



505 South Garey Avenue
Pomona, CA 91766

City of Pomona Planning Commission

Action Minutes

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

Wednesday, March 11, 2026

7:00 PM

Council Chambers

CALL TO ORDER

Chairperson Delana Martin-Marshall called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chairperson Delana Martin-Marshall led the Pledge of Allegiance.

ROLL CALL

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

Absent: None

Staff Present: Betty Donovanik, Development Services Director
Geoffrey Starns, Planning Manager
Vинny Tam, Supervising Planner
Irene Moure, Assistant Planner

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATIONS:

None

CONSENT CALENDAR:

1. Approval of Action Minutes from the Planning Commission meeting of January 28, 2026 & February 25, 2026.

Moved by Commissioner Molina, seconded by Chair Martin-Marshall, to approve. Motion carried (7-0-0-0).

Ayes: Camacho, Molina, Ontiveros, Chu, Kane, Rodriguez, Martin-Marshall.

Noes: None.

Abstention: None.

Absent: None.

In Opposition: None

In Support: None

DISCUSSION TIME: 1 minute (7:02 p.m. to 7:03 p.m.)

2. Time Extension (EXT-000011-2026)

Moved by Commissioner Molina, seconded by Chair Martin-Marshall, to approve. Motion carried (7-0-0-0).

Ayes: Camacho, Molina, Ontiveros, Chu, Kane, Rodriguez, Martin-Marshall.

Noes: None.

Abstention: None.

Absent: None.

In Opposition: None

In Support: None

DISCUSSION TIME: 1 minute (7:02 p.m. to 7:03 p.m.)

PUBLIC HEARING:

1. Conditional Use Permit (CUP-000583-2025) for 3024 W. Temple Avenue

Assistant Planner Moure presented this item.

1. This CUP will replace the existing alcohol license with Type-21 (Off-Sale, General)

2. Section 540.D.2 – Food and Beverage Alcohol standards – will provide clear windows, training and security plan. off-sale related will maintain active ABC license, no beer sold in less than three pack quantities, the sale of individual cans, bottles, or tapped/keg containers is prohibited. Beer or wine must not be sold in containers less than 750ml, unless sold by four pack or other manufacturers prepackaged multi-unit quantities.
3. Zoning Code does not have threshold for the number of licenses per census tract or thresholds for limitations of these licenses in high crime-districts.
4. Alcohol Beverage Control (ABC) does require a finding of Public Convenience or Necessity when there is undue concentration; undue is defined as: the number of licenses in the designated census tract is exceeded or crime reporting district is designated as high crime by Police Department crime data.
5. Alcohol Beverage Control (ABC) allows for a total of four off-sale licenses before tract is deemed to have undue concentration
6. The number of existing off-sale licenses will not increase, existing off-sale licenses exceed the number of allowed licenses.
7. Staff received one public comment letter in opposition to the project.
8. Staff recommends approval of Conditional Use Permit (CUP)

Concerns/questions from Commission

1. Commissioner Molina asked why only six months of collision data has been provided. He requested one year of collision data. Asked staff to explain a “legal non-conforming use”.
2. Commissioner Rodriguez asked how many Type 21 alcohol licenses have been issued in this area
3. Commissioner Kane asked with a Type 20 license can the applicant sell individual cans and food to customers to eat on the property
4. Commissioner Rodriguez asked the owner for details of the proposed interior remodeling
5. Commissioner Camacho asked if the remodel contingent on the Type 21 alcohol license
6. Commissioner Chu asked where the closest school is
7. Commissioner Molina asked staff to include TIMS data for DUI collision
8. Commissioner Molina asked the owner if he is willing to accept a condition for all distilled spirits to be placed behind the counter
9. Commissioner Ontiveros asked if there were any DUI traffic collisions
10. Commissioner Chu asked is most of the clientele from Cal Poly Pomona
11. Commissioner Camacho disagreed with staff’s analysis
12. Commissioner Molina said there is an oversaturation of alcohol in Pomona
13. Commissioner Rodriguez is willing to approve the CUP to enforce guardrails
14. Chair Martin-Marshall agreed to enforce guardrails for them to be held accountable

The Commission had a lengthy discussion about the consequences and significance of approving or denying the Conditional Use Permit.

Planning Manager Starns mentioned that we received a letter of opposition for this item.

1. He said if the Commission approves the CUP and they do not comply with any of those 21 conditions we can bring back the CUP for revocation and take away the Type 21 license.
2. If the Commission denies the application, we will have to rely on ABC if there are violations of alcohol or Code Compliance if not meeting normal property standards and declare them a public nuisance.

Moved by Commissioner Molina, seconded by Commissioner Camacho, to deny the CUP with the finding that the intensification of use is detrimental to the public health and general welfare and that there is accumulative health to the neighborhood. Motion failed (3-4-0-0).

Ayes: Camacho, Molina, Kane.
Noes: Ontiveros, Chu, Rodriguez, Martin-Marshall.
Abstention: None.
Absent: None.

Moved by Commissioner Chu, seconded by Chairperson Martin-Marshall, to approve. Motion carried (4-3-0-0).

Ayes: Ontiveros, Chu, Rodriguez, Martin-Marshall.
Noes: Camacho, Molina, Kane.
Abstention: None.
Absent: None.

**In Opposition: Mina Bozros
Rebekah Saadalla**

**In Support: Sherrie Olson
Owner**

DISCUSSION TIME: 1 hour 11 minutes (7:04 p.m. to 8:15 p.m.)

DISCUSSION ITEMS:

None

STAFF COMMUNICATION:

Planning Manager Starns said that the street light survey for historic will be on our website on Friday, March 13, 2026.

Supervising Planner Tam stated that Complete Streets team conducted a bike audit with Pedal Pomona. He Informed the Commission about the Nationwide alert scam.

ADJOURNMENT:

The meeting was adjourned at 8:17 P.M. to the meeting of March 25, 2026 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Miroslava PourSanae
Administrative Assistant