

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, February 12, 2025

7:00 PM

Council Chambers & Washington Hilton Hotel located at 1919
Connecticut Avenue NW, Washington, DC 20009

Planning Commission

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

A. CALL TO ORDER:

Chairperson Alfredo Camacho

B. PLEDGE OF ALLEGIANCE:

Chairperson Alfredo Camacho

C. ROLL CALL:

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

D. SELECTION OF CHAIR AND VICE-CHAIR:

1. Selection of Chair and Vice-Chair

E. 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.

F. COMMISSIONER COMMUNICATION:

G. 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. Time Extension (EXT-001417-2024)

Project Address: 1137-1149 W. Phillips Blvd.

Project Applicant: Mohammed Farooq Zia

Project Planner: Alan Fortune, Associate Planner

Council District: CC District No. 2

Request for a second one-year time extension of Tentative Tract Map (TRACTMAP-014391-2020), for a tentative tract map to merge two vacant lots together totaling 0.9 acres and develop twelve attached condominiums.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT-001417-2024) granting an additional one-year time extension for 1137-1149 W. Phillips Blvd. (TRACTMAP-014391-2020), subject to the conditions of PC Resolution No. 21-029. If approved, the expiration date for the Tentative Tract Map (TRACTMAP-014391-2020) will be extended from October 27, 2024, to October 27, 2025.

Attachments: [Staff Report](#)

[Attachment 1 - PC Resolution No. 21-029 \(TRACTMAP-014391-2020\)](#)

[Attachment 2 - Request Letter](#)

[Attachment 3 - Project Plans](#)

H. PUBLIC HEARING:

1. Conditional Use Permit (CUP-021056-2023)

Project Address: 1175 E. Philadelphia Street

Project Applicant: Fakher and Ibrahim Trad

Project Planner: Karina Diaz, Assistant Planner

Council District: CC District No. 3

A request to update an existing Type-20 Off-Sale Beer & Wine License to a Type-21 Off-Sale General at an existing market known as "Jake's Market".

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP-021056-2023) and adopt the attached Draft Planning Commission Resolution No. 25-002, subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft PC Resolution No. 25-002.doc](#)
 [Attachment 2 - CC Denial Resolution No. 2008-11](#)
 [Attachment 3 - PC Denial Resolution No. 07-091](#)
 [Attachment 4 - Project Plans](#)
 [Attachment 5 - Signatures for Petition](#)
 [Attachment 6 - Public Hearing Notice & Radius Map](#)

2. Zoning Code Amendment (CODE-001403-2024)

Project Address: Citywide
Project Applicant: City of Pomona
Project Planner: Karina Diaz, Assistant Planner
 Alina Barron, Senior Planner
Council District: All

City-initiated request to remove Section .1310. "Signs" (formerly Section .530-K) and incorporate new sign regulations in Pomona Zoning and Development Code Section 630. "Signs". Pursuant to the provisions of CEQA (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 an exemption in compliance with Section 15061(b)(3) General Rule Exemption for CODE-001403-2024. The project may be considered for the general rule exemption in that the proposed project only includes the amendment of text of an adopted document previously studied in the 2014 Pomona GPU Final EIR. The Planning Commission will consider this determination at the public hearing as part of this action.

Recommendation:

Staff recommends that the Planning Commission approve File No. CODE-001403-2024 and adopt Draft Planning Commission Resolution No. 25-001, subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1 - PC Resolution 25-001](#)
 [Attachment 2 - Draft Zoning & Development Code Section 630. Signs, Exhibit A](#)
 [Attachment 3 - Proof of Publication](#)

I. DISCUSSION ITEMS:

J. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of February 26, 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 February 12, 2025 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 February 6, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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