



505 South Garey Avenue  
Pomona, CA 91766

## City of Pomona Planning Commission

### Action Minutes

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

---

March 26, 2025

7:00 PM

---

#### **CALL TO ORDER**

Chairperson Molina called the meeting to order at 7:00 p.m.

#### **PLEDGE OF ALLEGIANCE**

Commissioner Martin-Marshall led the Pledge of Allegiance.

#### **ROLL CALL**

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

Absent: None

Staff Present: Betty Donovanik, Development Services Director  
Ata Khan, Development Services Deputy Director  
Geoffrey Starns, Planning Manager  
Alan Fortune, Associate Planner

---

**PUBLIC COMMENT:**

None

**COMMISSIONER COMMUNICATION:**

Commissioner VanderMolen asked if the project on Garey Avenue has been cancelled.

Deputy Director Khan stated that the property has been sold to a new developer and will submit for a new residential project consisting of townhomes.

**CONSENT CALENDAR:**

Approval of the Action Minutes from January 22, 2025 & February 12, 2025 Planning Commission meeting.

**Moved by Commissioner VanderMolen, seconded by Chairperson Molina, to approve the action minutes. Motion carried (7-0-0-0)**

Ayes: Molina, VanderMolen, Martin-Marshall, Camacho, Ontiveros, Beans, Rodriguez.

Noes: None.

Abstention: None.

Absent: None.

**Discussion Time:** 1 Minute (7:03 P.M. to 7:04 P.M.)

**PUBLIC HEARING ITEMS:**

1. Conditional Use Permit (CUP-001494-2024) for 168 W. Willow Street

Chairperson Molina requested for future presentations that staff verify collision rates for pedestrian cyclist and motorist for approval of alcohol sale.

Commissioner Molina asked to ensure the applicant does not advertise alcohol.

Deputy Director Khan stated that we cannot restrict outright a sign that says alcohol is available, but we can restrict the size and dimension for window signage.

Deputy Director Khan mentioned that we are interested in exploring signage containing offensive language or endangering children. He mentioned it will be discussed with the Commission in the upcoming meeting.

**Moved by Commissioner Camacho, seconded by Chairperson Molina, to approve as proposed. Motion carried (7-0-0-0)**

Ayes: Molina, VanderMolen, Martin-Marshall, Camacho, Ontiveros, Beans, Rodriguez.

Noes: None.

Abstention: None.  
Absent: None.

**In Opposition:** None.  
**In Support:** None.

**Discussion Time:** 33 Minutes (7:05 P.M. to 7:38 P.M.)

#### **DISCUSSION ITEMS:**

##### **1. Discussion Regarding Staff Reports and Presentations**

Planning Manager Starns stated that we are trying to make the staff report easier to read for the visually impaired and the average member of the public. He mentioned that the first page will be an information page sort of a cover sheet. He said the second page will be the report and will have date of completion and deadlines. He stated that we will then add the important issues and give you the general background of the project. He mentioned we will then include the project review, findings, conclusion, CEQA and conditions of approval. He said lastly staff will add the attachments.

Commissioner Martin-Marshall mentioned that it is difficult to access the documents using a phone; thus, she requested a one-page PDF file that shows all the documents.

Commissioner Camacho requested that staff highlights the conditions of approval on the resolution.

Commissioner Rodriguez asked if staff could include public communication or engagement.

Chairperson Molina requested a word bank/dictionary for the public.

Commissioner Camacho requested to date the photos taken by staff.

Commissioner Ontiveros requested for legal clarifications on projects.

Commissioner Camacho asked if proposed elevations be visible for the Commission.

**Discussion only, no action taken.**

**Discussion Time:** 29 Minutes (7:39 P.M. to 8:08 P.M.)

#### **STAFF COMMUNICATION:**

Deputy Director Khan provided the following updates:

1. Jake's Market was appealed to City Council and will be brought forward on April 21, 2025.
2. Staff will be presenting the New Code at the National APA Conference.

Planning Manager Starns provided the following updates:

1. There is a community meeting on April 14 for the proposed housing development on Garey Avenue.
2. Public Works will have neighborhood meetings on Trees and ADA improvements in April.

Director Donovanik provided the following update:

1. We had a budget community meeting on March 24 and the next meeting will be on April 2, 2025.

**ADJOURNMENT:**

The meeting was adjourned at 8:10 P.M. to the meeting of April 9, 2025 at 7:00 P.M.

Respectfully submitted,



Geoffrey Starns, AICP, AIA, LEED AP  
Planning Manager

Prepared by,



Miroslava PourSanae  
Administrative Assistant