



505 South Garey Avenue
Pomona, CA 91766

City of Pomona
Planning Commission

Action Minutes

Chairperson Marcos Molina
Vice-Chairperson Edgar Rodriguez
Commissioner Delana Martin-Marshall
Commissioner Alfredo Camacho
Commissioner John Ontiveros
Commissioner Andrew R. Kane
Commissioner Philip Chu

Wednesday, September 24, 2025

7:00 PM

Council Chambers

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Martin-Marshall led the Pledge of Allegiance.

ROLL CALL

Present: Commissioner Delana Martin-Marshall
Commissioner Alfredo Camacho
Commissioner John Ontiveros
Commissioner Philip Chu
Commissioner Andrew R. Kane
Vice-Chairperson Edgar Rodriguez
Chairperson Marcos Molina

Absent: None

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

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Chairperson Molina informed everyone that the Metro A-line has officially opened.

Commissioner Ontiveros gave kudos to Public Work staff for alternating the days of street sweeping

Commissioner Chu has comments about construction on the 71 freeway.

CONSENT CALENDAR:

1. Approval of the Action Minutes from the August 10, 2025 Planning Commission meeting.

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

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

In Opposition: none

In Support: none

Discussion Time: 1 minute (7:02 p.m. to 7:03 p.m.)

PUBLIC HEARING:

1. Appeal of Development Plan Review (DPR-000941-2024) (APL-000582-2025) for 1377 N. Garey Avenue (APN: 8339-027-015, 8339-027-016)

City Attorney Castillo and Commissioner Martin-Marshall discussed, prior to the meeting, recusing herself from this item. He informed her she will need to recuse herself if she is a beneficiary of the trust.

Commissioner Martin-Marshall recused herself from the dais.

Senior Planner Barron presented the item.

1. Zoning Administrator approved the request for housing development of 35-unit residential structure (four-story) on July 29, 2025.
2. Project is 100% affordable housing development.
3. Councilwomen Martin submitted an appeal on July 31, 2025
4. Mayor Sandoval filed an appeal on August 4, 2025
5. Staff is recommending upholding the decision of the Zoning Administrator
6. Conditions of Approval:
 - a. The applicant shall remove all south facing balconies on the development along the property line.

- b. The applicant shall submit evidence of leasing agreements which reflect a maximum of 19 occupants with vehicles, subject to the approval of the Development Services Director.
 - c. The applicant shall remove the existing chain-link along the south property line and erect a 6-foot wall or wrought iron fence to the extent feasible in coordination with the adjacent property owner, subject to the approval of the Development Services Director.
 - d. Prior to the issuance of the Certificate of Occupancy, Applicant/Developer shall be responsible for the installation and cost of decorative fencing (48 inches high) along the Garey Avenue raised landscape median, between Orange Grove Avenue and Jefferson Avenue. Applicant shall work with Planning Division and Public Works staff on the design of the decorative fence.
 - e. The applicant must place an approved Public Art on the private development site. The Public Art, and all eligible expenditures associated with installation of the Public Art (as described in the Manual), shall be in an amount equal to or in excess of the Public Art allocation.
7. A development qualifying for Density Bonus may also receive a waiver which could be a reduction to any number of development standards that don't necessarily count as incentives or concessions. The project is eligible to receive four incentives/concessions which the applicant requested.
 8. Senate Bill 330 applicable, findings must be made with high preponderance of evidence
 9. CEQA exempt

Commission concerns/questions:

1. Commissioner Camacho asked for the reason for the appeal
2. Commissioner Chu asked what the target rent rate is
3. Commissioner Ontiveros requested the date the application was filed & if the Commission has purview on the aesthetics of the project.
4. Vice-Chair Rodriguez asked for a clarification on the waivers, asked why Mayor Sandoval filed an appeal, asked if there is validity on Councilwomen Martin appeal
5. Commissioner Kane asked if city staff spoke to the unified school district on any possible impacts this project will have on the elementary school.
6. Commissioner Kane asked a question about the number of parking spaces, how will parking be enforced
7. Commissioner Camacho asked the applicant if he worked with the City's housing department
8. Commissioner Ontiveros asked if security will be provided
9. Commissioner Ontiveros asked the applicant if she would consider swapping a property with the Pomona Unified School district
10. Vice-Chairperson Rodriguez asked the applicant what other locations she considered
11. Commissioner Chu asked if staff could consider a parking permit system for the neighborhood, if parking is lifted could the city put a condition that this development cannot apply for the residential parking permit
12. Commissioner Kane asked for future development if the city could mitigate parking prior to the approval process
13. Commissioner Camacho asked several questions regarding the Surplus Land Act and the maximum number of meetings allowed

Senior Planner Barron stated that the project was routed to internal departments & the Pomona Unified School District and at date of submittal the school did not reach out to the city.

Director Donavanik said the purpose is to have a maximum of 19 cars on site, but we will discuss it with the city attorney. She said if it was a market rate housing project we would have more control over parking.

She mentioned if the Lincoln Park Neighborhood applied for the “permit parking” with Public Works only the residents would be able to park on the street.

City Attorney Castillo clarified that condition no. 20 of the resolution does require the applicant to submit leasing agreements, which reflect a maximum of 19 occupants with parking, subject to the approval of the Director.

City Attorney Castillo stated that a landlord can restrict parking on their property through the lease.

Planning Manager Starns mentioned that through LA County Development Authority for 2025, 80% AMI rent limit for 1 bedroom \$2275 and 2 bedroom \$2726, 50% AMI rent limit 1 bedroom \$1420 and \$1703 for a 2 bedroom unit.

City Attorney Castillo said that a school shooting is not a specific adverse impact on public health. He explained the Surplus Land Act to the Commission (the swapping of land with the school district) and the threshold of the number of public meetings.

The applicant is amendable to amending condition no. 20 of the resolution.

Moved by Commissioner Chu, seconded by Chair Molina, to approve w/amendment to condition no. 20 to include the language as permissible by California & Federal law. Motion carried (4-2-0-1)

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

*Commissioner Martin-Marshall recused herself from this item.

In Opposition: Jennifer Ortega
Wendy Perez, teacher
Stephanie F.
Darren Knowles, Superintendent
Mitch Elias
Guillermo Gonzalez
Larry H.

In Support: K. Crockett, architect
Sarah Johnson

Discussion Time: 1 hour 51 minutes (7:04 p.m. to 8:55 p.m.)

DISCUSSION ITEMS:

1. Review of Commissioner Absences Per By Laws.

Planning Manager Starns stated that the absences have not caused delays with any business, ultimately, it is up to the Commission if they want to take this to City Council.

Questions/concerns from Commission:

1. Commissioner Rodriguez stated that he requested to attend the July 9th meeting via zoom.
2. Chair Molina said that he requested to agendize this item.

Discussion only, no action taken.

Discussion Time: 2 minutes (8:56 p.m. to 8:58 p.m.)

STAFF COMMUNICATION:

Planning Manager Starns stated that staff will discuss the Pomona Zoning & Development Code and Complete Streets at the next meeting.

ADJOURNMENT:

The meeting was adjourned at 8:58 P.M. to the meeting of September 24, 2025 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Miroslava PourSanae
Administrative Assistant