City of Pomona

505 S. Garey Ave.
Pomona, CA 91766

Regular Meeting Agenda

Wednesday, July 2, 2025

3:30 PM

Council Chambers

Zoning Administrator

PLEASE NOTE:

Any member of the public may speak on any item under review by the Zoning Administrator after "being recognized" by the Zoning Administrator. After the Zoning Administrator recognizes you, state your name and address. Generally, after the item is introduced, the order of presentation begins with staff introduction and presentation. The project applicant or his/her authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow.

Staff and the public are reminded that they must preserve order and decorum throughout the Hearing. In that regard, staff and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Zoning Administrator constitutes a violation of these rules.

• Each speaker will be permitted to speak for three (3) minutes to address items that are listed on the agenda or topics, which are within the jurisdiction authority of the Zoning Administrator.
• No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the hearing will be permitted. Any person not adhering to these rules may be asked to leave.
• We ask that you please respect the business nature of this hearing and the order required for the proceedings conducted.

At the close of testimony, the matter will return to the Zoning Administrator for discussion and action.

GENERAL INFORMATION:

Zoning Administrator Hearings are scheduled on a submittal basis and usually scheduled once an application is ready to be scheduled. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act. Interested persons must request the accommodation at least two working days in advance of the meeting by contacting the Planning Division (909) 620-2191.

All documents submitted for the public hearing will become public information. Plans and other supporting documents are available at the Development Services Department at 505 N. Garey Avenue. They are also posted on the City of Pomona's website (http://www.ci.pomona.ca.us). Plans and other supporting documents may be viewed any day. Copies will be provided at cost when feasible.

The Development Services Department is generally open 7:30 a.m. to 6:00 p.m., Mondays through Thursdays.

We appreciate your interest in the conduct of your City's business. Information about the City or the items discussed in this report may be referred to: City of Pomona, Development Services Department, 505 N. Garey Avenue, Pomona, CA 91769, (909) 620-2191.

A. CALL TO ORDER:

Betty Donavanik, Zoning Administrator

B. PLEDGE OF ALLEGIANCE:

Betty Donavanik, Zoning Administrator

C. ROLL CALL:

Betty Donavanik, Zoning Administrator

D. CONSENT CALENDAR:

All items listed on the Consent Calendar may be enacted by a single motion without separate discussion.

1. Approval of Action Minutes from the Zoning Administrator meeting of June 18,

2025.

<u>_Attachments:_</u>   [ZA Action Minutes 6-18-2025](#)

E. PUBLIC HEARING:

1. <u>Development Plan Review (DPR-001227-2024)</u>

Project Address: 252 W. Franklin Avenue

Project Applicant: Abraham Sandoval

Project Planner: Alina Barron, Senior Planner

Council District: CC District No. 2

A request to develop one vacant parcel approximately +/- .56 acres into 15 attached three-story dwellings as well as associated on-site and off-site improvements. The Property is located within the Residential Neighborhood District 1 (RND-1).

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 Zoning Administrator will consider adopting a Class 32 Categorical Exemption in compliance with Section 15332 (In-Fill Development) at the public hearing as part of this action.

<u>Recommendation:</u>

Staff recommends that the Zoning Administrator approve DPR-001227-2024 and adopt ZA Reso. No. 25-004, subject to conditions.

<u>_Attachments:_</u>   [Staff Report](#)

[Attachment 1: Draft ZA Resolution No. 25-004](#)

[Attachment 2: Project Plans](#)

[Attachment 3: Site Photographs](#)

[Attachment 4: Public Hearing Notice](#)

2. <u>Development Plan Review (DPR-018805-2022)</u>

Project Address: 2185 N. Towne Avenue

Project Applicant: Tony Chotibhongs

Project Planner: Carlos Molina, Associate Planner

Council District: CC District No. 6

A request for a Development Plan Review to develop a three (3) story, nine (9) unit housing development project on an interior lot (0.20 acres) located within the Neighborhood Edge District 2 zoning district of the Pomona Zoning and 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 Zoning Administrator will consider a Class 32 Categorical Exemption in compliance with Section 15332 (In-Fill Development) at the public hearing as part of this action.

Recommendation:

Staff recommends that the Zoning Administrator approve DPR-0018805-2022 and adopt ZA Resolution No. 25-005, subject to conditions.

Attachments: Staff Report

Attachment 1: Draft ZA Resolution No. 25-005

Attachment 2: Project Plans

Attachment 3: Photographs

Attachment 4: Proof of Noticing

ADJOURNMENT:

The City of Pomona Zoning Administrator Hearing is hereby adjourned to a date, time, and location to be determined.

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 July 2, 2025 meeting of the Zoning Administrator was posted in City Hall, near the door of the City Council Chambers, and on the City's website www.pomonaca.gov on June 26, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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