



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

June 11, 2025

7:00 PM

Council Chambers

CALL TO ORDER

Chairperson Molina called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Vice-Chairperson VanderMolen 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 Daryl S. Beans
Commissioner Edgar Rodriguez (left the meeting at 7:45 p.m.)

Absent: None

Staff Present: Betty Donovanik, Development Services Director
Geoffrey Starns, Planning Manager
Alex Jimenez, Senior Planner
Alan Fortune, Associate Planner
Irene Moure, Assistant Planner

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Commissioner Martin-Marshall

1. Pomona Valley Pride Center Mural reveal on June 14
2. Love Wins Downtown Pomona Pride Festival

CONSENT CALENDAR:

Approval of the Action Minutes from the May 28, 2025 Planning Commission meeting.

Moved by Commissioner Ontiveros, seconded by Chairperson Molina, to approve. Motion carried (7-0-0-0).

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

Noes: None.

Abstention: None.

Absent: None.

DISCUSSION TIME: 1 minute (7:03 P.M. to 7:04 P.M.)

PUBLIC HEARING ITEMS:

1. Development Plan Review (DPR-21813-2023), Tentative Tract Map (TRACTMAP-21814-2023) and Conditional Use Permit (CUP-21812-2023) for 2145 N. Garey Avenue

Senior Planner Jimenez presented the item.

1. Project consist of a three-story multi-family residential building with 20 attached condominiums with parking garage and amenities
2. Two lots will merge (0.45 net acres)
3. One access to the parking garage directly from Garey Avenue, 38 parking spaces
4. Common open space on the second floor (open to sky) and third floor
5. The project meets all requirements
6. Previous entitlements issued but have expired
7. No changes are being proposed from the original project scope
8. The project was sold and bought by a new owner in 2022
9. Updated conditions of approval: new easement requirements from Public Works and Water Resources and parking garage conditions for security, lighting and video surveillance from Planning and new California Building Code and the City's inclusionary housing ordinance which requires 11% units set aside (no density bonus)
10. The project is subject to Senate Bill 330
11. Exempt from CEQA, Class 32

12. Staff recommended approval of the project

Commission concerns/questions:

1. Commissioner Rodriguez asked why it took two years to resubmit the project
2. Commissioner Ontiveros asked about the garage being utilized for vehicles not storage
3. Commissioner Camacho asked about visibility of vehicles going in and out of the garage
4. Commissioner Beans asked about the requirements for common space, density bonus and inclusionary housing
5. Commissioner Martin-Marshall asked if the parking garage will remain open
6. Commissioner Camacho asked if the applicant could include bike racks

Moved by Chairperson Molina, seconded by Commissioner Camacho, to approve with condition (1) the applicant shall incorporate additional signage and/or visibility mirrors for pedestrian and cyclist safety along the drive entry on Garey Avenue. Motion carried (7-0-0-0)

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

Noes: None.

Abstention: None.

Absent: None.

In Opposition: None

In Support: Eric Chen, architect
Owner

DISCUSSION TIME: 40 minutes (7:05 P.M. to 7:45 P.M.)

DISCUSSION ITEMS:

1. Discussion regarding circular driveways

Assistant Planner Moure & Associated Planner Fortune presented the item.

1. Driveway design standards – 10 onsite parking spaces with a minimum width of 8 feet and maximum of 10 feet on a primary street
2. Minimum width of 8 feet and maximum of 11 feet on a side street
3. No parking requirements for the first three residential units, after a fourth residential unit the requirement is one per unit
4. Our zoning and development code limits the ability to have a second driveway
5. Limits of street garage placement by prohibiting curb cuts where alleys are present
6. Multiple driveways create frequent curb cuts which make sidewalks less safe

Planning Manager Starns

1. Complete Street project (redesigning the streets) to start this month
2. Pomona has one of the highest pedestrian fatalities in the state
3. The width of the lots makes it very difficult to have circular driveways

Commission concerns:

1. Commissioner Camacho mentioned adding more pavement to a property increases the temperature of the city
2. Commissioner Ontiveros concern about not having enough parking for residential properties

Deputy Director Donavanik

1. Would need to analyze the distance between each driveway, including the neighbors

In Opposition:

In Support: Kari Guthie

No action taken, discussion only.

STAFF COMMUNICATION:

Planning Manager Starns

1. Building Code to be updated at the end of the year

ADJOURNMENT:

The meeting was adjourned at 8:33 p.m. to the meeting of June 25, 2025 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Miroslava PourSanae
Administrative Assistant