

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, October 8, 2025

7:00 PM

Council Chambers & University of California Irvine, Social and
Behavioral Science building, Room 3240

Planning Commission

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

A. CALL TO ORDER:

Chairperson Marcos Molina

B. PLEDGE OF ALLEGIANCE:

Chairperson Marcos Molina

C. ROLL CALL:

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

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 Action Minutes from the Planning Commission meeting of September 24, 2025.

Attachments: [PC Action Minutes 9-24-2025](#)

2. Time Extension (EXT-000564-2025)

Project Address: 485 N. East End Avenue

Project Applicant: Marla and Gabriel Arreola, Jessie Martinez

Project Planner: Karina Diaz, Assistant Planner

Council District: CC District No. 3

Request for a one-year time extension of Tentative Parcel Map (PARCEL-019330-2022) to subdivide one lot (approximately 1.12 acres) into two separate parcels.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT-000564-2025), granting a one-year time extension for 485 N. East End Avenue (PARCEL-019330-2022) from August 28, 2025 to August 28, 2026, subject to the conditions of PC Resolution No. 24-004.

Attachments: [Staff Report](#)

[Attachment 1 - PC Resolution No. 24-004](#)

[Attachment 2 - Tentative Parcel Map No. 84063](#)

G. PUBLIC HEARING:

1. Development Plan Review (DPR-001359-2024), Tentative Tract Map (TRACTMAP-001454-2024)

Project Address: 700 & 704 E. Foothill Boulevard

Project Applicant: Brian Taylor, G3 Urban

Project Planner: Carlos Molina, Associate Planner

Council District: CC District No. 6

A request to develop a Housing Development Project consisting of 59 for-sale condominium units along with associated on/off-site improvements on a 2.6 acre site. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 of the California CEQA Guidelines.

Recommendation

Staff recommends that the Planning Commission Adopt PC Resolution No. 25-014 and PC Resolution No. 25-015 Approving File No(s). DPR-001359-2024 &

TRACTMAP-001454-2024.

Attachments:

[Staff Report](#)

[Attachment 1: Draft PC Resolution No 25-014](#)

[Attachment 2: Draft PC Resolution No 25-015](#)

[Attachment 3: Project Plans](#)

[Attachment 4: Public hearing Notice & Proof of Publication](#)

H. DISCUSSION ITEMS:

1. Overview and Discussion of the Pomona Zoning & Development Code Part 2 of 5.
Basics of Modular Zoning

Attachments:

[Staff Report](#)

2. Introduction to the Pomona Complete Streets Ordinance & Quick Build project

Attachments:

[Staff Report](#)

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of October 22, 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 October 8, 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 October 2, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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