



## 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***

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**Wednesday, February 11, 2026**

**7:00 PM**

**Council Chambers & Hyatt Regenc Washinton on Capitol Hill**

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#### **CALL TO ORDER**

Chairperson Molina called the meeting to order at 7:01 p.m.

#### **PLEDGE OF ALLEGIANCE**

Chairperson Molina led the Pledge of Allegiance.

#### **ROLL CALL**

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

Absent: Commissioner Philip Chu

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

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**SELECTION OF CHAIR AND VICE-CHAIR:**

1. Selection of Chair and Vice-Chair for 2026

**Moved by Commissioner Molina, seconded by Commissioner Camacho, to select Commissioner Delana Martin-Marshall as Chairperson. Motion carried (6-0-0-1).**

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

**Moved by Commissioner Molina, seconded by Chairperson Martin-Marshall, to select Commissioner Kane as Vice-Chairperson. Motion carried (6-0-0-1).**

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

**PUBLIC COMMENT:**

None

**COMMISSIONER COMMUNICATIONS:**

Commissioner Ontiveros asked about the paving work on Indian Hill in the City of Claremont.

City Engineer Dichosa stated that staff have been in communication with the City of Claremont.

Commissioner Kane asked staff what is going on Arrow and Garey Avenue.

Director Donovanik stated that Toxic and Substance Control required them to remove the underground tanks because they are old.

Commissioner Ontiveros asked about the sign for the business on Holt.

Director Donovanik mentioned that there are first amendment rights however, if they are obscene and sexual in nature, the city can regulate. We have been in communication with the owner to have them revised the sign.

Commissioner Molina thanked Arnold for the curve extensions on Monterrey and Garey Avenue.

Commissioner Kane asked if the new development for the Arby's move forward.

Planning Manager Starns stated that the city has not received an application for development.

**CONSENT CALENDAR:**

1. Approval of Action Minutes from the Planning Commission meeting of December 16, 2025.

**Moved by Commissioner Molina, seconded by Vice-Chair Kane, to approve. Motion carried (6-0-0-1).**

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

**In Opposition:** None

**In Support:** None

DISCUSSION TIME: 1 minute (7:15 p.m. to 7:16 p.m.)

**PUBLIC HEARING:**

1. Tentative Tract Map (TRACTMAP-000181-2025), Variance (VAR-000664-2025) for 874 E. Arrow Highway (APN: 8317-007-0001, 8317-007-0002, 8317-007-0004)

Associate Planner Pastore presented this item.

1. 21 for-sale condominium units, on-site and off-site improvements, 0.9 acres, on six lots total
2. Request to deviate from ground story transparency standard by 41% and upper story transparency standard by 17%
3. Close to two Foothill Transit Lines 197 & 292
4. 42 parking spaces, no guest parking spaces required, two short term spaces for bikes near amenity room
5. Private open space by balcony and EV chargers provided in each garage
6. 924 square feet clubhouse (interior) & dog park
7. SB330 – staff is providing relief for the required landscaping standard
8. Variance for transparency does not meet the 50% requirement on the ground floor & 25% on the upper floor (must meet five findings), Proposing ground floor transparency between 9%-17% & upper floor Transparency between 8%-37%
9. Planning Commission must make five findings to approve this Variance request
  - a. The strict or literal interpretation and enforcement of the specified regulation would result in proactive difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this zoning and development code
  - b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the same zoning district.
  - c. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges by the owners of other properties in the same zoning district
  - d. The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity

- e. The proposed Variance is consistent with the goals, policies, plans and exhibits of the General Plan, and the purposes of any applicable specific plan, and the purposes of this zoning and development Code
- 10. Applicant is not utilizing the California Density Bonus Law
- 11. Categorically exempt from CEQA
- 12. Tract Map project has been conditioned to be compliant with all city and State standards; staff recommend approval
- 13. Variance project does not meet the applicable findings for a variance; staff recommend denying Variance

Commissioner concerns/questions

- 1. Commissioner Camacho had a concern about a public comment that was submitted via email about a resident not receiving the public hearing notice.
- 2. Commissioner Kane asked if the Club House counts as green space. Where does the in-lieu fee go? How will those streets be able to handle heavy construction (photo #9, 10, 11, 12 & 13)
- 3. Commissioner Molina asked if the city sets the standards for CEQA?
- 4. Commissioner Camacho asked staff to talk about the implications of SB330
- 5. Commissioner Ontiveros asked the applicant if the project will move forward without approval of the variance
- 6. Commissioner Camacho asked the applicant if this is the first time he must adhere to transparency
- 7. Commissioner Molina asked if the upcoming changes to the zoning code apply to this project, requesting clarification on the zoning for the properties

Director Donavanik stated that the State of California set the standards for CEQA (Environmental Quality Act).

Planning Manager Starns mentioned the State of California sets up a series of exemptions to CEQA for projects under five acres: Categorical and Statutory exemptions. If the project does not meet the requirement for an exemption, then an initial study is required: Negative Declaration (no impacts), Mitigate Negative Declaration (impacts that can be mitigated to a level of less significant or Environmental impact report (impacts that cannot be mitigated).

Associate Planner Pastore stated that SB330 is intended to facilitate the production of housing.

Supervising Planner Tam mentioned that SB330 sets a very high legal threshold (Specific Adverse Impact) unless the city can identify that it will cause specific harm to the community and its measurable then we have the ability to deny the project.

City Engineer Dichosa said we have a grant to upgrade Arrow Highway to White and the east side near Claremont. He mentioned that 50 or more trip threshold is the standard benchmark in transportation, then it will trigger a traffic study.

**Moved by Commissioner Camacho, seconded by Vice-Chairperson Kane, to approve staff's recommendation to deny the Variance and approve the Tentative Tract Map. Motion carried (6-0-0-1).**

Ayes: Molina, Camacho, Ontiveros, Kane, Rodriguez, Martin-Marshall.  
Noes: None.  
Abstention: None.

Absent: Chu

**In Opposition:** Amanda McReynolds  
Rodrigo Alvarez  
Esther Rodriguez

**In Support:** John Begin

DISCUSSION TIME: 1 hour 38 minutes (7:17 p.m. to 8:55 p.m.)

2. Zoning Code Amendment (CODE-000378-2025)

Planning Manager Starns requested that the Code Amendment be moved to the meeting scheduled for February 25, 2026.

**Moved by Commissioner Ontiveros, seconded by Commissioner Ontiveros, to approve. Motion carried (6-0-0-1).**

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

Noes: None.

Abstention: None.

Absent: Chu.

**In Opposition:** None

**In Support:** None

DISCUSSION TIME: 3 minutes (8:53 p.m. to 8:56 p.m.)

**DISCUSSION ITEMS:**

None

**STAFF COMMUNICATION:**

Planning Manager Starns informed the Commission that Complete Streets will be on the next agenda.

Director Donovanik provided speaking points to the Commission and information about Measure Y.

**ADJOURNMENT:**

The meeting was adjourned at 8:57 P.M. to the meeting of February 25, 2026 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP  
Planning Manager

Miroslava PourSanae  
Administrative Assistant