

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, November 19, 2025

3:00 PM

Council Chambers

Zoning Administrator

PLEASE NOTE:

Any member of the public may speak on any item under review by the Zoning Administrator after "being recognized" by the Zoning Administrator. After the Zoning Administrator recognizes you, state your name and address. Generally, after the item is introduced, the order of presentation begins with staff introduction and presentation. The project applicant or his/her authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow.

Staff and the public are reminded that they must preserve order and decorum throughout the Hearing. In that regard, staff and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Zoning Administrator constitutes a violation of these rules.

- Each speaker will be permitted to speak for three (3) minutes to address items that are listed on the agenda or topics, which are within the jurisdiction authority of the Zoning Administrator.
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the hearing will be permitted. Any person not adhering to these rules may be asked to leave.
- We ask that you please respect the business nature of this hearing and the order required for the proceedings conducted.

At the close of testimony, the matter will return to the Zoning Administrator for discussion and action.

GENERAL INFORMATION:

Zoning Administrator Hearings are scheduled on a submittal basis and usually scheduled once an application is ready to be scheduled. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act. Interested persons must request the accommodation at least two working days in advance of the meeting by contacting the Planning Division (909) 620-2191.

All documents submitted for the public hearing will become public information. Plans and other supporting documents are available at the Development Services Department at 505 N. Garey Avenue. They are also posted on the City of Pomona's website (<http://www.ci.pomona.ca.us>). Plans and other supporting documents may be viewed any day. Copies will be provided at cost when feasible.

The Development Services Department is generally open 7:30 a.m. to 6:00 p.m., Mondays through Thursdays.

We appreciate your interest in the conduct of your City's business. Information about the City or the items discussed in this report may be referred to: City of Pomona, Development Services Department, 505 N. Garey Avenue, Pomona, CA 91769, (909) 620-2191.

A. CALL TO ORDER:

Betty Donovanik, Zoning Administrator

B. PLEDGE OF ALLEGIANCE:

Betty Donovanik, Zoning Administrator

C. ROLL CALL:

Betty Donovanik, Zoning Administrator

D. CONSENT CALENDAR:

All items listed on the Consent Calendar may be enacted by a single motion without separate discussion.

1. Approval of Action Minutes from the Zoning Administrator meeting of July 29, 2025.

Attachments: [ZA Action Minutes 7-29-2025](#)

E. PUBLIC HEARING:

1. Development Plan Review (DPR-000238-2024)

Project Address: 416 N. Garey Avenue, (APN: 8336-021-027, 8336-021-030)

Project Applicant: Harold Azalte

Project Planner: Karina Diaz, Assistant Planner

Council District: CC District No. 4

A request to develop two parcels approximately +/- .64 acres into a 5-story, mixed-use development with two ground floor commercial units, 61 residential units, and on-site amenities. The Property is located within the Pomona Corridors Specific Plan, Downtown Gateway Segment. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 of the California CEQA guidelines. The proposed residential use and density was contemplated in the EIR certified for the PCSP EIR and was evaluated as part of that environmental analysis. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Zoning Administrator motion to approve Development Plan Review (DPR-000238-2024) and adopt the attached draft ZA Resolution No. 25-008, subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1: Draft ZA Reso No. 25-008](#)

[Attachment 2: Project Plans](#)

[Attachment 3: Site Photographs](#)

[Attachment 4: Proof of Publication](#)

[Attachment 5: Density Bonus Request Letter](#)

ADJOURNMENT:

The City of Pomona Zoning Administrator Hearing is hereby adjourned to a date, time, and location to be determined.

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 November 19, 2025 meeting of the Zoning Administrator was posted in City Hall, near the door of the City Council Chambers, and on the City's website www.pomonaca.gov on November 12, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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

