

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, February 11, 2026

7:00 PM

**Council Chambers & Via Teleconference: Hyatt Regency  
Washington on Capitol Hill, 400 New Jersey Ave NW**

### **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. SELECTION OF CHAIR AND VICE-CHAIR:**

1. Selection of Chair and Vice-Chair for 2026

**E. PUBLIC COMMENT:****F. COMMISSIONER COMMUNICATION:****G. CONSENT CALENDAR:**

1. Approval of Action Minutes from the Planning Commission Special Meeting of December 16, 2025.

Attachments: [PC Action Minutes 12-16-2025](#)

**H. PUBLIC HEARING:**

1. Tentative Tract Map (TRACTMAP-000181-2025), Variance (VAR-000664-2025)  
Project Address: 874 E. Arrow Highway (APN: 8317-007-0001, 8317-007-0002, 8317-007-0004)  
Project Applicant: John Begin, JB Contractors, Inc.  
Project Planner: Max Pastore, Associate Planner  
Council District: CC District No. 6

A request to develop the subject 0.9-acre site with 21, for-sale market-rate townhouse units within three (3) five-unit buildings and one (1) six-unit building. Each building is three-stories tall with ground floors composed of private garages/living space and upper stories reserved solely as living space.

**Recommendation**

Staff recommends that the Planning Commission adopt PC Resolution No. 26-002 approving File No. TRACTMAP-000181-2025 and PC Resolution No. 26-003 denying File No. VAR-000664-2025.

**Attachments:**     [Staff Report](#)  
[Attachment 1 - Draft Resolution PC No 26-002](#)  
[Attachment 2 - Draft Resolution PC No 26-003](#)  
[Attachment 3 - Photos of Site and Surrounding Neighborhood.pdf](#)  
[Attachment 4 - Project Plans.pdf](#)  
[Attachment 5 - Public Hearing Notice & Proof of Publication.pdf](#)  
[Attachment 6 - Planning Transparency Design Alternative](#)

2. Zoning Code Amendment (CODE-000378-2025)

Project Address: Citywide

Project Applicant: City of Pomona

Project Planner: Alina Barron, Senior Planner

A request to modify objective design standards, use definitions and standards, and administrative processes in the Pomona Zoning & Development Code. Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment, and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting the general rule exemption pursuant to Section 15061(b)(3) at the public hearing as part of this action.

Recommendation:

Staff recommends that the Planning Commission continue the item to the next regularly scheduled Planning Commission Meeting on February 25, 2026.

**I. DISCUSSION CALENDAR:**

**J. STAFF COMMUNICATION:**

**ADJOURNMENT**

**CERTIFICATION OF POSTING AGENDA**

*I, Betty Donovanik, Director of Development Services for the City of Pomona, hereby certify that the agenda for the February 11, 2026 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](http://www.pomonaca.gov) on February 5, 2026. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/Betty Donovanik, Director of Development Services*