



Staff Report

City of Pomona Planning Commission

DATE: December 10, 2025

FILE NOS: TRACTMAP-001798-2024

A request for a Tentative Tract Map associated with a proposed Housing Development Project consisting of 16 for-sale condominium units along with associated on-site and off-site improvements.

ADDRESS: 1061 E. Phillips Boulevard (APN: 8327-001-032, 8327-001-033)

APPLICANT: Jonathon Ko, Koper Investments

PROJECT PLANNER: Carlos Molina, Associate Planner

ENVIRONMENTAL REVIEW: This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 32, Section 15332 (In-Fill Development).

RECOMMENDATION: Adopt PC Resolution No. 25-017 approving File No. TRACT MAP-001454-2024.

Project Information:

General Plan & Zoning			
General Plan District:	Residential Neighborhood	Zoning District:	NED2
Transect:	T4-B	Specific Plan:	N/A
General Plan Density:	30 dwelling units per acre	Specific Plan District:	N/A

Proposed Housing			
New Housing Units:	16	Density Bonus Units:	2
Housing Units Loss:	None	Density Bonus Units:	None
Affordable Units:	3	Concessions:	Yes (2)
Moderate Units:	3	Waivers:	Yes (1)
Low:	None	SB 330 Pre-Application:	No
Very Low:	None		

Project Request

The applicant is requesting a tentative tract map associated with a proposed 16-unit Housing Development Project on a 0.47-acre site. Please note, a Development Plan Review is not required for projects within the Neighborhood Edge districts that are less than one (1) acre in size. Therefore, the Planning Commission's purview and action is only for the proposed tentative tract map.

Project Location

The subject site is located nearest to the E. Phillips Boulevard and S. San Antonio Avenue intersection. As existing, the site is vacant and solely consists of dry vegetation and perimeter fencing. Adjacent properties to the north, west, and east consist of residential properties with development ranges from 1926-1984. The right-of-way to the north of the site consists of single-lane drive aisles, along with dedicated parking and bike lanes.

The project site is located within the Neighborhood Edge District 2 (NED2) zoning district of the Pomona Zoning and Development Code and has a General Plan place type of Residential Neighborhood. The zoning district has been crafted to produce sites with low-rise buildings up to three (3) stories tall that are located close to the street with moderately active ground stories.

State Density Bonus (Government Code Sec. 65915-65918)

As part of the plan check review, the applicant requested a density bonus to construct two (2) additional units. The applicant also requested two (2) incentives/concessions for an extra story in building height (but only three-feet higher than the maximum allowed under the code), and for a reduction of the transparency requirement for the ground floor. The applicant also requested a waiver to reduce the amount of landscaping provided. Staff reviewed the requests and determined it met the requirements under state law and approved the requests as a ministerial action.

Staff Analysis

Staff analyzed the request against applicable standards of the Pomona Zoning and Development Code. A summary of this analysis, along with key issues and resolutions, are provided below for consideration.

A. Pomona Zoning and Development Code (PZDC)

A Compliance Summary table with a detailed analysis of the project's compliance with the applicable standards of the Subdivision Design and Map Standards is provided below.

SUBDIVISION DESIGN STANDARDS:

REQUIREMENT	SECTION	APPLICABLE (Y/N)	COMMENTS
Conformance with the General Plan	Sec. 1010.A	Y	Compliant
Streets, Alleys, Blocks, and Pedestrian Walks	Sec. 1010.B	Y	Compliant
Lots	Sec. 1010.C	Y	Compliant
Easements	Sec. 1010.D	Y	Compliant
Grading and Erosion/Sediment Control Plans	Sec. 1010.E	Y	Compliant
Utilities	Sec. 1010.F	Y	Compliant

SUBDIVISION MAP STANDARDS:

REQUIREMENT	SECTION	APPLICABLE (Y/N)	COMMENTS
Tentative Map Requirements	1020.A.1	Y	Compliant
Boundary Evidence	10.20.A.2	Y	Compliant

B. General Plan Conformance

The project is consistent with the site's designated Residential Neighborhood General Plan Place Types as the project promotes the following goals and policies:

Goals 6G.G3: *Improve neighborhoods exhibiting substandard conditions and declining private reinvestment.*

Goals 6G.G6: *Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.*

Goals 6G.G7: *Promote attractive community character as viewed from public streets, while providing adequate buffer areas between homes and heavily traveled roads.*

Goal 6G.G8: *Ensure safe, family-oriented, human-scale, walkable and livable residential neighborhoods.*

The proposed project is consistent with the listed General Plan goals in that the applicant is utilizing a long-standing vacant lot with a development that fits into the residential scheme of the surrounding neighborhood while also producing a residential product capable of meeting required design elements crafted to improve public health and quality of life for new and existing residents. Some example of elements capable of achieving those goals include uninterrupted, pedestrian-only paths of travel from the right-of-way into and through the site that capable of reducing interactions between moving vehicles and persons, permanent and temporary bike-parking amenities that will encourage the use of alternative modes of transportation to and from the site using the adjacent dedicated bike lanes along E. Phillips Blvd., a reduced building setback from the front property line that will assist with "eyes on the

street” that will assist with public safety, and landscaping along the building frontage with required trees that will aid in creating an attractive element to the neighborhood while also improve shade canopy along the adjacent sidewalk. Additional measures were also incorporated to ensure that residents of the development have sufficient shade amenities which include shade canopies within the interior courtyard and shade awnings for private balconies located on upper floors of the development.

Community Input and Noticing

The project was originally noticed on October 10, 2025, for a public hearing date of October 22, 2025. However, due to an administrative error the item was continued to an unknown date.

The public hearing notice for the revised hearing date was published in the Inland Valley Daily Bulletin on November 28, 2025, and was mailed to all property owners and occupants of properties within a 400-foot radius of the subject site on November 24, 2025 (Attachment No. 4).

Environmental Review

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 32, Section 15332 (In-Fill Development). The proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. Therefore, no further action is required.

Attachments:

1. Draft Planning Commission Resolution No. 25-017
2. Project Plans
3. Tentative Tract Map No. 84344
4. Public Hearing Notice & Proof of Publication