

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, May 14, 2025

7:00 PM

Council Chambers & Homewood Suites by Hilton Washington,
D.C. Downtown, 1475 Massachusetts Avenue NW, Washington,

Planning Commission

Chairperson Marcos Molina
Vice-Chairperson Ron VanderMolen
Commissioner Delana Martin-Marshall
Commissioner Alfredo Camacho
Commissioner John Ontiveros
Commissioner Daryl S. Beans
Commissioner Edgar Rodriguez

A. CALL TO ORDER:

Chairperson Marcos Molina

B. PLEDGE OF ALLEGIANCE:

Chairperson Marcos Molina

C. ROLL CALL:

Chairperson Marcos Molina, Vice-Chairperson Ron VanderMolen, Commissioner Martin-Marshall, Commissioner Alfredo Camacho, Commissioner John Ontiveros, Commissioner Daryl S. Beans, 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. Approval of the Action Minutes from the April 23, 2025 Planning Commission Meeting.

Attachments: [PC Action Minutes 4-23-2025](#)

G. PUBLIC HEARING:

1. Development Plan Review (DPR-000439-2024) & Tentative Tract Map (TRACTMAP-001503-2024)

Project Address: 857 W. Monterey Avenue
Project Applicant: Frank Gallo
Project Planner: Alina Barron, Senior Planner
Council District: CC District No. 1

A request for a Development Plan Review and Tentative Tract Map proposing to develop and subdivide the subject .54 acre property with three, three-story structures totaling 17 attached townhouses featuring podium parking, rear yard open space, and guest parking for condominium purposes. The Planning Commission will consider adopting an exemption in compliance with Section 15332, Class 32 (In-Fill Development) Categorical Exemption. The Planning Commission will consider this determination at the public hearing as part of this action.

Recommendation:

Staff recommends that the Planning Commission approve Development Plan Review (DPR-000439-2024) & Tentative Tract Map (TRACTMAP-001503-2024) and adopt PC Resolution No. 25-005 and PC Resolution No. 25-006, subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1 - Planning Commission Hearing Resolution No. 25-005](#)
 [Attachment 2 - Planning Commission Hearing Resolution No. 25-006](#)
 [Attachment 3 - Project Plans](#)
 [Attachment 4 - Site Photographs \(6-2024\)](#)
 [Attachment 5 - Letter from Applicant – Density Bonus Request](#)
 [Attachment 6 - Notice of Exemption](#)

H. DISCUSSION ITEMS:**I. STAFF COMMUNICATION:**

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of May 28, 2025 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 14, 2025 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 8, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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