



505 South Garey Avenue
Pomona, CA 91766

City of Pomona Planning Commission

Action Minutes

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

Wednesday, July 23, 2025

7:00 PM

Council Chambers & Via Teleconference
36 Oceanfront Lane, Cayucos, CA 93430
400 New Jersey Avenue, NW, WA, DC 20001

CALL TO ORDER

Chairperson Molina called the meeting to order at 7:09 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Molina led the Pledge of Allegiance.

ROLL CALL

Present: Vice-Chairperson Delana Martin-Marshall
Commissioner Alfredo Camacho
Commissioner John Ontiveros (left at 7:43 p.m.)
Commissioner Philip Chu
Commissioner Daryl S. Beans
Commissioner Edgar Rodriguez
Chairperson Marcos Molina

Absent: None

Staff Present: Betty Donavanik, Development Services Director
Vinny Tam, Supervising Planner
Alex Jimenez, Senior Planner

SELECTION OF VICE-CHAIRPERSON:

1. Selection of the Vice-Chairperson

Moved by Commissioner Ontiveros, seconded by Commissioner Beans, to appoint Commissioner Rodriguez as Vice-Chair of the Commission. Motion carried (7-0-0-0)

Ayes: Martin-Marshall, Camacho, Ontiveros, Chu, Beans, Rodriguez, Molina.
Noes: None
Abstention: None
Absent: None

In Opposition: none

In Support: none

Discussion Time: 1 minute (7:17 p.m.to 7:18 p.m.)

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Commissioner Camacho shared that some businesses located on Holt Avenue, specifically CVS & Walgreens, have loud classical music playing late at night.

Chairperson Molina shared that he attended a city meeting about the rebuilding of Arrow Highway and was extremely disappointed with how the City Engineers handled public outreach.

CONSENT CALENDAR:

1. Approval of the Action Minutes from the June 11, 2025 Planning Commission Meeting.

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

Ayes: Martin-Marshall, Camacho, Ontiveros, Chu, Beans, Rodriguez, Molina.
Noes: None
Abstention: None
Absent: None

In Opposition: none

In Support: none

Discussion Time: 1 minute (7:19 p.m.to 7:20 p.m.)

PUBLIC HEARING:

1. Conditional Use Permit (CUP-000104-2025) for 1518 N. Garey Avenue.

Senior Planner Jimenez presented the item.

1. Request to allow the sale of alcohol beverages (Off-Sale Beer and Wine – Type 20) for off-site consumption in conjunction with an existing convenience market and gas station.
2. This site went through the entitlement process in 1983, and everything is permitted and up to code
3. The applicant did apply for a CUP for the sale of alcohol beverages in 2005. Planning Commission approved the Conditional Use Permit. However, City Council denied the request due to finding of public convenience and necessity.
4. Informed the Commission of the number alcohol licenses issued by Alcohol Beverage Control in the subject census tract
5. The census tract is eligible for an additional off sale alcohol license and the additional license will not exceed the number of licenses permitted in the subject census tract
6. City Council will need to make a finding of public convenience and necessity
7. CEQA, Class 1 categorical exemption, Section 15301 (existing facilities)
8. Recommends approval of CUP-000104-2025, subject to conditions

Commission concerns/questions

1. Commissioner Camacho asked staff about the specific condition for revocation of a Conditional Use Permit
2. Commissioner Chu asked if the EV charging stations are operating and what is the closest supermarket
3. Commissioner Beans asked if he needed to recuse himself due to owning properties nearby
4. Commissioner Chu had concerns about the number of alcohol licenses issued in the general vicinity
5. Commissioner Beans mentioned that he is familiar with this gas station and believes the owner is a responsible operator
6. Commissioner Camacho stated that he is having difficulty making a finding of public convenience and necessity
7. Chairperson Molina had concerns about the rise of DUIs in the city and the proximity to the freeway
8. Commissioner Martin-Marshall stated that there are a lot of checkpoints near this gas station
9. Commissioner Chu asked staff if they are aware of the total Beer and Wine Type 20 licenses issued by Alcohol Beverage Control

**Moved by Commissioner Chu, seconded by Chairperson Molina, to deny due to findings 4 & 5.
Motion carried (4-2-0-1)**

Ayes: Camacho, Chu, Rodriguez, Molina
Noes: Martin-Marshall, Beans
Abstention: none
Absent: Ontiveros*

*Commissioner Ontiveros left the meeting at 7:43 p.m.

In Opposition: none

In Support: Raaj Amthabhai & female colleague

Discussion Time: 58 minutes (7:21 p.m.to 8:19 p.m.)

DISCUSSION ITEMS:

None

STAFF COMMUNICATION:

Director Donavanik:

1. We may not have a meeting on August 13, 2025.

ADJOURNMENT:

The meeting was adjourned at 8:20 P.M. to the meeting of August 13, 2025 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Miroslava PourSanae
Administrative Assistant