

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Special Meeting Agenda

Tuesday, December 16, 2025

7:00 PM

Council Chambers

Planning Commission

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

A. CALL TO ORDER:

Chairperson Marcos Molina

B. PLEDGE OF ALLEGIANCE:

Chairperson Marcos Molina

C. ROLL CALL:

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

D. PUBLIC COMMENT:

Public Participation – The public is invited to address the Planning Commission concerning only items listed on the agenda pursuant to Government Code Section 54954.3 during the consideration of such item.

Together the Planning Commission, City staff, and public honor Pomona's important City meeting values:

- ☐ *To speak and to listen to everyone with respect and courtesy;*
- ☐ *To honor fairness in our cherished democratic process;*
- ☐ *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. In order to address the Planning Commission, each individual must fill out a speaker card, which is available in the lobby of the Council Chambers. Speaker cards must be completed and turned in to the Secretary at this time. Only those speaker cards turned in to the Secretary will be allowed to address the Planning Commission. No late cards will be accepted. Each person should state their name and will be allowed to speak once for three minutes. All speakers and persons in the audience must adhere to the Planning Commission Rules of Procedure and Decorum.

E. PUBLIC HEARING:

1. Code Amendment (CODE-000690-2025)

Project Address: City-wide

Project Applicant: City of Pomona

Project Planner: Vinny Tam, Senior Planner

Council District: All

A city-initiated request to amend the City of Pomona Zoning and Development Code (PZDC) for the purpose of regulating Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units in accordance with State law. The request will include amending section 830.A Accessory Dwelling Units.

Under California Public Resources Code section 21080.17, the California Environmental Quality Act (CEQA) does not apply to the adoption of an ordinance by a city or county implementing the provisions of Chapter 13 of Division 1 of Title 7 of the California Government Code, which is California's ADU law. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements state ADU law.

Recommendation:

The Planning Division recommends the Planning Commission consider the amendments to the draft ordinance and adopt the attached draft Resolution recommending the City Council approve Code Amendment (CODE-000690-2025), as presented and without amendments.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft PC Reso 25-020](#)
 [Attachment 2 - AB462](#)
 [Attachment 3 - AB1154](#)
 [Attachment 4 - SB9](#)
 [Attachment 5 - SB543](#)
 [Attachment 6 - Public Noticing](#)

2. Variance (VAR-000491-2025)

Project Address: 3200-3214 Riverside Drive

Project Applicant: Bill Estanislau

Project Planner: Carlos Molina, Associate Planner

Council District: CC District No. 3

A request to deviate from required architectural development standards for a development consisting of four (4) commercial buildings, on-site parking, landscaping, and associated on and off-site improvements. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 32, Section 15332 (In-Fill Development).

Recommendation:

Staff recommends that the Planning Commission Adopt PC Resolution No. 25-021 approving file no(s). VAR-000491-2025.

Attachments: [Staff Report](#)
 [Attachment 1: Draft Planning Commission Hearing Resolution No. 25-021](#)
 [Attachment 2: Proposed Site Plan](#)
 [Attachment 3: Site Photos](#)
 [Attachment 4: Proof of Noticing](#)

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting January 24, 2026 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 December 16, 2025 special 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 December 11, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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