



Planning Commission

Planning Division Staff Report

DATE: June 12, 2024
TO: Chairperson and Members of the Planning Commission
FROM: Planning Division

REQUEST: **Development Plan Review (DPR 72-2024)**

A request to develop 289 dwelling units in two, four-story buildings on a 5.5 acre site, with the following on-site and off-site improvements: utilities, parking, lighting, landscaping, common space, private space, and privately-owned public open space. The site is currently developed with a commercial shopping center that will be demolished to accommodate the project. The units consists of 120 one-bedroom units, 155 two-bedroom units and 14 three-bedroom units, all units are rental units. The subject property is located in the City Gateway Segment of the Pomona Corridors Specific Plan (PCSP).

Executive Summary

On May 16, 2024, a Development Plan Review Hearing was conducted for this request. The approving authority remanded this matter to the Planning Commission for consideration, under the authority of the Pomona Corridors Specific Plan. Staff scheduled a new public hearing for the Planning Commission (Attachment 3). The matter is now before the Planning Commission. The details of the proposed project are contained in the attachments, inclusive of the Development Plan Review staff report (Attachments 1, and 3-10). A new resolution has been prepared reflecting the Planning Commission authority (Attachment 2). Staff has not changed its recommendation. Since May 16, one community meeting was held on the matter by the North Pomona Neighborhood Watch; Staff attended this meeting and answered questions about the project, and recommended that the group submit in writing a list of requests to mitigate their concerns.

Staff Recommendation

Staff recommends approving the request as conditioned by Staff in the attached draft Resolution No. 24-009 (Attachment 2).

DPR 72-2024

3101 N. Garey Ave

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Attachments:

1. Staff Report (as presented at DPR hearing)
2. New Planning Commission Draft Resolution 24-009
3. New Proof of Publication and Mailing
4. DPR Draft Resolution
5. Site Photographs
6. Proposed Plans
7. PCSP Compliance Summary Table
8. Density Bonus Request Letter by Applicant
9. Previous Proof of Publication and Mailing
10. Public Comments by Email

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