



505 South Garey Avenue
Pomona, CA 91766

City of Pomona Planning Commission

Action Minutes

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

Wednesday, October 8, 2025

7:00 PM

Council Chambers

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Rodriguez led the Pledge of Allegiance.

ROLL CALL

Present: Commissioner Delana Martin-Marshall
Commissioner Alfredo Camacho
Commissioner John Ontiveros
Commissioner Philip Chu (via teleconference)
Vice-Chairperson Edgar Rodriguez
Chairperson Marcos Molina

Absent: Commissioner Andrew R. Kane

Staff Present: Betty Donovanik, Development Services Director
Geoffrey Starns, Planning Manager
Vinny Tam, Supervising Planner
Arnold Dichosa, City Engineer
Alina Barron, Senior Planner
Carlos Molina, Associate Planner
Max Pastore, Associate Planner

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Commissioner Camacho stated that the Pomona 5K will start on Saturday, October 18, 2025, at 8:00 am located in Downtown.

Commissioner Martin-Marshall asked staff if they had prepared the list of current projects, which she requested in the last meeting.

CONSENT CALENDAR:

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

Moved by Commissioner Camacho, seconded by Commissioner Ontiveros, to approve. Motion carried (5-0-1-1).

Ayes:	Camacho, Ontiveros, Chu, Rodriguez, Molina
Noes:	None
Abstention:	Martin-Marshall*
Absent:	Kane

*Conflict of interest not stated by Commissioner Martin-Marshall.

In Opposition: none

In Support: none

Discussion Time: 3 minutes (7:03 p.m. to 7:06 p.m.)

2. Time Extension (EXT-000564-2025) for 458 N. East End Avenue

Moved by Commissioner Camacho, seconded by Commissioner Ontiveros, to approve. Motion carried (5-0-1-1)

Ayes:	Camacho, Ontiveros, Chu, Rodriguez, Molina
Noes:	None
Abstention:	Martin-Marshall*
Absent:	Kane

*Conflict of interest not stated by Commissioner Martin-Marshall.

In Opposition: none

In Support: none

Discussion Time: 3 minutes (7:03 p.m. to 7:06 p.m.)

PUBLIC HEARING:

1. Development Plan Review (DPR-001359-2024), Tentative Tract Map (TRACTMAP-001454-2024) for 700 & 704 E. Foothill Blvd.

Associated Planner Molina presented the item.

1. 59 for-sale condominium units on a 2.6-acre site
2. 2 bedrooms: 13 units, 3 bedrooms: 21 units, 4 bedrooms: 25 units
3. 118 private parking spaces and additional 9 guest parking spaces
4. Open space in the form of balconies or private yards (8 units do not provide private open space)
5. 6,300 square feet of common open space amenities
6. Density Bonus applicable: incentives and concessions granted
7. 7 units are dedicated to moderate income of affordability levels
8. Six waivers have been requested: development standards, side yard setback, space between buildings, provision of public open space, provision of private open space & public open space dimension requirements
9. Senate Bill 330 applicable
10. Staff recommending approval of the project

Commission concerns/questions:

1. Commissioner Camacho asked if the project has any bicycle parking
2. Commissioner Rodriguez asked about the units with the proposed front door and fence, asked about the number of parking spaces, asked if this is the original layout
3. Chairperson Molina asked staff to clarify the first waiver of the project
4. Commissioner Martin-Marshall stated that this is a contemporary project and the CSP should be inspired by Route 66
5. Commissioner Rodriguez asked about the Parking Permit process for the neighborhood
6. Chairperson Molina asked if there are any street parking or bike lanes
7. Commissioner Martin-Marshall asked if this project would go through the AIPP process, if so, could the applicant incorporate the main gate entryway

Planning Manager Starns mentioned that the Corridors Specific Plan (CSP) never envisioned townhomes on Foothill Blvd.

1. State law says we must have an objective standard
2. The two styles that are mentioned in the CSP are the Googie style and Streamline Moderne in California this is exclusively commercial style of architecture and does not fit well with residential.

Director Donovanik stated that the Parking Permit process is currently under a moratorium when lifted the neighborhood may apply.

Associate Planner Molina stated the applicant will pay the in-lieu fee for public art.

Moved by Commissioner Chu, seconded by Commissioner Camacho, to approve w/condition for the applicant to work with staff to install Route 66 themed Artwork on site, if feasible. Motion carried (6-0-0-1).

Ayes: Martin-Marshall, Camacho, Ontiveros, Chu, Rodriguez, Molina.

Noes: None

Abstention: None

Absent: Kane

In Opposition: Harry Qiu

Ann Tomkins

Jazmin Jimenez, Project Assistant for Day One

In Support: Brian Taylor, Project Manager for G3 Urban

Discussion Time: 1 hour (7:07 p.m. to 8:07 p.m.)

DISCUSSION ITEMS:

City Engineer Dichosa opened a discussion on the Safety Action Plan.

1. Asked the Commissioners to help with getting residents to participate and share their voices and concerns over traffic safety in their neighborhoods, parks, schools and places where they will utilize multi-motor means for travel
 2. Public Works is embarking on developing our Pomona Safety Action Plan – the survey is on the city's website.
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1. Overview and Discussion of the Pomona Zoning & Development Code Part 2 of 5. Basics of Modular Zoning.

Senior Planner Barron presented this item.

Planning Manager Starns stated staff's long-term goal is to get rid of all the Specific Plans and create zoning districts, which would be objective.

2. Introduction of the Pomona Complete Streets Ordinance & Quick Build

Associate Planner Pastore presented this item.

1. Discussion on amending the Pomona Zoning & Development Code to incorporate new design standards for Pomona's streets that maximize public safety. The discussion focused on the project's: (1) scope and objectives, (2) outreach strategy, (3) schedule, and (4) spatial analysis methodology and initial findings.

Discussion only, no action taken.

Discussion Time: 1 hour 34 minutes (8:08 p.m. to 9:42 p.m.)

STAFF COMMUNICATION:

Planning Manager Starns mentioned that staff will bring forward a housing project of 16 units for 1061 E. Phillips and an item pertaining to the Pomona Zoning & Development Code on October 22, 2025.

ADJOURNMENT:

The meeting was adjourned at 9:45 P.M. to the meeting of September 24, 2025 at 7:00 P.M.

Respectfully submitted,



Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Prepared by,



Miroslava PourSanae
Administrative Assistant