City of Pomona

505 S. Garey Ave.
Pomona, CA 91766

Regular Meeting Agenda

Wednesday, March 11, 2026

7:00 PM

Council Chambers

Planning Commission

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

A. CALL TO ORDER:

Chairperson Delana Martin-Marshall

B. PLEDGE OF ALLEGIANCE:

Chairperson Delana Martin-Marshall

C. ROLL CALL:

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

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 Action Minutes from the Planning Commission Meetings of January 28, 2026 & February 25, 2026.

Attachments: PC Action Minutes 1-28-2026

PC Action Minutes 2-25-2026

2. Time Extension (EXT 000011-2026)

Project Address: 688 E. 11th Street
Project Applicant: Israel Reyes
Project Planner: Carlos Molina, Associate Planner
Council District: CC District No. 3

Request for a time extension for Tentative Parcel Map (PARCELMAP-019622-2022) for the subdivision of one (1) parcel into two (2) separate parcels on a 0.36-acre site within the RND1 district of the Pomona Zoning and Development Code.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT 000011-2026) a one-year time extension for Tentative Parcel Map (PARCELMAP-019622-2022), subject to the conditions of approval listed in PC Resolution No. 24-022. If approved, the expiration date for Tentative Parcel Map (PARCELMAP-019622-2022) will be extended from March 25, 2026 to March 25, 2027.

Attachments: Staff Report

Attachment 1 - PC Resolution No. 24-022

Attachment 2 - Tentative Parcel Map No. 083599

3. Time Extension (EXT-000704-2025)

Project Address: 312 W. Franklin Avenue
Project Applicant: Franklin 9, Inc.
Project Planner: Carlos Molina, Associate Planner
Council District: CC District No. 2

Request for a time extension of Development Plan Review (DPR-18140-2022) and its associated Tentative Tract Map (TRACTMAP-18440-2022) for the development of an eleven-unit condominium project on a property located at 312 W. Franklin Ave.

Recommendation

Staff recommends that the Planning Commission approve a one-year time extension subject to the conditions of PC Resolution No. 22-032 and 22-033.

Attachments: Staff Report
Attachment 1 - PC Resolution No. 22-032
Attachment 2 - PC Resolution No. 22-033
Attachment 3 - Approved Project Plans
Attachment 4 - Letter of Request

G. PUBLIC HEARING:

1. Conditional Use Permit (CUP-000583-2025)

Project Address: 3024 W. Temple Ave (APN: 8707-022-147)
Project Applicant: Sherrie Olson for Diamond Bar Market, Inc.
Project Planner: Irene Mouré, Assistant Planner
Council District: CC District No. 5

A request for a Conditional Use Permit (CUP) to upgrade an existing Type-20 (Off-Sale, Beer and Wine) to a Type-21 (Off-Sale, General) license type for off-sale consumption in conjunction with an established convenience market and full-service deli. In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for a Class 1 Categorical Exemption pursuant to Section 15301, (Existing Facilities) of CEQA. The proposed project will utilize the existing facilities- the convenience market, with no exterior modifications or expansions to the structure. Therefore, no further environmental review is required.

Recommendation

Staff recommends that the Planning Commission approve CUP-000583-2025 and adopt PC Reso. No. 26-004, subject to conditions.

Attachments: PC Staff Report
Attachment 1 - Draft PC Resolution
Attachment 2 - Letter of Intent
Attachment 3 - Project Site and Floor Plan
Attachment 4 - Photographs of Site and Surrounding Areas
Attachment 5 - Census Tract Map
Attachment 6 - PD Reporting District Map
Attachment 7 - Collison Summary Report
Attachment 8 - Public Noticing, Radius Map and Affidavit

H. DISCUSSION ITEMS:

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting March 25, 2026 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 March 11, 2026 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 March 5, 2026. I declare under the penalty of perjury that the foregoing is true and correct.

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