



505 South Garey Avenue
Pomona, CA 91766

City of Pomona Planning Commission

Action Minutes

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

April 23, 2025

7:00 PM

CALL TO ORDER

Chairperson Molina called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Camacho led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Marcos Molina
Vice-Chairperson Ron VanderMolen
Commissioner Delana Martin-Marshall
Commissioner Alfredo Camacho
Commissioner John Ontiveros
Commissioner Edgar Rodriguez

Absent: Commissioner Daryl S. Beans

Staff Present: Betty Donovanik, Development Services Director
Geoffrey Starns, Planning Manager
Alan Fortune, Associate Planner

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Commissioner Ontiveros asked staff to reconsider approving circular driveway's due to lack of parking in the city. Commissioner VanderMolen agreed.

Planning Manager Starns stated we can bring this topic as a discussion item but ultimately it will require an amendment to the Code.

Commissioner Camacho

1. Martin Luther King Jr. Park event Dia del Nino on April 30

Chairperson Molina

1. Happy Earth Day on April 22

CONSENT CALENDAR:

Approval of the Action Minutes from March 26, 2025 Planning Commission meeting.

Moved by Commissioner Camacho, seconded by Commissioner Ontiveros, to approve the action minutes. Motion carried (6-0-0-1)

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

Noes: None.

Abstention: None.

Absent: Beans.

Discussion Time: 1 Minute (7:07 P.M. to 7:08 P.M.)

PUBLIC HEARING ITEMS:

1. Conditional Use Permit (CUP-001787-2024) for 22 Rio Rancho Road

Associate Planner Fortune presented the item. He informed the Commission about previous entitlements issued/denied for this site.

- (a) 1999 - CUP approved to develop new gas station and convenience store with automotive repair facility and carwash
- (b) 1999 - Variance approved for reduction of landscape planters' widths
- (c) 2006 - CUP denied for Type 20 off-sale beer and wine
- (d) 2008 - CUP denied for Type 20 off-sale beer and wine
- (e) 2018 - CUP approved to develop site to a car dealership this entitlement has expired

Associate Planner Fortune - There are two criteria's that Alcohol Beverage Control uses for undue concentration (1) certain threshold that has exceeded which is relative to the number of people as LA County as a whole (2) local jurisdiction has designated this area as high crime.

Associate Planner Fortune - A finding of public convenience and necessity will be required for the applicant to obtain a license from Alcohol Beverage Control (ABC) that determination will be made by City Council.

A few questions and/or concerns arouse from the Commission discussion:

1. The reason the applicant requested to continue the item
2. Did this site have the same owner in 2006 and 2008
3. The reason staff is requesting denial of CUP
4. Any citations or violations from Alcohol Beverage Control
5. Applicant's intent to purchase a liquor license from a current operational business
6. Must have findings to approve CUP for Type-20 (off-sale beer and wine)

Moved by Chairperson Molina, seconded by Commissioner VanderMolen, to continue the item to May 28, 2025 as requested by the applicant. Motion carried (6-1-0-0)

Ayes: Martin-Marshall, Ontiveros, Molina, VanderMolen, Rodriguez
Noes: Camacho
Abstention: None
Absent: None

In Opposition: None
In Support: Alfred Karaki
Matthew Cartagena

Discussion Time: 1 hour & 8 Minutes (7:09 P.M. to 8:17 P.M.)

DISCUSSION ITEMS:

None

STAFF COMMUNICATION:

None

ADJOURNMENT:

The meeting was adjourned at 8:18 P.M. to the meeting of May 14, 2025 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Miroslava PourSanae
Administrative Assistant