



505 S. Garey Ave
Pomona, CA 91766

City of Pomona

Zoning Administrator

Draft Action Minutes

Zoning Administrator Betty Donovanik

Wednesday, July 29, 2025

7:00 PM

Council Chambers

CALL TO ORDER

Zoning Administrator Donovanik called the meeting to order at 7:00 p.m. in the Council Chambers.

PLEDGE OF ALLEGIANCE

Zoning Administrator Donovanik led the Pledge of Allegiance.

ROLL CALL

Betty Donovanik, Zoning Administrator

CONSENT CALENDAR

1. Approval of Action Minutes from the Zoning Administrator meeting of July 16, 2025.

A motion by Zoning Administrator Donovanik to approve the Action Minutes from the ZA meeting of July 16, 2025 with a change to page 2 of the minutes to reflect “were” instead of “where” under Zoning Administrator Donovanik questions/concerns.

PUBLIC HEARING ITEMS

1. Development Plan Review (DPR-000941-2024) – 1377 N. Garey Avenue

Senior Planner Barron presented the item.

1. Development of two vacant parcels for a four-story residential 35 units and onsite amenities (contemporary design)
 2. California State Density Bonus & Senate Bill 330 applicable
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3. 100% affordable housing
4. Applied for incentives & concessions – reduction minimum unit size for 1 bedroom unit to 467 square feet & 2-bedroom unit to 562 square feet, private common open space, reduction of side yard setbacks w/potential balcony overhang, reduction of parking to 19 spaces.
5. Requesting waivers: building height to 4-story, reduction of building massing length & height, reduction of frontage coverage on Garey Avenue to 66%.
6. CEQA exempt, Article 19, Section 15332, Class 32 (In-fill Development)
7. Received one additional email as public comment by the California Housing Defense Fund (a total of four public comments)
8. Staff's conditions of approval: 1) minimize overflow of on-street parking, submit evidence of leasing agreements which reflect a maximum of 19 occupants with vehicles, subject to the approval of the Development Services Director 2) remove the existing chain link fence along the south property line and erect a six foot wall or fence to the extent feasible in coordination with the adjacent property owner, subject to the approval of the Development Services Director
9. Recommending approval

Zoning Administrator Donavanik questions/concerns

1. Asked legal a question pertaining to the sex offender registry
2. How will the applicant manage the 19 parking spaces, EV parking space
3. Will the applicant have a live-in property manager on site
4. Asked staff for the distance between the south side balconies to the playground
5. Is the applicant willing to remove the south side balconies (condition)
6. Does the City have to approve all concessions and waivers (to legal)
7. What is an adverse impact (to legal)
8. Condition to provide the artwork onsite
9. How many washing machines at the laundry facility
10. 200 units or less no traffic Study
11. The applicant shall install a decorative fence along the median front of the property (condition)

A motion by Zoning Administrator Donavanik to approve Development Plan Review (DPR-000941-2024) with conditions (1) minimize overflow of on-street parking and submit evidence of leasing agreements which reflect a maximum of 19 occupants with vehicles, subject to the approval of the Development Services Director (2) remove the existing chain link fence along the south property line and erect a six foot wall or fence to the extent feasible in coordination with the adjacent property owner, subject to the approval of the Development Services Director (3) removal of the south side balconies on the development along the property line (4) prior to the certificate of occupancy, applicant shall install signage and a decorative fence along the median front of the property. (existing structures do not require HPC approval)

OPPOSITION: James Gallivan

Jason Schuler

Mayra Garcia

Roberta P.

Guillermo Gonzalez

Superintendent Darren Knowles on behalf of the Board of Education

Stephanie Frescas

Eddie

IN SUPPORT: Cameron C., Architect

DISCUSSION TIME: 54 minutes (7:03 p.m. to 7:57 p.m.)

ADJOURNMENT

The Zoning Administrator meeting was adjourned by Zoning Administrator Donavanik at 7:58 p.m. to a date, time, and location to be determined.

Respectfully submitted,

Prepared by,

Geoffrey Starns
Planning Manager

Miroslava PourSanae
Administrative Assistant