

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, May 27, 2026

7:00 PM

Council Chambers

Planning Commission

Chairperson Delana Martin-Marshall

Vice-Chairperson Andrew R. Kane

Commissioner Alfredo Camacho

Commissioner Marcos Molina

Commissioner John Ontiveros

Commissioner Philip Chu

Commissioner Edgar Rodriguez

A. CALL TO ORDER:

Chairperson Delana Martin-Marshall

B. PLEDGE OF ALLEGIANCE:

Chairperson Delana Martin-Marshall

C. ROLL CALL:

Chairperson Delana Martin-Marshall, Vice-Chairperson Andrew R. Kane, Commissioner Alfredo Camacho, Commissioner Marcos Molina, Commissioner John Ontiveros, Commissioner Philip Chu, Commissioner Edgar Rodriguez

D. PUBLIC COMMENT:

1. *At this time, the general public is invited to address the Planning Commission concerning any items that are not listed on the agenda, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Comments from the public of any nonagenda items will be limited to three (3) minutes in accordance with City policy.*

2. *Any applicant or member of the public wishing to speak on any item that is listed on the agenda is requested to adhere to the following protocol procedures/guidelines:*

a) When called upon, the person shall state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chairperson may, at his/her discretion, request that the group choose a spokesperson to address the Commission.

b) All remarks should be addressed to the Planning Commission as a whole, and not to individual Commissioners.

Questions, if any, should be directed to the presiding Chairperson who will determine whether, or in what manner an answer will be provided.

Speaker Times:

After the public hearing is opened, the chair will first call upon the applicant or their representative (s) to speak.

The applicant has up to eight (8) minutes to address the Commission.

After the Applicant has had an opportunity to speak, the Chair will call upon any members of the public wishing to speak on the item. Each person speaking either in favor or in opposition shall be allowed to speak for not more than three (3) minutes, provided that, due to the number of speakers, the Chair, with the consensus of the Commission, may reduce the time each speaker is allowed to speak.

After all speakers have had an opportunity to speak, the Applicant shall have up to five (5) minutes for rebuttal of any opposition raised. The Planning Commission may permit the applicant to exceed the preceding time limits if the Commission determines that the proposed project's complexity requires additional time for the applicant to make an adequate presentation.

3. *Together the Planning Commission members, City Staff and public honor Pomona's important City meeting values:*

a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.

b) To affirm Pomona's dedication to lead as a Compassionate City.

Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together.

E. COMMISSIONER COMMUNICATION:

F. CONSENT CALENDAR:

All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

1. Time Extension (EXT-000056-2026)

Project Address: 1000 Walnut Avenue
Project Applicant: Exeter, 100 Walnut, LLC
Project Planner: Alina Barron, Senior Planner
Council District: CC District No. 3

A request for a time extension for a Conditional Use Permit (CUP-22538-2023) for outdoor storage on a property located at 1000 Walnut Avenue (APN: 8330-013-048). The project site is located in the Workplace District 2.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT-000056-2026) granting a one-year time extension, subject to the conditions of approval listed in PC Resolution No. 24-007. If approved, the expiration date will be extended to June 12, 2027.

Attachments:

[Staff Report](#)

[Attachment 1 - PC Resolution No. 24-007, CUP-22538-2023](#)

[Attachment 2 - Approved Project Plans](#)

[Attachment 3 - Request for Time Extension](#)

[Attachment 4 - Redacted Letter of Intent](#)

G. PUBLIC HEARING:1. Conditional Use Permit (CUP-000518-2025)

Project Address: 395 S. Thomas Street
Project Applicant: John Peña
Project Planner: Carlos Molina, Associate Planner
Council District: CC District No. 2

A request for the modification of Planning Commission Resolution No. 20-009 for the purpose of expanding the Type 47 permissions originally established by CUP-013133-2019. The proposed project meets the criteria for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of CEQA.

Recommendation

Staff recommends that the Planning Commission approve CUP-000518-2025 and adopt PC Resolution No. 26-007 (Attachment No. 1).

- Attachments:** [Staff Report](#)
[Attachment No. 1 - Draft PC Resolution No. 26-007](#)
[Attachment No. 2 - PC Resolution No. 20-009](#)
[Attachment No. 3 - Site Photos](#)
[Attachment No. 4 - Site Plan and Floor Plans](#)
[Attachment No. 5 - Census Tract Map](#)
[Attachment No. 6 - Census Tract Authorizations](#)
[Attachment No. 7 - ABC Census Tract License Report](#)
[Attachment No. 8 - Pomona PD Annual Crime Report \(2025\)](#)
[Attachment No. 9 - Pomona PD Reporting Districts](#)
[Attachment No. 10 - Pomona PD Collision Summary Report](#)
[Attachment No. 11 - TIMS Results](#)
[Attachment No. 12 - Public Hearing Notice](#)

2. Major Oak Tree Permit (MAJOTP-000505-2025)

Project Address: 2300 S. Reservoir Street
Project Applicant: Ranscapes, Inc.
Project Planner: Alan Fortune, Associate Planner
Council District: CC District No. 3

A request for a Major Oak Tree Permit for the retroactive approval for the unpermitted removal of nine (9) mature oak trees within on-site landscaping of an industrial property. The subject property is located within the Workplace District 5 (WD5) zone. This project is exempt from environmental review pursuant to Section 21084 the California Environmental Quality Act (CEQA) and Section 15304 (Class 4: Minor Alterations to Land) of the CEQA Guidelines.

Recommendation

Staff recommends that the Planning Commission approve MAJOTP-000505-2025 and adopt PC Resolution No. 26-008.

- Attachments:** [Staff Report](#)
[Attachment 1 - Draft PC Resolution No. 26-008](#)
[Attachment 2 - Proposed Tree Replacement Plan](#)
[Attachment 3 - Site Photographs](#)
[Attachment 4 - Pomona Tree Preservation Guidelines](#)
[Attachment 5 - Public Hearing Notice](#)
[Attachment 6 - Applicant Correspondence](#)

H. DISCUSSION ITEMS:

1. Pomona Complete Streets Ordinance & Quick Build Project Update

- Attachments:** [PC Memo Staff Report Complete Streets](#)

I. STAFF COMMUNICATION:**ADJOURNMENT:**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting June 10, 2026 starting at 7:00 p.m. in the Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager for the City of Pomona, hereby certify that the agenda for the May 27, 2026 meeting of the Planning Commission was posted in City Hall, near the door of the City Council Chambers, and on the City's website www.pomonaca.gov on May 21, 2026. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager