



505 South Garey Avenue
Pomona, CA 91766

City of Pomona Planning Commission

Action Minutes

Chairperson Marcos Molina
Vice-Chairperson Ron VanderMolen
Commissioner Delana Martin-Marshall
Commissioner Alfredo Camacho
Commissioner John Ontiveros
Commissioner Daryl S. Beans
Commissioner Edgar Rodriguez

May 28, 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 Ontiveros led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Marcos Molina
Vice-Chairperson Ron VanderMolen
Commissioner Delana Martin-Marshall
Commissioner Alfredo Camacho
Commissioner John Ontiveros
Commissioner Daryl S. Beans

Absent: Commissioner Edgar Rodriguez

Staff Present: Betty Donovanik, Development Services Director
Geoffrey Starns, Planning Manager
Alan Fortune, Associate Planner

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Commissioner Ontiveros

1. Asked staff if they have considered the traffic and parking issues when receiving townhome/condominium projects

Planning Manager Starns

1. Traffic engineers have been looking at that and the impact on traffic
2. City projects mitigated as part of the General Plan

Chairperson Molina

1. Pomona 5K

CONSENT CALENDAR:

Approval of the Action Minutes from the May 14, 2025 Planning Commission meeting.

Moved by Commissioner Camacho, seconded by Chairperson Molina, to approve. Motion carried (6-0-0-1).

Ayes: Martin-Marshall, Camacho, Ontiveros, Molina, VanderMolen, Beans.

Noes: None.

Abstention: None.

Absent: Rodriguez.

PUBLIC HEARING ITEMS:

1. Conditional Use Permit (CUP-001787-2024) for 22 Rio Rancho Road (Continued from April 23, 2025)

Associate Planner Fortune presented the item. Applicant requesting a Type 20 to sell beer and wine (Of-Sale Beer & Wine).

Provided a recap to Commission:

1. One public comment was received in support
2. Commission continued the item (5-1 vote)
3. Commission requested date of approval for the neighboring alcohol establishments
4. Received two public comments opposing the project after the publication of tonight's agenda

Nearby Off-Sale Licenses provided to Commission:

1. AM PM/Arco Gas Station approved June of 2017 (Type 20)
2. Target approved Oct of 2012 (Type 20)
3. Cardenas Market date not identified (Type 21)
4. La Pomona Market approved in 2024 (Type 21)
5. RiteAid approved 1999 (Type 21)
6. Circle K/Chevron approved Sept 2022 (Type 20 - not yet operating)
7. Walmart approved 2011 (Type 21)
8. Winco approved 2004 (Type 21)
9. Food For Less approved 1998 (Type 21)
10. La fiesta approved in 1988 (Type 20)

Planner Fortune provided the Commission of vehicle collisions near the subject site.

1. Recommends closing the public hearing and deny the request for the Conditional Use Permit.

Commission concerns:

Ontiveros – Reason for having five Type 21 alcohol licenses when the max is four in this census tract

Chairperson Molina – Alcohol Beverage Control criteria for four alcohol licenses

Commissioner Beans – Requested crime statistics for this area

Commissioner Camacho – Did the applicant purchased an alcohol license; applicant stated no. Commission must provide a finding to approve the alcohol license

Commissioner Ontiveros - Unable to determine a finding to approve the alcohol license

Moved by Commissioner Beans, seconded by Commissioner Camacho, to deny. Motion carried (6-0-0-1)

Ayes: Martin-Marshall, Ontiveros, Molina, VanderMolen, Beans.

Noes: None.

Abstention:

Absent: Rodriguez.

In Opposition: Kari Gunthrie
Joseph McLellan
Nicole Centero

In Support: Joseph Karaki
Alfred Daher

DISCUSSION ITEMS: 42 minutes (7:03 P.M. to 7:45 P.M.)

None

STAFF COMMUNICATION:

Planning Manager Starns

1. Steady Streamed of projects during the summer months
2. 20-unit condominium project at 2145 N. Garey Avenue
3. Circular Driveways discussion coming soon

Director Donavanik

1. Working on Comprehensive Code clean ups

ADJOURNMENT:

The meeting was adjourned at 7:48 p.m. to the meeting of June 11, 2025 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Miroslava PourSanae
Administrative Assistant