



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

May 14, 2025

7:00 PM

Council Chambers

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chairperson Molina 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

Absent: None

Staff Present: Betty Donovanik, Development Services Director
Geoffrey Starns, Planning Manager
Alina Barron, Senior Planner

PUBLIC COMMENT:

None.

COMMISSIONER COMMUNICATION:

A technical malfunction occurred during this meeting (audio is not available).

CONSENT CALENDAR:

Approval of the Action Minutes from the April 23, 2025 Planning Commission meeting.

Moved by Vice-Chairperson VanderMolen, seconded by Commissioner Ontiveros, to approve the action minutes. Motion carried (7-0-0-0).

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

Noes: None.

Abstention: None.

Absent: None.

PUBLIC HEARING ITEMS:

1. Development Plan Review (DPR-000439-2024) & Tentative Tract Map (TRACTMAP-001503-2024) for 857 W. Monte

Senior Planner Barron presented the item.

Senior Planner Barron – The following project was vested under Senate Bill 330 on February 7, 2024. Projects vested under Senate Bill 330 are vested for fees, zoning and land use ordinances, policies, and standards in place at the time that a preliminary application is submitted. The updated Pomona Zoning & Development Code became effective on July 31, 2024; thus the previous Pomona Zoning Ordinance is applicable to the subject project.

Senior Planner Barron - Government Code 65589.5 (j) establishes limitations on the ability of local governments to disapprove a housing development project that are compliant with applicable, objective general plan and zoning standards. The housing development project would have a specific, adverse impact upon the public health or safety. "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

The Commission expressed the following concerns during discussion:

1. What was the previous zoning of the site?
2. Why is the design of the units so poor?
3. Why is the color palette so gray?

4. Why did staff not work with the applicant to redesign the project?
5. Can the applicant remove the guest parking?
6. Is fencing permitted?

Senior Planner Barron – Staff proposed two new designs to the applicant, but the applicant declined to use them for the project. Under Senate Bill 330 the applicant is not obligated to meet any design standard that is not a codified objective design standard. The building currently complies with the design standards in the previous Pomona Zoning Ordinance under the R-4, High Density Multi-Family with the awarded concessions under CA State Density Bonus.

The applicant agreed to the removal of guest parking and to change the color palette of the building. The applicant to the extend feasible, will explore fencing options, and work with staff to potentially push the development behind the requested 10-foot front yard setback.

Moved by Commissioner Rodriguez, seconded by Commissioner Beans, to approve project. Motion carried (6-0-1-0)

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

Noes: None.

Abstention: VanderMolen.

Absent: None.

In Opposition: Ann Tomkins
In Support: Frank Gallo

DISCUSSION ITEMS:

None

STAFF COMMUNICATION:

Planning Manager Starns went through the design review process and discussed how projects in process under the old zoning code are handled by staff.

ADJOURNMENT:

The meeting was adjourned at 8:51 p.m. to the meeting of May 28, 2025 at 7:00 P.M.

Respectfully submitted,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Prepared by,

Miroslava PourSanae
Administrative Assistant