

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, February 25, 2026

7:00 PM

**Council Chambers & Via Teleconference: Hyatt Regency
Washington on Capitol Hill, 400 New Jersey Ave NW, Washington**

Planning Commission

Chairperson Delana Martin-Marshall

Vice-Chairperson Andrew R. Kane

Commissioner Alfredo Camacho

Commissioner Marcos Molina

Commissioner John Ontiveros

Commissioner Philip Chu

Commissioner Edgar Rodriguez

A. CALL TO ORDER:

Chairperson Delana Martin-Marshall

B. PLEDGE OF ALLEGIANCE:

Chairperson Delana Martin-Marshall

C. ROLL CALL:

Chairperson Delana Martin-Marshall, Vice-Chairperson Andrew R. Kane, Commissioner Alfredo Camacho, Commissioner Marcos Molina, Commissioner John Ontiveros, Commissioner Philip Chu, Commissioner Edgar Rodriguez

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:

1. Approval of Action Minutes from the Planning Commission meeting of February 11, 2026.

Attachments: [PC Action Minutes 2-11-2026](#)

G. PUBLIC HEARING:

1. Conditional Use Permit (CUP-000583-2025)

Project Address: 3024 W. Temple Ave (APN: 8707-022-147)

Project Applicant: Sherrie Olson for Diamond Bar Market, Inc.

Project Planner: Irene Mouré, Assistant Planner

Council District: CC District No. 5

A request for a Conditional Use Permit (CUP) to upgrade an existing Type-20 (Off-Sale, Beer and Wine) to a Type-21 (Off-Sale, General) license type for off-sale consumption in conjunction with an established convenience market and full-service deli. In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for a Class 1 Categorical Exemption pursuant to Section 15301, (Existing Facilities) of CEQA. The proposed project will utilize the existing facilities- the convenience market, with no exterior modifications or expansions to the structure. Therefore, no further environmental review is required.

Recommendation

Staff recommends that the Planning Commission approve CUP-000583-2025 and adopt PC Reso. No. 26-004, subject to conditions.

Attachments: [PC Staff Report](#)

[Attachment 1 - Draft PC Resolution No. 26-004](#)

[Attachment 2 - Letter of Intent](#)

[Attachment 3 - Project Site and Floor Plan](#)

[Attachment 4 - Photographs of Site and Surrounding Area](#)

[Attachment 5 - Census Tract Map](#)

[Attachment 6 - PD Reporting District Map](#)

[Attachment 7 - Collision Summary Report](#)

[Attachment 8 - Attachment 8 - Public Noticing, Radius Map and Affidavit](#)

2. Zoning Code Amendment (CODE-000378-2025)

Project Address: Citywide

Project Applicant: City of Pomona

Project Planner: Alina Barron, Senior Planner

A request to modify objective design standards, use definitions and standards, and administrative processes in the Pomona Zoning & 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 Planning Commission will consider adopting the general rule exemption pursuant to Section 15061(b)(3) at the public hearing as part of this action.

Recommendation

Staff recommends that the Planning Commission motion to continue the item to a date uncertain, re-noticing the proposed project.

Attachments: [CODE-000378-2025 Continuation Staff Report](#)

H. DISCUSSION ITEMS:

1. Pomona Complete Streets Ordinance & Quick Build Project Update

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting March 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 February 25, 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 February 19, 2026. I declare under the penalty of perjury that the foregoing is true and correct.

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