



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, November 12, 2025

7:00 PM

Council Chambers & Via Teleconference:
University of California Irvine, Social &
Behavioral Science building, Room 3240

CALL TO ORDER

Chairperson Molina called the meeting to order at 6:59 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Camacho led the Pledge of Allegiance.

ROLL CALL

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

Absent: None

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

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Commissioner Martin-Marshall asked for the date of the next meeting. She asked about swapping out the lights in the Historic Districts. She requested a list of projects that do not require approval from the Planning Commission.

Commissioner Camacho asked if a planter sign is allowed – Garey Avenue and Holt Avenue.

Commissioner Molina asked how quickly staff replies to concerns through the PomonaGo application.

CONSENT CALENDAR:

1. Approval of the Action Minutes from the October 22, 2025 Planning Commission meeting.

Moved by Commissioner Chu, seconded by Commissioner Camacho, to approve. Motion carried (7-0-0-0).

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

Noes: None.

Abstention: None.

Absent: None.

In Opposition: None

In Support: None

DISCUSSION TIME: 1 minute (7:10 p.m. to 7:11 p.m.)

PUBLIC HEARING:

None

DISCUSSION ITEMS:

1. Overview and Discussion of the Pomona Zoning & Development Code Part 4 of 5. Land Use.

Senior Planner Barron presented this item.

1. Non-conforming sites are not allowed to expand. Updating the façade on a non-conforming site is allowed.
2. Use Module section provides the intent of each module as guide for what kinds of land uses are envisioned for each.
3. Use Modules – Six Categories: Residential, Commercial, Industrial, Public & Open Space
4. Classification of Uses: Primary Uses, Accessory Uses & Structures, Temporary uses and Structures
5. Use Table Key: Permitted Uses (P), Conditional Uses (C), Uses not Permitted, Use Standard Applies(*), Fairplex Overlay District (FD), Wireless Communication Facility Permit (W), Cannabis Overlay District (CD)

6. Use not expressly permitted are prohibited. Uses found not to be similar to an already listed use, may only be permitted through a Zoning Code Amendment.
7. Example: Motor vehicle uses are prohibited in the Base Code. Separately defining each land use would trigger a “change of use” which would trigger the Use Chapter requirements. This means that an existing motor vehicle uses cannot change or expand their services as they are no longer permitted. If all uses were listed together under a single use, then a property owner could make changes to their operations without triggering “change of use”.
8. We have created a property maintenance program, but no new land use with accessory outdoor storage, so this has not been triggered.

Commissions concerns/questions

1. Commissioner Rodriguez asked if the Fairplex is its own entity & requested a copy of the MOU
2. Commissioner Ontiveros asked staff to send him the plan for the Fairplex
3. Commissioner Camacho mentioned that the car-oriented use of the Code is a happy medium without the need for a giant warehouse.
4. Commissioner Ontiveros asked a question about chickens. He asked if there are any exceptions for outdoor storage.

Planning Manager Starns

1. MOU between the City and Fairplex which mentions creating a long-term plan and zoning. He said eventually they will have the same type of format and allowable setbacks. He said the Olympics has set everything back.

Director Donavanik stated we do have a Memorandum of Understanding with the Fairplex and are working on an amendment.

Planning Manager Starns stated that we have a draft of the plan, but it has been changed a few times.

1. Use work hand in hand with our form and frontage.

Planning Manager Starns stated that the vast majority of the Zoning Code we nailed.

Senior Planner Barron stated that a lot of our infrastructure exist and is not going anywhere. It will be irresponsible to completely ignore the Land Use chapter.

Discussion only, no action taken.

DISCUSSION TIME: 1 minute (7:12 p.m. to 8:08 p.m.)

STAFF COMMUNICATION:

Planning Manager Starns asked the Commissioners what day works best for the special meeting in December.

Director Donavanik stated we will meet on November 19, December 10 & 16.

ADJOURNMENT:

The meeting was adjourned at 8:09 P.M. to the meeting of November 19, 2025 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Miroslava PourSanae
Administrative Assistant