

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, September 24, 2025

7:00 PM

Council Chambers

Planning Commission

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

A. CALL TO ORDER:

Chairperson Marcos Molina

B. PLEDGE OF ALLEGIANCE:

Chairperson Marcos Molina

C. ROLL CALL:

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

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 September 10, 2025 Planning Commission Meeting.

Attachments: [PC Action Minutes 9-10-2025](#)

G. PUBLIC HEARING:

1. Appeal of Development Plan Review (DPR-000941-2024) (APL-000582-2025)

Project Address: 1377 N. Garey Avenue, (APN: 8339-027-015, 8339-027-016)

Project Applicant: Sarah Johnson, Pathways to Tomorrow

Project Planner: Alina Barron, Senior Planner

Council District: CC District No. 1

Appeal of Zoning Administrator approval of Development Plan Review (DPR-000941-2024), a request to develop two vacant parcels measuring approximately +/- .48 acres into a four-story residential development with 35 units and on-site amenities. The Property is located within the Pomona Corridors Specific Plan, Downtown Gateway Segment. 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 Planning Commission will consider adopting a Class 32 Categorical Exemption in compliance with Section 15332 - In- Fill Development at the public hearing as part of this action.

Recommendation:

Staff recommends that the Planning Commission uphold the decision of the Zoning Administrator approving DPR-000941-2024 (ZA Resolution No. 25-007), and adopt PC Resolution No. 25-013.

Attachments: [Staff Report](#)

[Attachment 1 - PC Resolution No. 25-013](#)

[Attachment 2 - Agenda for Zoning Administrator Hearing of July 29, 2025](#)

[Attachment 3 - ZA Resolution No. 25-007](#)

[Attachment 4 - Filed Appeals](#)

[Attachment 5 - Project Plans](#)

[Attachment 6 - Site Photographs](#)

[Attachment 7 - Public Hearing Notice & Proof of Publication](#)

[Attachment 8 - Public Comment Submitted Letter](#)

H. DISCUSSION ITEMS:

1. **Review of Commissioner Absences Per By Laws.** Per by-laws adopted under Resolution No. 2021-84, the Secretary shall place on the Commission Agenda a review of Commissioner absences in excess of (3) excused or unexcused absences within a 12-month period.

Attachments: [PC Absences Staff Report](#)
 [Bylaws Resolution. No. 2021-84](#)

I. STAFF COMMUNICATION:**ADJOURNMENT:**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of October 8, 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 September 24, 2025 meeting of the Planning Commisison was posted in City Hall, near the door of the City Council Chambers, and on the City's website www.pomonaca.gov on September 18, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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