



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, April 22, 2026

7:00 PM

Council Chambers & Via Teleconference:
Hyatt Regency Washington on Capitol Hill,
400 New Jersey Avenue, NW, Washington DC 2001

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 Philip Chu (left at 8:41 p.m.)
Vice-Chairperson Andrew R. Kane
Commissioner Edgar Rodriguez (via teleconference)
Chairperson Delana Martin-Marshall

Absent: Commissioner John Ontiveros

Staff Present: Betty Donovanik, Development Services Director
Geoffrey Starns, Planning Manager
Vinny Tam, Supervising Planner
Alina Barron, Senior Planner
Irene Moure, Assistant Planner

PUBLIC COMMENT:

Lisa E., resident, spoke about prioritizing pedestrians and complete streets. She mentioned about 70 individuals have died between 2014-2024 due to reckless driving.

COMMISSIONER COMMUNICATIONS:

Commissioner Molina has requested that Code Compliance drive to La Verne Avenue to patrol the bike lines. He asked Clean & Green to join him at a City Council meeting.

Commissioner Camacho expressed his frustration with reckless driving and pedestrian safety in the city.

Commissioner Kane requested information about the project on Foothill Boulevard and Towne Avenue.

Chair Martin-Marshall asked staff to provide an update on the lights for Lincoln Park district

CONSENT CALENDAR:

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

Moved by Commissioner Camacho, seconded by Commissioner Chu, to approve. Motion carried (6-0-0-1).

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

Noes: None.

Abstention: None.

Absent: Ontiveros

In Opposition: None

In Support: None

DISCUSSION TIME: 1 minute (7:10 p.m. to 7:11 p.m.)

PUBLIC HEARING:

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

Senior Planner Barron presented this item.

1. The purpose of the Code Amendment is to modify the objective design standards, use definitions and standards, and administrative processes for a total of 46 revisions.
2. Revisions will include Part 3 – Form, Part 4 – Frontage, Part 5 – Use, Part 6 – Site, Part 8 – Historic & Other Supplemental Provisions, Part 10 – Division of land, Part 11 – Administration, Part 12 – General Rules and Part 13 – Appendix of the Pomona Zoning & Development Code.
3. Prohibition of new land use of the Detention Facility as “assembly use” but will allow a determination of similarity at the discretion of the Director or as an appeal to the Planning Commission. This will prohibit land use and require a zoning code amendment and potentially a general plan amendment (recommendation of City Attorney)

4. Fence and Wall – Will allow the repair of fences as necessary without a permit (same material and less than 50%). Prohibit all types of security fencing. Addition to include architecture cap to fences.
5. Development Plan Reviews - new construction of four or more housing units or new non-residential construction greater than 22,5000 square feet cumulative
6. Planning Commission will now review new construction of 30 or more housing units including establishing housing units in existing structures and new non-residential construction and addition over 10,000 square feet accumulative
7. Environmental review is not required

Commissioner concerns/questions

1. Molina – asked if residents allowed to have shrubbery on White Avenue. Can a coffee shop be categorized as an accessory commercial.
2. Chu – asked what the allowable height for a fence is. Asked if staff have explored the use of battery storage.
3. Chair Martin-Marshall – is a fence allowed in the historic districts
4. Commissioner Rodriguez – any residents interested in security fences. Does the adoption of the zoning code amendment include detention centers at the Fairplex.

Director Donovanik – Definition of small-scale contractor’s indoor storage: any related activities must be conducted in a manner that does not create a nuisance, generation of noise, odors, insects, etc. nor impact the public health, safety or welfare of persons within the area surrounding the use of its employees and staff.

Moved by Commissioner Rodriguez, seconded by Commissioner Chu, to approve staff’s recommendation for small-scale contractor’s indoor storage (1) any related activities must be conducted in a manner that does not create a nuisance, generation of noise, odors, insects, etc. nor impact the public health, safety or welfare of persons within the area surrounding the use of its employees and staff (2) prohibition of detention centers at the Fairplex. Motion approve. (6-0-0-1).

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

In Opposition: None

In Support: Kyle Brown
Lisa E.
Maria Elena G.
Duane E. Smith

DISCUSSION TIME: 1 hour 12 minutes (7:12 p.m. to 8:24 p.m.)

DISCUSSION ITEMS:

1. MODCUP 000278-2024 Code and Nuisance Compliance Review for 101 W. Mission Blvd, Suite 101
2. Assistant Planner Moure presented this item.

1. The commission recently approved modifications to the Conditional Use Permit. Condition no. 12 of the resolution included (a) live entertainment performers and amplify music is allowed in the outdoor area (b) allowing outdoor amplification during restaurant hours and prohibiting outdoor amplifications during live entertainment events (c) limiting the roll up door and bar use during accessory events and Condition no. 13 of the resolution: dancing indoors only.
2. No complaints received or code violations open against the applicant or the business operations

Commissioners concerns/questions

1. Camacho – asked staff to define accessory events

Director Donovanik – applicant will need to file an amendment to the CUP to remove condition no. 13 of the resolution.

City Attorney Castillo stated that the discussion before the Commission is about the review of the conditional use permit. The applicant is asking for a modification of the conditions in the resolution. The CUP was not publicly noticed, so there is no ability to make any modifications to the CUP tonight (due process issue).

Director Donovanik said that the Commission can request staff to bring back the modification of the CUP at no cost to the applicant.

Moved by Commissioner Chu, seconded by Commissioner Kane, to receive and file and bring back the conditions of approval to Commission. Motion approve (6-0-0-1).

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

In Opposition:

In Support: John Pena

DISCUSSION TIME: 14 minutes (8:25 p.m. to 8:39 p.m.)

3. Pomona Complete Streets Ordinance & Quick Build Project Update

Supervising Tam said that we would like to do additional work with the exhibits, so that we have complete information to bring to the Commission. The next focus will be on pedestrian amenities in downtown.

Moved by Commissioner Chu, seconded by Commissioner Kane, to receive and file and bring back the conditions of approval to Commission. Motion approve (6-0-0-1).

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

In Opposition: None

In Support: John Pena

DISCUSSION TIME: 2 minutes (8:40 p.m. to 8:42 p.m.)

STAFF COMMUNICATION:

Planning Manager Starns stated that we will have a Study Session on housing laws with City Council on June 10 at 5:00pm or 5:30pm.

ADJOURNMENT:

The meeting was adjourned at 8:43 P.M. to the meeting of March 13, 2026 at 7:00 P.M.

Respectfully submitted,

Prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager

Miroslava PourSanae
Administrative Assistant