



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, January 28, 2026

7:00 PM

Council Chambers & Water Resources Department

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Camacho led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Marcos Molina
Commissioner John Ontiveros
Commissioner Alfredo Camacho
Commissioner Philip Chu (arrived at 7:02 p.m.)
Commissioner Andrew R. Kane

Absent: Commissioner Delana Martin-Marshall
Vice-Chairperson Edgar Rodriguez

Staff Present: Betty Donavanik, Development Services Director
Geoffrey Starns, Planning Manager
Vinny Tam, Supervising Planner
Alina Barron, Senior Planner
Alan Fortune, Associate Planner

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Commissioner John Ontiveros asked who authorized the paving on Indian Hill Blvd in Claremont. The heavy equipment was parked on the residential street of Pomona.

Chairperson Molina stated that the bike lanes on San Bernardino Avenue are unusable because cars continue to park on the bike lanes. There is a similar issue on Garey Avenue.

CONSENT CALENDAR:

1. Approval of Action Minutes from the Planning Commission meetings of November 19, 2025 & December 10, 2025

Moved by Commissioner Camacho, seconded by Chairperson Molina, to approve w/correction to the minutes for the meeting of November 19, 2025. Motion carried (5-0-0-2).

Ayes: Camacho, Ontiveros, Chu, Kane, Molina.

Noes: None.

Abstention: None.

Absent: Martin-Marshall, Rodriguez.

In Opposition: None

In Support: None

DISCUSSION TIME: 1 minute (7:04 p.m. to 7:05 p.m.)

2. Time Extension (EXT-000652-2025) for 1137-1149 W. Phillips Boulevard

Moved by Commissioner Camacho, seconded by Chairperson Molina, to approve. Motion carried (5-0-0-2).

Ayes: Camacho, Ontiveros, Chu, Kane, Molina.

Noes: None.

Abstention: None.

Absent: Martin-Marshall, Rodriguez.

In Opposition: None

In Support: None

DISCUSSION TIME: 1 minute (7:06 p.m. to 7:07 p.m.)

3. Time Extension (EXT-000026-2026) for 3101 W. Temple Avenue

Moved by Commissioner Camacho, seconded by Chairperson Molina, to approve. Motion carried (5-0-0-2).

Ayes: Camacho, Ontiveros, Chu, Kane, Molina.

Noes: None.

Abstention: None.

Absent: Martin-Marshall, Rodriguez.

In Opposition: None

In Support: None

DISCUSSION TIME: 1 minute (7:06 p.m. to 7:07 p.m.)

PUBLIC HEARING:

1. Appeal of Determination of Similarities (DOS-000687-2025) for 1474 E. Franklin Avenue & 1158 East End Avenue

Senior Planner Barron presented this item.

1. Director of Development Services denied the application for a Determination of Similarities on December 10, 2025.
2. Section 53082 of Zoning Code– Director found that a stand-alone BESS facility is functionally distinct from the uses listed in the public utility substation facility definition. Effectively determine that without the similar land use the proposed BESS facility is not permitted, and it is prohibited and will require a zoning code amendment.
3. The Director’s decision is applied city wide.
4. This request would apply to the entire definition of public utilities substation/facility.
5. The applicant filed an appeal on January 5, 2026.
6. BESS is a large-scale storage and subsequent discharge of energy taken from the electrical grid (unmanned). Primary function industrial storage. BESS impacts are unique and require different considerations: risk of fire, explosion and chemical hazards.
7. LA County Fire has no adopted standards specifically for BESS facilities
8. CEQA exempt
9. Staff recommends that the Commission uphold the decision of the Director

Commissioner concerns/questions

1. Commissioner Chu asked if this current similarity is used in the same zone or is it just looking at similarity to zoning code for any energy distribution
2. Commissioner Camacho asked if the Determination of Similarity is to bypass discretionary review. What is the applicant’s alternative?
3. Commissioner Ontiveros asked if the BESS unit batteries connected to the substation grid. Who will oversee the relay system? Who will reset the facility?
4. Chairperson Molina asked a question regarding circulation, cooling and safety precautions.
5. Commissioner Camacho agreed with staff that a BESS facility is not the same as a substation
6. Commissioner Ontiveros expressed that the grid is stretching every year, brown outs are increasing and we are overloading our substations. He thinks the Commission should continue this discussion and not brush it under the table.

7. Chairperson Molina asked if a BESS facility was contemplated in the Environmental Impact Report (EIR). He does not think a BESS facility fits within the definition of public utilities substation/facility.

Director Donavanik stated the use is not explicitly listed; therefore, you must find a similar use and staff must analyze the use and provide findings.

Senior Planner Barron said the next course of action will be a zoning code amendment.

Chris Gonzalez, applicant, stated that we are serving the same functions and/or use as a substation facility and we will provide a public utility service to the residents.

Planning Manager Starns said this does not trigger CEQA since it is not a project.

Moved by Chairperson Molina, seconded by Commissioner Chu, to uphold director’s decision to deny, the use is not explicitly listed; therefore, it will be prohibited, and will require a zoning code amendment. Motion carried (5-0-0-2).

Ayes: Camacho, Ontiveros, Chu, Kane, Molina.

Noes: None.

Abstention: None.

Absent: Martin-Marshall, Rodriguez

In Opposition: Duane Smith, Clean & Green
Kathryn, Clean & Green
Don, Clean & Green
Valeria Gonzalez, Clean & Green
Maria Elena, Clean & Green
Estela Vasquez, Clean & Green
Santiago, Clean & Green
A member from the public (unidentified)

In Support: Chris Gonzalez, applicant
Robert Kelsner, business owner

DISCUSSION TIME: 1 hour 20 minutes (7:08 p.m. to 8:28 p.m.)

STAFF COMMUNICATION:

Planning Manager Starns stated that in the next meeting we will discuss the Code Amendment & Complete Streets.

Director Betty Donavanik will bring Fact Sheets for the new proposed measure Z to the Commissioners.

ADJOURNMENT:

The meeting was adjourned at 8:28 P.M. to the meeting of February 11, 2026 at 7:00 P.M.

Respectfully submitted,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Prepared by,

Miroslava PourSanae
Administrative Assistant