita D. Gutierrez, Development Services Director, asked the commission if any commissioners would like to disclose any ex parte communication. Anita stated that the Applicant had reached out to her seeking a meeting with the Chair of the Commission and she subsequently reached out to Chair Camacho and asked him if he would like to meet with the applicant.

\*Chair Camacho said he met with the applicant on Monday to discuss the site plan for this project. He asked the applicant if this project will be a gated community, because he wanted to see his vision for this project. He also asked about walkability for those homes located on the west side of the property and questions related to the green space and amenities.

**Resolution No. 21-022**

**Resolution No. 21-023**

**A motion by Commissioner Brown, seconded by Vice-Chairperson Kercheval, carried by a unanimous vote of the members present (7-0-0-0) to approve Development Plan Review (DPR 13326-2020) and Tentative Tract Map (TRACTMAP 13327-2020) as proposed by staff.**

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:** A member of the public spoke in opposition of this project.

**IN SUPPORT:** Chad Brown, of Melia Homes Inc., spoke in support of the project.  
EverCrest D & M stated via chat that they are in support of this project.

\*There were several questions from members of the public related to a perimeter wall/gate and date of completion for this project.

**DISCUSSION TIME:** 1 hour 3 minutes (7:57 p.m. to 9:00 p.m.)

**2. Development Plan Review (DPR 15420-2021) and Tentative Tract Map (TRACTMAP 15421-2021)**

**Location:** 2769 N. Garey Avenue

**Request:** A Development Plan Review (DPR 15420-2021) to develop 3.1 acres, currently developed as a parking lot, with 73, 3-story townhomes with attached garages and various on-site landscape and hardscape improvements on a property located at 2769 N. Garey Avenue within Transit-Oriented District of the Pomona Corridors Specific Plan.

**Environmental Determination:** Per the California Quality Act (CEQA), this project meets the criteria for an exemption under Section 15182 (Projects Pursuant to a Specific Plan).

**Resolution No. 21-024**

**Resolution No. 21-025**

**A motion by Commissioner VanderMolen, seconded by Commissioner Brown, carried by 6 “yes” votes and “1” no vote of the members present (6-1-0-0) to approve Development Plan Review (DPR 15420-2021) and Tentative Tract Map (TRACTMAP 15421-2021) with the condition that the applicant attain legal instrument documenting that they have access to Wixler and Breckenridge Street.**

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

**OPPOSITION:** Robert Barnes spoke in opposition of this project.

**IN SUPPORT:** Matt Maehara, of MLC Holdings, provided a presentation in support of this project.

**DISCUSSION TIME:** 59 minutes (9:01 p.m. to 10:00 p.m.)

**DISCUSSION**

1. Discussion on Pomona Zoning Code Update.

**A motion by Commissioner Brown, seconded by Commissioner Miranda Meza, carried by a unanimous vote of the members present (7-0-0-0) to continue the item to the next scheduled meeting of September 8, 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 (10:01 p.m. to 10:03 p.m.)

**STAFF COMMUNICATION**

Ata Khan provided updates for “Prohousing” in Pomona. He said that staff has had good discussion on this topic and would like to present the Public Draft of the Housing Element document to the meeting of October 13, 2021 (instead of September 8, 2021). He stated that Planning does intend to circulate the public review draft tentatively September 20, 2021. He stated that the Modular Framework will be scheduled on September 8, 2021 and the targeted stakeholder meeting will be next week. He mentioned that the department has promoted Alina Barron and Alex Jimenez to an Associate position.

Anita D. Gutierrez stated the City will be partnering with Claremont Lincoln University (on-line school) to be part of the pilot project to create a storing map for Pomona. She said we will be focusing on red lining practices, development of interchanges and health equity within the city. She mentioned that we did receive funding for a city wide historic context statement.

**ADJOURNMENT**

The Planning Commission meeting was adjourned by Chairperson Camacho at 10:09 p.m. to the next regularly scheduled meeting of September 8, 2021 at 7:00 p.m.

Respectfully submitted,

Prepared by,

Ata Khan  
Planning Manager

Miroslava PourSanae  
Administrative Assistant