

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

**Wednesday, July 23, 2025**

**7:00 PM**

**Council Chambers & Via Teleconference: 36 Oceanfront Lane  
Cayucos, CA 93430 & 400 New Jersey Ave NW, Washington, DC**

### **Planning Commission**

*Chairperson Marcos Molina*  
*Commissioner Delana Martin-Marshall*  
*Commissioner Alfredo Camacho*  
*Commissioner John Ontiveros*  
*Commissioner Daryl S. Beans*  
*Commissioner Philip Chu*  
*Commissioner Edgar Rodriguez*

**A. CALL TO ORDER:**

*Chairperson Marcos Molina*

**B. PLEDGE OF ALLEGIANCE:**

*Chairperson Marcos Molina*

**C. ROLL CALL:**

*Chairperson Marcos Molina, Commissioner Delana Martin-Marshall, Commissioner Alfredo Camacho, Commissioner John Ontiveros, Commissioner Daryl S. Beans, Commissioner Philip Chu, Commissioner Edgar Rodriguez*

**D. SELECTION OF VICE-CHAIRPERSON:**

1. Selection of the Vice-Chairperson

**E. 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.*

## **F. COMMISSIONER COMMUNICATION:**

## **G. 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 June 11, 2025 Planning Commission Meeting.

Attachments:     [PC Action Minutes 6-11-2025](#)

## **H. PUBLIC HEARING:**

1. Conditional Use Permit (CUP-000104-2025)

Project Address: 1518 N. Garey Avenue (APN: 8339-020-024)

Project Applicant: Rawa Anabi & Raaj Amthabhai

Project Planner: Alex Jimenez, Senior Planner

Council District: CC District No. 4

Request for a Conditional Use Permit to allow the sale of alcoholic beverages (Off-Sale Beer & Wine - Type 20 ABC License) for off-site consumption in conjunction with an existing convenience market and gas station located at 1518 N. Garey Avenue.

### Recommendation:

Staff recommends that the Planning Commission approve CUP-000104-2025 subject to conditions of approval, and adopt PC Resolution No. 25-011.

**Attachments:**     [Staff Report](#)  
[Attachment 1 - Draft PC Resolution No. 25-011](#)  
[Attachment 2 - Project Site & Floor Plan](#)  
[Attachment 3 - Applicant's Project Description & Petition](#)  
[Attachment 4 - Site Photographs 7-17-2025](#)  
[Attachment 5 - CC Resolution 83-299 \(Gas Station\)](#)  
[Attachment 6 - CC Report and Attachments 7-11-2005](#)  
[Attachment 7 - CC Minutes 7-11-2005](#)  
[Attachment 8 - CC Report and Attachments 9-19-2005](#)  
[Attachment 9 - CC Minutes 9-19-2005](#)  
[Attachment 10 - Census Tract Map with ABC Data](#)  
[Attachment 11 - Police Reporting District Map](#)  
[Attachment 12 - Collision Summary Reports](#)  
[Attachment 13 - Public Hearing Notice and Radius Map](#)

## **I. DISCUSSION ITEMS:**

## **J. STAFF COMMUNICATION:**

## **ADJOURNMENT:**

*The City of Pomona Cultural Arts Commission is hereby adjourned to the next regular meeting of August 13, 2025 at 5:30 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 July 23, 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](http://www.pomonaca.gov) on July 17, 2025. I declare under the penalty of perjury that the foregoing is true and correct.*

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