



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

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. The presentation was prepared by the consultant, Code Studio. The purpose of the presentation is to share a “modular” framework for how the City’s zoning code can be implemented, and to seek Commission buy into to this approach.

Anita D. Gutierrez, Development Director Services, mentioned that the City is not starting from scratch in rethinking our density. She said we do have as a foundation the 2014 Pomona General Plan which 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 opposed 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.

Commissioner Miranda Meza asked about the Commission’s ability to have involvement in aesthetics and other considerations for housing. Staff responded affirmatively.

Commissioner Brown asked what is the difference between public engagement and project stakeholders. Ata said, public engagement is inclusive of community workshops and the stakeholders are, for example, architects, developers and nonprofit organizations. He stated that similar to the Pro Housing Pomona effort, that outreach would include general engagement workshop and more targeted engagement with all stakeholders that are seeking to share their perspective and knowledge on the code.

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. Staff stated that there is an opportunity to accomplish this through regulation or incentive.

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. Staff stated that there is confidence in this approach.

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 lens on land use.

Commissioner VanderMolen asked how to reconcile State laws that are recently adopted. Staff mentioned that there is an opportunity to get ahead of these laws in a way that considers local needs.

The Commission was in agreement that the presentation was understood by all and that there is confidence in moving forward with the modular framework approach.

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 starting 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,

Prepared by,

Ata Khan
Planning Manager

Miroslava PourSanae
Administrative Assistant