

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, May 13, 2026

7:00 PM

Council Chambers & Via Teleconference: 5 Quail Summit Circle,
Pomona, CA 91766

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 000019-2026) & Time Extension (EXT 000020-2026)

Project Address: 12 Village Loop Road
Project Applicant: Phillips Ranch Retail Partners LLC
Project Planner: Alina Barron, Senior Planner
Council District: CC District No. 5

Request for a time extension for a Conditional Use Permit (CUP-019791-2022) and Tract Map (TRACTMAP-019793-2022) for 12 Village Loop Road. A request to modify Conditional Use Permit No. 14-056 to develop and subdivide two vacant parcels, totaling +/- .58 acres into 8 detached, three-story dwellings as well as associated on-site and off-site improvements. The project site is located in the Phillips Ranch Specific Plan, Urban Residential/Neighborhood Activity Center.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT 000020-2026) & Time Extension (EXT 000019-2026) granting a one-year time extension, subject to the conditions of approval listed in PC Resolution No. 24-001 and 24-002. If approved, the expiration date will be extended to February 14, 2027.

Attachments: [Staff Report](#)
[Attachment 1 - PC Resolution No. 24-001](#)
[Attachment 2 - PC Resolution No. 24-002](#)
[Attachment 3 - Approved Project Plans](#)
[Attachment 4 - Request for Time Extension](#)

G. PUBLIC HEARING:**1. Conditional Use Permit (CUP-000610-2025) (Continued from April 8, 2026)**

Project Address: 3200 W. Temple Ave
Project Applicant: Brett Engstrom
Project Planner: Irene Mouré, Assistant Planner
Council District: CC District No. 4

A request to obtain a Conditional Use Permit to allow a Type-47 (On-Sale General - Eating Place) California Department of Alcoholic and Beverage Control (ABC) license at an existing hotel. City staff has determined that the project is

exempt from environmental review in accordance with Section 15301 (Class 1) Existing Facilities of the California Environmental Quality Act (CEQA) and of the CEQA Guidelines.

Recommendation

Staff recommends the Planning Commission approve CUP-000610-2025 and adopt PC Resolution No. 26-006.

Attachments:

[Staff Report](#)

[Draft PC Resolution No. 26-006](#)

[Attachment No. 2 - Photos of Site and Surrounding Area](#)

[Attachment No. 3 - Site Plan and Floor Plan](#)

[Attachment No. 4 - Previous Action](#)

[Attachment No. 5 - Census Tract Map](#)

[Attachment No. 6 - PD Reporting Districts](#)

[Attachment No. 7 - Pomona PD Collision Data](#)

[Attachment No. 8 - TIMS Results](#)

[Attachment No. 9 - Public Hearing Notice and Radius Map](#)

[Attachment No. 11 - PC April 4, 2026 Hearing Item Continued Package](#)

H. DISCUSSION ITEMS:

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting May 27, 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 13, 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 4, 2026. I declare under the penalty of perjury that the foregoing is true and correct.

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