

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, January 28, 2026

7:00 PM

Water Resources Department, 752 W. Commercial Street, Pomona,
CA 91768

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. PUBLIC COMMENT:

1. *At this time, the general public is invited to address the Planning Commission concerning any items that are not listed on the agenda, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Comments from the public of any nonagenda items will be limited to three (3) minutes in accordance with City policy.*

2. *Any applicant or member of the public wishing to speak on any item that is listed on the agenda is requested to adhere to the following protocol procedures/guidelines:*

a) When called upon, the person shall state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chairperson may, at his/her discretion, request that the group choose a spokesperson to address the Commission.

b) All remarks should be addressed to the Planning Commission as a whole, and not to individual Commissioners. Questions, if any, should be directed to the presiding Chairperson who will determine whether, or in what manner an answer will be provided.

Speaker Times:

After the public hearing is opened, the chair will first call upon the applicant or their representative (s) to speak.

The applicant has up to eight (8) minutes to address the Commission.

After the Applicant has had an opportunity to speak, the Chair will call upon any members of the public wishing to speak on the item. Each person speaking either in favor or in opposition shall be allowed to speak for not more than three (3) minutes, provided that, due to the number of speakers, the Chair, with the consensus of the Commission, may reduce the time each speaker is allowed to speak.

After all speakers have had an opportunity to speak, the Applicant shall have up to five (5) minutes for rebuttal of any opposition raised. The Planning Commission may permit the applicant to exceed the preceding time limits if the Commission determines that the proposed project's complexity requires additional time for the applicant to make an adequate presentation.

3. *Together the Planning Commission members, City Staff and public honor Pomona's important City meeting values:*

a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.

b) To affirm Pomona's dedication to lead as a Compassionate City.

Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together.

E. COMMISSIONER COMMUNICATION:

F. CONSENT CALENDAR:

All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

1. Approval of Action Minutes from the Planning Commission meetings of November 19, 2025 & December 10, 2025.

Attachments: [PC Action Minutes 11-19-2025](#)

[PC Action Minutes 12-10-2025](#)

2. Time Extension (EXT-000652-2025)

Project Address: 1137-1149 W. Phillips Boulevard

Project Applicant: Badih Moussa

Project Planner: Alan Fortune, Associate Planner

Council District: CC District No. 2

Request for a third one-year time extension of Tentative Tract Map (TRACTMAP-014391-2020), for a tentative tract map to merge two (2) vacant lots together totaling 0.9 acres and to develop twelve (12) attached condominiums.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT-000652-2025) granting an additional one-year time extension for Tentative Tract Map (TRACTMAP-014391-2020), subject to the conditions of PC Resolution No. 21-029. If approved, the expiration date for the Tentative Tract Map (TRACTMAP-014391-2020) will be extended from October 27, 2025, to October 27, 2026.

Attachments: [Staff Report](#)

[Attachment 1 - PC Resolution No. 21-029 \(TRACTMAP-014391-2020\)](#)

[Attachment 2 - Extension Request Letter from Applicant](#)

[Attachment 3 - Approved Tentative Tract Map](#)

[Attachment 4 - Approved Associated Project Plans](#)

3. Time Extension (EXT-000026-2026)

Project Address: 3101 W. Temple Avenue

Project Applicant: Chloe Liu

Project Planner: Alan Fortune, Associate Planner

Council District: CC District No. 5

Request for a third one-year time extension of Conditional Use Permit (CUP-014649-2020), for the development of a new, seven-story, 57,724 square foot hotel with 90 new guestrooms, one fitness room, and entry lobby, as an extension of the existing Double Tree Hotel.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT-000026-2026) granting an additional one-year time extension for Conditional Use Permit (CUP-014649-2020), subject to the conditions of PC Resolution No. 22-008. If approved, the expiration date for the Conditional Use Permit (CUP-014649-2020) will be extended from February 23, 2026, to February 23, 2027.

Attachments:[Staff Report](#)[Attachment 1 - PC Resolution No. 2022-008 \(CUP 14649-2020\)](#)[Attachment 2 - Extension Request Letter from Applicant](#)[Attachment 3 - Approved Plans](#)**G. PUBLIC HEARING:**1. Appeal of Determination of Similarities (DOS-000687-2025)

Project Address: 1474 E. Franklin Avenue (8328-014-040)

1158 East End Avenue (8327-024-012)

Project Applicant: Enersmart Storage LLC

Project Planner: Alina Barron, Senior Planner

Council District: CC District No. 3

A request to determine that a Battery Energy Storage System (BESS) Facility is similar to a use permitted by the Pomona Zoning and Development Code. The properties are 1474 E. Franklin Avenue (8328-014-040) within the Workplace District 2 zone and 1158 East End Avenue (8327-024-012) within the Workplace District 3 zone. The appeal case file is APL-000002-2026. 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 to not have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In compliance with Section 15061(b)(3), the proposed project is covered by the general rule exemption which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The project may be considered for the general rule exemption in that the proposed request is the consideration of a proposed land use under the Pomona Zoning and Development Code and is not granting the authority to establish a use.

Recommendation:

Staff recommends that the Planning Commission uphold the decision of the Development Services Director denying DOS-000687-2025 and adopt PC Resolution No. 26-001.

Attachments:[Staff Report](#)[Attachment 1 - PC Resolution No. 26-001](#)[Attachment 2 - Decision On Determination Of Similarity \(DOS-000687-2025\), Si](#)[Attachment 3 - Appeal Letter, Dated January 5, 2026](#)[Attachment 4 - Public Hearing Notice & Proof of Publication](#)

H. DISCUSSION ITEMS:**I. STAFF COMMUNICATION:****ADJOURNMENT:**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting February 11, 2026 starting at 7:00 p.m. in the Council Chambers.

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 January 28, 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 on January 22, 2026. I declare under the penalty of perjury that the foregoing is true and correct.

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