

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Special Meeting Agenda

Wednesday, November 19, 2025

7:00 PM

**Council Chambers & Via Teleconference: A. B. Miller High School,
6821 Oleander Avenue, Fontana, CA 92336 & University of California
Irvine, 214 Pereira Drive, Irvine, CA 92617**

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 K. 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.

G. PUBLIC HEARING:

Development Plan Review (DPR-000445-2025) and Tentative Tract Map (TRACTMAP-000447-2025)

Project Address: 3101-3191 N. Garey Avenue
Project Applicant: Nick Buchanan for Pomona CPD, LLC
Project Planner: Alex Jimenez, Senior Planner
Council District: CC District No. 6

A request for a Development Plan Review and Tentative Tract Map to develop 127, three-story, for-sale dwelling units, as well as associated on/off-site improvements and a privately-owned public area on a +/-5.5-acre site.

The Planning Commission will consider an exemption for this project in compliance with CEQA Section 15182, Residential Projects Pursuant to a Specific Plan.

Recommendation:

Staff recommends that the Planning Commission approve Development Plan Review (DPR-000445-2025) and Tentative Tract Map (TRACTMAP-000447-2025); and adopt PC Resolution No. 25-018 and Resolution No. 25-019, subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution No. 25-018](#)

[Attachment 2 - Draft PC Resolution No. 25-019](#)

[Attachment 3 - Project Plans](#)

[Attachment 4 - Site Photographs 11-6-25](#)

[Attachment 5 - Public Hearing Notice](#)

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

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting December 10, 2025 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 November 19, 2025 Special 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 November 13, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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