



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, November 19, 2025 7:00 PM

Council Chambers & Via Teleconference: A.B. Miller High School, 6821 Oleander Avenue, Fontana, CA 92336 & University of California Irvine, Social & Behavioral Science building, Room 3240

CALL TO ORDER

Chairperson Molina called the meeting to order at 7:05 p.m.

PLEDGE OF ALLEGIANCE

Director Donavanik led the Pledge of Allegiance.

ROLL CALL

Present:	Commissioner Delana Martin-Marshall (via teleconference) Vice-Chairperson Edgar Rodriguez Chairperson Marcos Molina Commissioner Alfredo Camacho Commissioner Philip Chu (arrived at 7:10 p.m. via teleconference)
Absent:	Commissioner John Ontiveros Commissioner Andrew R. Kane (recused)
Staff Present:	Betty Donavanik, Development Services Director Geoffrey Starns, Planning Manager Vinny Tam, Supervising Planner Alex, Jimenez, Senior Planner Henry Castillo, Assistant City Attorney

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Chairperson Molina enjoyed the bike ride with Planning staff.

CONSENT CALENDAR:

None

PUBLIC HEARING:

1. Development Plan Review (DPR-000445-2025) and Tentative Tract Map (TRACTMAP-000447-2025) for 3101-3191 N. Garey Avenue.

Senior Planner Jimenez presented this item.

1. Development of 127 three-story, for-sale dwelling units (condominiums) on 5.5 acres.
2. Lot is surrounded by a chain-linked fence.
3. Various break-ins have occurred on this lot. Frontage has been removed to visually aid the Police Department.
4. 40 duplexes with five different plan types, 57 townhouses with six different plan types and 30 zipper townhouses with six different plan types (total of 17 different type plans). No studio or one-bedroom units.
5. Developer will be relocating the utility easements to serve dual purpose with the fire lane.
6. Pedestrians connectivity throughout the entire site.
7. Private park hours subject to Public Works reviewed.
8. Amenities subject to DSD reviewed and approval (during plan check).
9. Project meets parking requirements with 20% deviation.
10. CEQA exempt
11. Noise barriers condition added to the resolution. The applicant accepted the condition.
12. Recommending approval of the project (DPR & TTM).

Assistant City Council Castillo stated that this meeting is not being held via zoom. It is being held via teleconference provision set forth government code section 54953.

Commissioner concerns/questions

1. Commissioner Rodriguez asked if the 52 parking spaces are for the public. He asked if the applicant would clean up the alleyway. Asked what occurred with the previous project that was approved.
2. Commissioner Martin-Marshall asked if the applicant would pay the in-lieu fee or install the art.
3. Commissioner Rodriguez asked if solar panels would be installed.
4. Commissioner Camacho asked the applicant if he is building this project himself or will sell it. How will you enforce the parking management plan. Asked the applicant if he has worked with heavily owned open space. He is in support of the project.
5. Chairperson Molina stated that there was an EIR done for a project that was a lot larger.
6. Chairperson Molina asked will this constitute as a transit-oriented development due to the proximity to the A line station.

7. Chairperson Molina addressed the traffic issues mentioned by the public. He addressed the concerns about the noise during development. He also addressed the homeless issue and concerns about density. He expressed that this project benefits the community and supports it.
8. Commissioner Camacho requested to include the noise conditions in the resolution.

Planning Manager Starns stated that in the California Building Code solar panels are required for multi-family buildings, including town homes.

Supervising Planner Tam mentioned that the project is in the Corridors Specific Plan and there was an Environmental Impact Report prepared and it was adopted with the General Plan in 2014. He mentioned that the State of California does have exemptions specifically for residential projects that are developed in a Specific Plan that had an Environmental Impact Report prepared. The density for this site was analyzed up to 40 dwelling units with three-stories. As far as traffic, the metric used in 2014 was Level of Service (LOS), but a few years later it was determined to be the wrong type of metric. The State of California moved to Vehicles Miles per Travel (VMT) metric and the city adopted this metric. Per the State of California, cities can analyze VMT and identify a threshold. This project is well under the threshold for residential development as it relates to traffic. As far as California Environment Quality Act (CEQA) is concern, it does fall under the threshold.

Moved by Commissioner Rodriguez, seconded by Commissioner Camacho, to approve w/temporary noise barriers and/or blankets with a minimum height of eight feet shall be constructed along the entire southern boundary of the project site; the applicant shall request an inspection from the Planning Division of said barriers and/or blankets. Motion carried (5-0-0-2).

Ayes: Martin-Marshall, Camacho, Chu, Rodriguez, Molina.

Noes: None.

Abstention: None.

Absent: Ontiveros, Kane.

In Opposition: Thomas Hughes
Victor Aceves
Jimmy McDonald
Chris Yancey

In Support: Nick Buchanan, applicant
Charmaine Kane
Marilyn (Maria) Hokanson
Kathie Conaway

DISCUSSION TIME: 1 hour and 13 minutes (7:10 p.m. to 8:23 p.m.)

DISCUSSION ITEMS:

None

STAFF COMMUNICATION:

Planning Manager Starns mentioned that staff will bring forward a Tentative Tract Map, discussion on annual ADU code updates, and training on the code to the next meeting. We will have a special meeting on

Tuesday, December 16, 2025, to discuss a Variance and a change to a Conditional Use Permit (CUP) for the Masonic.

ADJOURNMENT:

The meeting was adjourned at 8:24 P.M. to the meeting of December 10, 2025 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Miroslava PourSanae
Administrative Assistant