



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, October 13, 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

Absent: Commissioner Dr. Kyle Brown (excused)

Staff Present: Anita D. Gutierrez, Development Services Director
Ata Khan, Planning Manager
Vinny Tam, Senior Planner
Arnold Dichosa, City Engineer
Henry Castillo, Interim Assistant Attorney

PUBLIC COMMENT

None

COMMISSIONER COMMUNICATION

Commissioners Urey announced that in CalPoly Pomona we have scheduled the Town Ride Bike Ride on Friday, March 25, 2022.

Chairperson Camacho said he was asked to be a panelist at the housing workshop, which was monitored by Council Member Garcia. He mentioned that it was a great event.

Chairperson Camacho stated that Anita D. Gutierrez, Development Services Director, extended an invitation and attended the "Maps Don't Lie" event hosted by Lincoln University. He mentioned that it was a great event and was thankful to Anita for the invitation.

CONSENT CALENDAR**1. Approval of Draft Planning Commission Action Minutes meeting of September 22, 2021.**

A motion by Vice-Chairperson Kercheval, seconded by Commissioner VanderMolen, carried by a unanimous vote of the members present (5-0-0-2) to approve the Consent Calendar.

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval - yes; Commissioner Miranda Meza – yes; Commissioner Urey - yes, Commissioner Gomez – unable to vote due to technical difficulties; Commissioner VanderMolen – yes; Commissioner Brown – absent.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 1 minute (7:07 p.m. to 7:08 p.m.)

2. Time Extension (EXT 016937-2021)

Location: 888 W. Mission Blvd.

A motion by Vice-Chairperson Kercheval, seconded by Commissioner VanderMolen, carried by a unanimous vote of the members present (5-0-0-2) to approve the Consent Calendar.

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval - yes; Commissioner Miranda Meza – yes; Commissioner Urey - yes, Commissioner Gomez – unable to vote due to technical difficulties; Commissioner VanderMolen – yes; Commissioner Brown – absent.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 1 minute (7:07 p.m. to 7:08 p.m.)

DISCUSSION ITEMS

1. Study Session: Public Draft of Pro Housing Pomona, Sixth Cycle Housing Element

Molly Mendoza, of Kimley Horn, facilitated the presentation on this item.

Molly Mendoza provided a Housing Element Update. She said the City of Pomona is currently in the process of updating its sixth cycle housing element. She mentioned that the housing element is a chapter of the City's General Plan and the only chapter that is required to be updated by State law every eight years. She stated that the goal is to demonstrate Pomona's ability to accommodate current and future housing needs and to establish policies and support opportunities for housing of all income types. She said that Pomona is allocated a certain amount of units that are categorized by income and it is determined by HDC. She mentioned that the City is seeking Pro-Housing Designation. She informed the Commission of all the outreach to date, which gathered insight from stakeholders, industry professionals and interested parties.

Ata Khan, Planning Manager, informed the Commission about the context of the public review that is available. He spoke about the executive summary of key findings, which is broken up into five sections. He mentioned that the Housing Needs Assessment – Section 1 is based on two sources, data trends and public engagement. He stated that the Existing Housing Constraints – Section 2 pertains to constraints like Pomona's zoning regulations, which contains outdated development standards that limit housing development. He said that the Existing Housing Resources – Section 3 pertains to resources like financial resources, Specific Plans, SB 330 Overlay and ADUs to accommodate housing needs. He said Affirmatively Furthering Fair Housing – Section 4 consist of analyzing discriminatory housing practices toward residents of color, overall lack of affordable housing for low-income residents, challenges finding housing near economic opportunities, landlord-tenant conflict and unresolved fair housing disputes and unsafe or unsanitary living conditions and housing problems. He mentioned that The Plan for Pro Housing Pomona – Section 5 consist of five goals to guide the city into the next eight years with a set of policies and actions.

Commissioner Miranda Meza asked if this would cause displacement. Ata said that the sites that have been identified would not create displacement.

Molly informed the Commission and the public how to access and comment on the Draft. She said that next week she is going to host a second Community Workshop on October 20, 2021. She stated public comment for the draft closes November 2021 then the document will be prepared to send to HCD for their review. She said following submittal, she anticipates a comment letter from HCD. She mentioned that a public hearing has been scheduled for February of 2022.

Commissioner Miranda Meza thanked staff for considering the input the public provided on the draft.

Commissioner Urey said she likes what she sees and is excited to see some of the work that

will come from this. She asked about the fair housing portion, which listed protected classes, because she found that it was incomplete. She stated if sexual orientation or gender identity on the list of protected classes. Ata said we intend to be as inclusive as possible and will revisit the definition, so that we are not intentionally omitting anyone. Molly said she will ensure inclusivity in the protected classes of the draft.

Vice-Chairperson Kercheval asked to revisit loans for ADUs. She said that staff identify only two parcels in the Phillips Ranch area, which is interesting. She was astounded that half of the people in Pomona experience a housing problem.

Commissioner Gomez said that he appreciates that Molly has put these plans into action.

Commissioner VanderMolen gave kudos to staff. He said he wanted to address a comment that was mentioned by Commissioner Urey in respects to inclusivity. He said maybe a term or two was not put in the draft but the intent where the city is going as far as inclusivity is there. He asked a question about allocation and the growth projection of 30,000 in the next ten years. Ata and Molly provided a response to his question.

Anita D. Gutierrez, Development Services Director, stated that I think it is important in those calculation estimates to understand how the arena is calculated and the methodology that they use. She said based on the methodology they focus on high transit centers and where they want people to live. She said Pomona will score high in that methodology to receive more of the lion share of the population.

Ata said Ontario and Chino are projected to grow a lot faster than Pomona.

Vice-Chairperson Kercheval said that she did not see solar in the document. Molly said there is a section about energy efficient and conservation in Appendix B.

Commissioner VanderMolen asked if the housing mandate about solar in effect.

Anita said that as of January 2020 for residential properties.

Chairperson Camacho said that the draft is robust and comprehensive because it tight housing with the need for shelter. He said that walkability & livability was not as explicit listed on the draft. He stated that it is important to include walkability & livability because our city is growing and climate change is real.

Ata said he appreciates everyone's comments and the discussion has been insightful.

Discussion only, no action taken.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 1 hour and 26 minutes (7:09 p.m. to 8:35 p.m.)

PUBLIC HEARING ITEMS

1. Tentative Tract Map No. 83313 (TRACTMAP 15269-2021)

Location: 528 E. Grove Street

Request: To subdivide a 3.58 acre site located at 528 E. Grove St. under a Tentative Tract Map for condominium purposes in association with the development of 38 detached, two-story, residential units, as well as on-site and off-site improvements including, utilities, private streets, and open space.

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) of CEQA.

Commissioner Urey asked why is there a sidewalk in the outside of the houses but not the inside. Vinny Tam, Senior Planner, said based on some of the standards that are established under the small lot zone as well as maintaining an appropriate drive width. He stated that there was not enough space to accommodate the second sidewalk in the interior. He said it could be redesign to add sidewalk; however, it will have other impacts.

Vice-Chairperson Kercheval said the only solution is to have less housing. Vinny stated it could be redesign in multiple configuration such as reducing the number of units, open space and driveway size.

Terry Kent, applicant, stated that the church has not been in operation at least for two decades and has become an eyesore in the neighborhood. He said we are boarding it up week after week. He mentioned these are very traditional homes and had a community outreach prior to bringing it to the Commission. He mentioned that these are listed as condominiums but are not attached homes. He said that there is an HOA, so that all the rules are followed. He mentioned that the houses are green built and will have solar. He stated that they are pre-wire so the homeowners can put a vehicle charger but we do not put the electrical charger. He said this is an HOA but it is not gated. He mentioned that it is less than a ½ mile to the transit center on Garey and Bonita.

Gwendolyn Janelle, member from the public, stated that she lives across the street from the church that has been demolished at 528 E. Grove Street. She said that the owner would like to build condominiums at this site and many of us do not agree with this project.

A member of the public said that this area caters predominantly to seniors and asked what demographics the applicant was targeting. He also asked 3.5 acres is not enough space for 38 spaces and parking. He stated that this project would attract a lot of traffic.

Commissioner Urey expressed that she is not too happy about the sidewalk situation. She said the train center is about 1 mile away so people will be driving.

Commissioner VanderMolen stated that he has driving around this area and he thinks this is a vast improvement.

A motion by Commissioner VanderMolen, seconded by Vice-Chairperson Kercheval, carried by a unanimous vote of the members present (5-0-0-2) to approve Tentative

Tract Map No. 83313 (TRACTMAP 15269-2021)

Chairperson Alfredo Camacho - yes; Vice-Chairperson Kristie Kercheval - yes; Commissioner Miranda Meza – unable to vote due to technical difficulties; Commissioner Urey - yes, Commissioner Gomez – yes; Commissioner VanderMolen – yes; Commissioner Brown – absent.

OPPOSITION: Gwendolyn Janelle spoke in opposition of the project.
A member from the public spoke in opposition of the project.

IN SUPPORT: Terry Kent, applicant, spoke in support of the project.

DISCUSSION TIME: 40 minutes (8:36 p.m. to 9:16 p.m.)

STAFF COMMUNICATION

Ata provided the Commission with some updates. He said that we will have a workshop next week and then we will submit to the State. He mentioned that the zoning update is continuing along and we will be holding our first community meeting in November 8, 2021.

ADJOURNMENT

The Planning Commission meeting was adjourned by Chairperson Camacho at 9:19 p.m. to the next regularly scheduled meeting of October 27, 2021 at 7:00 p.m.

Respectfully submitted,

Prepared by,

Ata Khan
Planning Manager

Miroslava PourSanae
Administrative Assistant