



Staff Report

City of Pomona Planning Commission

DATE: October 8, 2025

FILE NOS: DPR-001359-2024, TRACTMAP-001454-2024

A request to develop a Housing Development Project consisting of 59 for-sale condominium units along with associated on/off-site improvements on a 2.6-acre site.

ADDRESS: 700 & 704 E. Foothill Boulevard (APN: 8367-003-023. 8367-003-024)

APPLICANT: Brian Taylor, G3 Urban

PROJECT PLANNER: Carlos Molina, Associate Planner

ENVIRONMENTAL REVIEW: This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 of the California CEQA Guidelines.

RECOMMENDATION: Adopt PC Resolution No. 25-014 (Attachment No.1) and PC Resolution No. 25-015 (Attachment No. 2). Approving File No(s). DPR-001359-2024 and TRACT MAP-001454-2024.

General Plan & Zoning

General Plan District:	Neighborhood Edge, Residential Neighborhood	Zoning District:	Specific Plan Area
Transect:	T4-B, T3	Specific Plan:	Pomona Corridors
General Plan Density:	30 dwelling units per acre, 20 units per acre	Specific Plan District:	City Gateway Segment

Proposed Housing

New Housing Units:	59	Density Bonus Units:	None
Housing Units Loss:	None	Density Bonus Units:	None
Affordable Units:	7	Concessions:	None
Moderate Units:	7	Waivers:	Yes (6)
Low:	None	SB 330 Pre-Application:	Yes
Very Low:	None		

Important Dates

Date Submitted:	September 14, 2024
Date Determined Complete:	January 6, 2025

Project Request

The applicant is proposing to develop the subject 2.6-acre site with 59 for-sale attached condominium units with a mix of 13 two-bedroom, 21 three-bedroom, and 25 four-bedroom units (Attachment No. 3). The units will be broken up into 10 separate buildings ranging between two-three stories with ground floors composed of private garages/living space and upper stories reserved solely as living space. The development will include a total parking count of 127 spaces, with 118 located within private garages and nine (9) surface parking spaces reserved for guests. 51 units will include private open space in the form of an upstairs balcony or a private yard. For units without private open space, modifications to the site have been made to create pockets of common open space adjacent to those units. The primary common open space predominantly consists of a large courtyard located centrally on the lot which will include landscaping, permanent seating, and barbeque grills; a secondary, smaller courtyard will be located close to the east side property line. Additional common open space has been placed throughout the site to ensure all units have unobstructed access to open space.

Project Location

The project site is located along E. Foothill Boulevard, just east of the N. Towne Avenue and Foothill Boulevard intersection. The site is currently undeveloped and consists primarily of loose dirt and gravel and a perimeter chain-link fence around its frontage and a combination of block walls for property lines adjacent to neighboring commercial and residential properties.

The project site is split between two General Plan place type designations; the portion of the site adjacent to the right-of-way is designated Neighborhood Edge and has an approximate total area of 1.2 acres whereas the remaining portion of the site is designated Residential Neighborhood and has an approximate total area of 1.4 acres. The Neighborhood Edge designation includes a T4-B transect zone which allows up to 30 units per acre and the Residential Neighborhood place type includes a T3 transect zone which allows up to 20 units per acre.

The 2014 Pomona General Plan identifies Neighborhood Edge as areas that will accommodate larger scale development that is more suitable for wider, more heavily trafficked roads capable of functioning as buffers for adjacent residential neighborhoods. The Neighborhood Edge is thus intended for grander-scale buildings, compatible with medium-scale multi-family housing and townhomes in areas intended as transitional residential areas. The Residential Neighborhood place type is defined as areas with longstanding residential neighborhoods with a mix of small and medium-scale residential structures. These areas are envisioned to be strengthened with small to medium scale in-fill residential development that improve upon existing public features which include streetscape improvements, ADA sidewalk and crosswalk enhancements, planting of consistent street tree canopies, etc.

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

The applicant has requested to utilize State Density Bonus law that grants benefits to residential developments that propose a percentage of units as affordable. Any applicant who meets the requirements of the state law is entitled to receive benefits which include an increase in permitted density, reduction in site development standards, and special parking requirements.

To satisfy Density Bonus law, the applicant is proposing the dedication of 11% of the for-sale condo units to moderate-income affordability levels. The applicant is not seeking a density bonus nor concessions/incentives, however the project is requesting relief in the form of waiver/reductions to development standards as noted below.

The project site is split between two separate General Plan Transect Zones, T4-B and T3, which allow for max densities of 30 dwelling units per acre and 20 dwelling units per acre, respectively. With respect to the site's total area of 2.6 acres, 1.2 acres are located within the T4-B transect allowing a maximum of 36 units and 1.4 acres are located within the T3 transect, allowing a maximum of 28 units. As proposed, 32 units are within the T4-B (equivalent to 26.6 units/acre) and 27 units (equivalent to 19.3 units/acre) are located within the T3 transect.

Table 1. Density Calculation

T4-B Site Area		Allowable Density		Base Allowable Units
1.2 acre	x	30 du/ac	=	36
T3 Site Area		Allowable Density		Base Allowable Units
1.4 acre	x	20 du/acre	=	28

Table 2. Proposed Density

	Proposed T4-B Density	Proposed T3 Density
Housing Density	26.6 du/ac	19.29 du/ac
Unit Count	32 units	27 units

A. Incentives/Concessions

Density Bonus law requires that a city shall grant one or more incentives or concessions to each project which qualifies for density bonus. The number of required incentives or concessions a city is required to allow is based on the percentage of affordable units the project is proposing. Based on the level of affordability offered by the applicant, the proposed project is eligible to receive one (1) incentive/concession. However, the applicant did not choose to utilize the available incentive/concession.

B. Waivers

In addition to incentives/concessions, local governments are not permitted to apply any development standards which physically precludes the construction of the project at its permitted density and with the granted incentives/concessions. The City may waive or reduce said standards to accommodate the development at the request of applicants. Waivers (or the reduction of development standards) do not count as incentives or concessions. There is no limit to the available number of waivers or reductions that may be requested or granted. As an eligible project, the applicant has requested the following five (6) waivers:

#	Development Standard	Requirement	Proposed Project
1	2.4.2 Private Frontage Types	A selection of one or any combination of the following options: shop front, corner entry, arcade, grand portico, forecourt, common lobby entry, stoop, front vehicular door (limited), edge treatment: fenced, edge treatment: terraced, edge treatment: flushed.	The project is proposing to utilize an unpermitted private frontage type – front door in combination with edge treatment: fenced along units fronting Foothill Blvd.
2	PCSP 2.4.4 Side Yard Setback	10ft minimum for building facades with living space windows.	This project is proposing an 8'-6" setback between Building 203 and the East property line.
3	PCSP 2.4.8. Space Between Buildings	20' minimum required.	This project is proposing a 12'-6" setback between Building 201 and Building 202 and an 11'-5" setback between Buildings 100 (count 3) located to the rear of the site.
4	PCSP 2.6.1. Provision of Public Open Space	Residential: 150 SF/unit (C9 for development of over 20 dwelling units).	The project is proposing a total of 59 residential units requiring the provision of 8,850 SF of Public Open Space. A centralized courtyard and seating amenities have been dispersed throughout the site, totaling approximately 6,300 SF, meeting 71% of the required public open space provision.
5	PCSP 2.6.3. Provision of Private Open Space	Attached & Multi-Family Residential: 60 SF/unit.	The project proposes a total of 59 units with 51 of those units provided with private balconies or private yards meeting the 60 SF dimension requirement. The eight (8) units not including private open spaces are located within building 203 (facing East and West property lines), with each building including four (4) units without the required provision of private open space. The applicant has incorporated seating amenities within the side setback areas to assist in

#	Development Standard	Requirement	Proposed Project
			offsetting the lack of private open space.
6	PCSP 2.6.4. Public Open Space Types	Park, Linear Green, Square, Plaza, Mid-Block Green, Courtyard Plaza, Passage/Paseo, Pocket Park/Playground	The development does not provide open space types compliant with the development standards of the permitted public open space types and has instead proposed open space types in the form of one (1) centralized courtyard and smaller open spaces dispersed throughout the site in the form of seating amenities.

In Staff's analysis, the six (6) requested waivers were determined to be physical constraints on the development and is recommending the Planning Commission grant relief as proposed in the table above.

C. Parking

In addition to concessions and incentives, upon the applicant's request, the City may not require more than the following parking ratios for a density bonus project (inclusive of parking for persons with disabilities).

Bedroom Count	Parking Requirement
Studio	1 space
1 Bedroom	1 space
2 Bedroom	1.5 spaces
3 Bedroom	1.5 spaces
4 Bedroom	2.5 spaces

Pursuant to the parking ratios of the **PCSP**, the development would be subject to the following parking requirements:

Unit Type	Unit Count	Parking Calculation	Parking Required
2 Bedroom	13	2 spaces x 13	26
3 Bedroom	21	2.5 spaces x 21	53
4 Bedroom	25	2.5 spaces x 25	63
Guest Parking	1 space:4 units	59 units / 4	15
Total Requirement			157

At the request of the applicant, the development will be providing parking pursuant to **State Density Bonus Law** parking ratios resulting in the following provisions of parking:

Unit Type	Unit Count	Parking Calculation	Parking Required
2 Bedroom	13	1.5 spaces x 13	20
3 Bedroom	21	1.5 spaces x 21	32
4 Bedroom	25	2.5 spaces x 25	63
Guest Parking	NA	NA	9
Total Requirement			115
Total Proposed			127

Staff Analysis

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

A. Pomona Corridors Specific Plan

Pursuant to Section 2.0.5 of the PCSP, a Development Plan Review hearing is required for new development within the plan area. A Compliance Summary table with a detailed analysis of the project's compliance with the applicable standards of the City Gateway Segment of the PCSP has been provided below. Note that any requested waivers by the applicant are noted in **red text**.

PCSP, Downtown Gateway Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.2.1 Use Types	Permitted Residential 1. Multi-Family w/Common Entry 2. Multi-Family w/Individual Entries 3. Attached Single Family	Multi-Family w/Individual Entry	Compliant
2.2.3 Minimum Residential Unit Size	1 BR – 600 SF 2 BR – 800 SF 3 BR – 1,000 SF	2 BR: +/- 1,299 SF 3 BR: +/- 1,500 SF 4 BR: +/- 2,048 SF	Compliant
2.3.1 Building Height	Minimum: 1 story & 20 feet Maximum: 3 Stories Maximum in overlay: 4 stories	2 story – 27'-9" 3 story – 37'-3"	Compliant

PCSP, Downtown Gateway Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.3.2 Special Building Height Limits	<p>A. Holt/Mission/Garey: 4 stories maximum</p> <p>B. Across the street from Housing: +2 stories</p> <p>C. Adjacent to Housing: required</p>	<p>A. n/a</p> <p>B. All buildings are under the maximum permitted stories/height limitation.</p> <p>C. The proposed development meets the relational height requirement between new buildings adjacent to existing residential buildings</p>	Compliant
2.3.3 Building Length	Maximum: 300 feet	150' max	Compliant
2.3.4 Special Building Length Limits	<p>A. Limited Corner Building: 120 feet maximum</p> <p>B. Limited Mid-Block Building: 80 feet maximum</p>	N/A	N/A
2.3.5 Building Massing- Length(L): Height(H)	L:H (Foothill Blvd: 2L:3H (0.67) to 5L: 2H (2.5)	Building 100: 0.26:2.23, Building 200: 0.42 to 1.46, Building 201: 0.36:2.87, Building 202: 0.35 to 4:10, Building 203: 0.22 to 1.46.	Compliant
2.4.1 Building Orientation to Streets & Public Open Space	Required	Oriented to Foothill Boulevard	Compliant

PCSP, Downtown Gateway Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.4.2 Private Frontage Types	Types Permitted: <ul style="list-style-type: none"> • Shop Front • Corner Entry • Arcade • Grand Portico • Forecourt • Common Lobby Entry • Stoop • Front vehicular door (limited) • Edge Treatment: Fenced • Edge Treatment: Terraced Edge Treatment: Flushed	Front Door + Edge Treatment: Fenced	Waiver #1
2.4.3 Front Yard Setback	On Foothill Boulevard Minimum: 12 feet Maximum: 25 feet	12 feet	Compliant
2.4.4 Side Yard Setback	Minimum w/living space windows: 10 feet Minimum w/out living space windows: 0 feet	8'6" setback on East PL	Waiver #2
2.4.5 Rear Yard Setback	Minimum: 10 feet	47 feet	Compliant
2.4.6 Alley Setback	Minimum: 5 feet	N/A	N/A
2.4.7 Frontage Coverage	Minimum Foothill Boulevard: 50% Minimum on Other Streets: 50%	Garey Ave: 70% N/A	Compliant

PCSP, Downtown Gateway Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.4.8 Space Between Buildings	Minimum: 20 feet	<ul style="list-style-type: none"> 12'-6" setback between Building 201 and Building 202 an 11'-5" setback between Buildings 100 (count 3) located to the rear of the site. 	Waiver #3
2.4.9 Build-to Corner	Required	N/A	N/A
2.5.1 Improvements to Existing Streets	Regional Boulevard Improvements: Required along Foothill Boulevard	Provided	Compliant, Subject to PW COAs.
2.6.1 Provision of Public Open Space	Residential Open Space: 150 SF per unit Required: 8,850 SF	Provided: 6,300 SF (71% of required SF)	Waiver #4
2.6.4 Public Open Space Types	Permitted: <ul style="list-style-type: none"> Park Linear Green Square Plaza Mid-Block Green Courtyard Plaza Passage/Paseo Pocket Park/ Playground 	Common Amenity Space Provided: <ul style="list-style-type: none"> Open space types not compliant with permitted space types. 	Waiver #5
2.6.3 Provision Of Private Open Space	Residential: Attached & Multi-Family 60 SF per unit	Provided: 60SF for 51 of 59 units.	Waiver #6

PCSP, Downtown Gateway Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.6.5 Private Open Space Types	Permitted: <ul style="list-style-type: none"> Private Yard Balcony Rooftop Deck or Garden Balcony 	Provided: <ul style="list-style-type: none"> Balcony Private Yard 	Compliant
2.6.6 Setback Area Landscape Types	A. Perimeter Block Setback Areas Permitted: <ul style="list-style-type: none"> Boulevard Landscaping – Required B. Interior Block Setback Areas <ul style="list-style-type: none"> Groundcover- Required Moderate or Heavy Screening-Required 	<i>Conditioned to be reviewed through Landscape Plan Check Submittal.</i>	<i>Conditioned to be reviewed through Landscape Plan Check Submittal.</i>
2.7.1 Provisions of Parking	Residential Uses: <ul style="list-style-type: none"> Spaces per 2br unit: 2 minimum / 2 maximum Spaces per additional unit beyond 2 bedroom: .5 spaces Guest spaces per 4 units: 1 minimum / 1.2 maximum Location: on Site Parking Required per the Pomona Corridors Specific Plan: <ul style="list-style-type: none"> 142 spaces for tenants 9 guest parking spaces Parking Required per CA State Density Bonus: <ul style="list-style-type: none"> 115 parking spaces 	Provided: <ul style="list-style-type: none"> 118 tenant spaces (2/unit) 9 guest parking 	Compliant with State Density Bonus Law

PCSP, Downtown Gateway Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.7.2 Parking Types	Permitted Types: <ul style="list-style-type: none"> ○ Surface Lot – Rear ○ Structure – Wrapped (All Levels) ○ Partially Submerged Podium ○ Structure - Underground 	Surface Lot - Rear	Compliant

B. General Plan Conformance

The project is consistent with the site's designated Neighborhood Edge and Residential Neighborhood General Plan Place Types as the project promotes the following goals of its place type designation:

Goals 6D.G1: Improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors.

Goals 6D.G4: Promote the success and improvement of existing corridor development.

Goals 6D.G5: Ensure that new development helps establish an appropriate edge to protect and buffer adjacent stable residential neighborhoods.

Goals 6D.G12: Gradually improve the physical character of these corridor segments [city gateway segments].

Policy 7G.G7: Promote attractive community character as viewed from public streets, while providing adequate buffer areas between homes and heavily-traveled roads.

The proposed project is consistent with the aforementioned goals of the General Plan in that the project will be located on 2.6 acres of currently underutilized vacant land; the project is providing taller, yet scale-appropriate buildings adjacent to existing residential and commercial structures; the development will act as a noise and visual buffer between existing residential neighborhoods to the south of the subject site from a heavily-utilized principal arterial road type (Foothill Boulevard); the project will bring in new residents that are likely to utilize the existing commercial centers located adjacent to the project site; and the project will be designed in a contemporary design style using similar materials to both existing residential and commercial buildings, providing both a common aspect to development on Foothill while also differentiating from older styles of development.

State Housing Requirements/Restrictions

On October 9, 2019, Governor Newsom signed into law the Housing Crisis Act of 2019 also known as Senate Bill 330 ("SB 330"). SB 330 creates new state laws regarding the production, preservation and planning for housing. It amends the State Housing Accountability Act, Permit Streamlining Act and Planning and Zoning Law all under Title 7 of the California Government Code. The bill (and subsequent amendments) establish a statewide housing emergency for ten (10) years from January 1, 2020 to January 1, 2030.

A. Process

SB 330 aims to increase certainty in the development process, speeding the review of new Housing Development Projects, preserving existing affordable housing and preventing certain zoning actions that reduce the availability of housing. Specifically, SB 330 does the following:

1. Vesting. Creates a new vesting process for fees, zoning and land use ordinances, policies, and standards in place at the time that a preliminary application is submitted, with limitations;
2. Historic Properties. Requires that the historic status or designation of any site be determined at the time an application for a discretionary action is deemed complete;
3. Design Standards. Prohibits imposing or enforcing non-objective design review standards established after January 1, 2020;
4. Time Limits. Shortens required permit review timeframes and limits the number of public hearings for housing projects that meet all applicable objective zoning standards;
5. Downzoning Restrictions. Prohibits legislative actions that reduce total zoned capacity for housing (i.e. "downzoning") in the City and clarifies the circumstances under which Housing Development Projects may have their density reduced under the Housing Accountability Act;
6. Housing Loss. Prohibits approval of a Housing Development Project that results in a net loss of housing units; and
7. Protected Units and Tenant Protections. Creates new housing replacements, eviction protections, relocation assistance, and right-of-return requirements.
8. Rezoning Prohibition. Local agencies are prohibited from requiring an applicant to rezone a site if the housing development project is consistent with objective general plan standards and criteria.

B. Limitations on Applying Objective Development Standards

Furthermore, Government Code Section 65589.5(j)(4) states, *"If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project."* According to State regulations, the City may only apply applicable development standards to the extent that they accommodate the allowed density for the subject site. If the application of an objective development standard would not accommodate the allowed density for the subject site, the City would be limited from applying that standard.

C. Disapproving Housing Development Projects

In addition, SB 330 establishes specific written findings that must be made in order to disapprove a housing development project. A local agency shall not disapprove a housing development project ... unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

1. The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project

includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

2. The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.
3. The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.
4. The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

The housing development project or emergency shelter is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article. For purposes of this section, a change to the zoning ordinance or general plan land use designation subsequent to the date the application was deemed complete shall not constitute a valid basis to disapprove or condition approval of the housing development project or emergency shelter.

Inclusionary Housing Regulations

Per Ordinance No. 4295, any residential development that includes three (3) or more dwelling units is subject to the City's Inclusionary Housing Program. In this case, Residential Developments comprised of for-sale townhomes, condominiums or similar attached dwelling units shall include for-sale moderate-income units equal to 11% of the total number of dwelling units in the residential development. The project is in compliance with the Inclusionary Housing Program as 11% (7 units) of the 59 units shall be restricted to moderate-income households at the affordable sales price for a term of not less than 55 years.

Community Input and Noticing

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on September 26, 2025 and was sent to all property owners and occupants of properties within a 1,000-foot radius of the subject site on September 22, 2025 (Attachment No. 4).

Environmental Review

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 of the California CEQA Guidelines.

Attachments:

1. Draft Planning Commission Resolution No. 25-014
2. Draft Planning Commission Resolution No. 25-015
3. Project Plans
4. Public Hearing Notice & Proof of Publication