

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, May 28, 2025

7:00 PM

Council Chambers

Planning Commission

Chairperson Marcos Molina
Vice-Chairperson Ron VanderMolen
Commissioner Delana Martin-Marshall
Commissioner Alfredo Camacho
Commissioner John Ontiveros
Commissioner Daryl S. Beans
Commissioner Edgar Rodriguez

A. CALL TO ORDER:

Chairperson Marcos Molina

B. PLEDGE OF ALLEGIANCE:

Chairperson Marcos Molina

C. ROLL CALL:

Chairperson Marcos Molina, Vice-Chairperson Ron VanderMolen, Commissioner Delana Martin-Marshall, Commissioner Alfredo Camacho, Commissioner John Ontiveros, Commissioner Daryl S. Beans

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 the Action Minutes from the May 14, 2025 Planning Commission Meeting.

Attachments: [PC Action Minutes 5-14-2025](#)

G. PUBLIC HEARING:

1. Conditional Use Permit (CUP-001787-2024) (Continued from April 23, 2025)

Project Address: 22 Rio Rancho Road
Project Applicant: Joseph Karaki, Karaki Western States
Project Planner: Alan Fortune, Associate Planner
Council District: Council District 2

A request for a Conditional Use Permit to allow an existing convenience store at a gasoline station to obtain a California Department of Alcoholic Beverage Control Type-20 (Off-Sale Beer and Wine) alcohol license on a 1.51 acre lot within the TOD1 Zoning District.

The City of Pomona, as lead agency, has conducted an environmental review of the proposed project per the California Environmental Quality Act (CEQA). Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The proposed project meets the criteria for a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, Section 15301 in that the proposed project consists of an existing convenience store with no proposed expansions. The proposed project described above hereby meets the guidelines for a Categorical Exemption, therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission deny the request and adopt the Draft Resolution.

Attachments:[Staff Report](#)[Attachment 1 - Draft PC Resolution No. 25-004](#)[Attachment 2 - Staff Report & Attachments for PC Meeting on April 23, 2025](#)[Attachment 3 - Project Plans](#)[Attachment 4 - Site Photographs](#)[Attachment 5 - PC Resolution Nos. 06-064 & 08-020](#)[Attachment 6 - Proximity Map of Nearby Off-Sale Alcohol Establishments](#)[Attachment 7 - Police Reporting District Map & Reported Crimes for 2024](#)[Attachment 8 - Breakdown of Offense Group A & B Categories](#)[Attachment 9 - Summary of Nearby Collisions Between Jan 2024 and April 2024](#)**H. DISCUSSION ITEMS:****I. STAFF COMMUNICATION:****ADJOURNMENT:**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of June 11, 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 May 28, 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 May 22, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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