



# Staff Report

## City of Pomona Zoning Administrator Hearing

**DATE:** February 11, 2026

**FILE NOS:** DPR-000236-2024

A request to develop a Housing Development Project consisting of 18 residential units on a 15,000 square-foot property.

**ADDRESS:** 1463 W. Mission Boulevard (APN: 8348-020-002)

**APPLICANT:** Integrity Property Group

**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 ZA Resolution No. 26-002 (Attachment No.1) approving File No(s). DPR-000236-2024.

General Plan & Zoning			
<b>General Plan District:</b>	Workplace District Edge	<b>Zoning District:</b>	Specific Plan Area
<b>Transect:</b>	T4-A	<b>Specific Plan:</b>	Pomona Corridors
<b>General Plan Density:</b>	70 DU/AC	<b>Specific Plan District:</b>	Midtown Segment

Proposed Housing			
<b>New Housing Units:</b>	18	<b>Density Bonus Units:</b>	None
<b>Housing Units Loss:</b>	None	<b>Concessions:</b>	1
<b>Affordable Units:</b>	3	<b>Waivers:</b>	2
<b>Moderate Units:</b>	None	<b>SB 330 Pre-Application:</b>	No
<b>Low:</b>	3		
<b>Very Low:</b>	None		

Important Dates	
<b>Date Submitted:</b>	February 14, 2024

## Project Request

The applicant is proposing to develop the subject 0.34-acre site with one (1) building, housing 18 for-rent apartment units with a mix of 5 one-bedroom units, 12 two-bedroom units, and 1 three-bedroom unit (see attachment 3). The one-bedroom units are proposed with a unit size between 600 - 657 SF, two-bedroom units with unit sizes between 890 SF – 1,366 SF, and the three-bedroom with a unit size of 1,564 SF. The development will include a total parking count of 23 on-site parking spaces. Open space amenities will be provided in the form of private patios and a pocket park located to the rear of the site. Private patios will range in size between 63 SF – 133 SF and the pocket park will be approximately 1,800 SF. The pocket park will comprise of playground equipment within a designated sand play area, live turf, park benches, a barbecue grill, permeable pavers, and landscaping surrounding the entire pocket park.

The architecture of the building is modeled after Mediterranean Revival Architecture, which takes influence from Spanish Colonial and Moorish architecture. Character-defining features found in the design of the development include light earth tone walls with darker trim colors, stucco facades, decorative wrought-iron grilles, red-tiled roof, decorative vents, and arched arcades.

Circulation throughout the building is found within multiple pedestrian points and one vehicular entry point along the building's frontage along Mission Blvd. The primary pedestrian access point is located centrally on the building frontage that leads into the building lobby that includes the location of mailboxes and pedestrian access points to the elevator, stairs, and on-site parking. Additional pedestrian access points include exterior walkways along the building's side facades that provide access to the pocket park/playground and the on-site parking lot. The vehicular access point will make use of the existing curb cut, leading into the partially covered parking lot into the rear of the lot. The driveway adjacent to the right-of-way will include decorative pavers for additional visibility of the designated vehicular path.

Landscaping for the proposed development will be provided to meet landscaping requirements within the public right-of-way and the building frontage while also providing landscaping within the pocket park and along the perimeter of the open space and parking lot to the rear of the site.

## Project Location

The site is located nearest to the W. Mission Boulevard and Oak Avenue intersection. In 2023, the Historic Preservation Commission approved HPC Resolution No. 2023-006, deeming that the buildings on the site were not historic and therefore eligible for demolition. The site is currently vacant, consisting solely of perimeter fencing along all property lines, loose dirt and overgrown vegetation, and a small patch of concrete adjacent to the existing driveway curb-cut. The surrounding neighborhood consists of a mobile home development along the north and east property lines, a commercial building to the west, and single/multi-family properties to the south (see attachment 2).

The site is located within the General Plan Place Type designation of Workplace District Edge and a Transect Zone designation of T4-A (70 du/ac). The General Plan establishes that the city's workplace districts must establish an appropriate relationship with the residential neighborhoods "across the street" by incorporating both commercial and residential in-fill development that place a great emphasis on their street presence, reinforcement of street activity, and feature ample landscaping, "house-scale" massing, and a level of architectural treatment that acknowledges their relationship to adjacent homes.

## 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 13% of the rental units to low-income affordability levels resulting in 15 market-rate units and 3 low-income rate units. The applicant is not seeking a density bonus; however, the applicant is requesting one (1) waiver/reduction and one (1) concession/incentive.

The project site is located with the T4-A General Plan Transect Zone, which allows for a max density of 70 dwelling units per acre. With respect to the site's total area of 0.34 acres, the site is permitted a maximum unit count of 24 units. The proposed 18 units is equivalent to 53 du/acre and is therefore within the allowable density for the site.

Table 1. Density Calculation

<b>T4-A Site Area</b>		<b>Allowable Density</b>		<b>Base Allowable Units</b>
0.34	x	70 du/acre	=	24

Table 2. Proposed Density

Proposed T4-A Density	
<b>Housing Density</b>	53 du/ac
<b>Unit Count</b>	18 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 and number of set-aside units offered by the applicant, the proposed project is eligible to receive one (1) incentive/concession. The applicant will not be utilizing 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 three (3) waivers:

#	Development Standard	Requirement	Proposed Project
1	Section 2.3.2. Special Building Height Limits	<ul style="list-style-type: none"> <li>A. Along Holt/Mission/Garey – Building height limited for first 65' from back of sidewalk.</li> <li>B. Across the Street From Housing</li> <li>C. Adjacent to Housing – The height of new development shall not exceed a line: <ul style="list-style-type: none"> <li>a. Originating at a height of one (1) floor above the height of the adjacent building's eave length.</li> <li>b. Extending through a point located along the new development's side façade.</li> <li>c. With a forty-five (45) degree slope.</li> </ul> </li> </ul>	Due to the area of the subject site and the scale of buildings located on adjacent properties, this requirement would physically prevent the housing development project from meeting its permitted density as the standard would eliminate a significant amount of air space that the proposed design is using to provide residential units and their required amenities. Based on the impact of the development, the Applicant has requested to waive this requirement.
2	Section 2.6.4 Public Open Space Types	2.6.1.C.3 General Requirements states: "All public open spaces shall be visible from surrounding streets and avoiding masses of shrubs around edges.	The proposed public open space is located to the rear of the site and is accessed from a pedestrian walkway that connects the right-of-way to the pocket park. Given the location of the walkway between a property line wall and the proposed building, and required landscaping for the site, the visibility of the public open space is hindered.

#	Development Standard	Requirement	Proposed Project
3	2.7.1. Provisions of Parking Spaces	<p>Residential Uses:</p> <ul style="list-style-type: none"> <li>○ Spaces per 1br unit: 1.5 min/max</li> <li>○ Spaces per 2br unit: 2 minimum / 2 maximum</li> <li>○ Spaces per additional unit beyond 2 bedrooms: .5 spaces</li> <li>○ Guest spaces per 4 units: 1 minimum / 1.2 maximum</li> <li>○ Location: on Site</li> </ul> <p><b>Parking Required per the Pomona Corridors Specific Plan:</b></p> <ul style="list-style-type: none"> <li>○ 34 spaces for tenants</li> <li>○ 5 guest parking spaces</li> <li>○ 39 total parking spaces</li> </ul> <p><b>Parking Required per CA State Density Bonus:</b></p> <ul style="list-style-type: none"> <li>○ 25 parking spaces</li> </ul>	The development proposes a total of 23 parking spaces. The reduction in parking spaces is proposed to provide sufficient maneuvering space for the two parking spaces located to the rear-most portion of the on-site parking lot. With the proposed parking count, the development will be able to provide a minimum of one (1) parking space per unit and three (3) parking spaces for guest spaces or otherwise.

In Staff’s analysis, the requested relief from Section 2.3.2. Special Building Height Limits, Section 2.6.4. Public Open Space Types, and Section 2.7.1 meet the criteria for a waivers/reductions.

**C. Parking**

In addition to concessions/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
1 Bedroom	5	1.5 spaces x 5	7.5

2 Bedroom	12	2 spaces x 12	24
3 Bedroom	1	2.5 spaces x 1	2.5
Guest Parking	1 space:4 units	1 x 4.5	4.5
<b>Total Requirement</b>			39

At the request of the applicant, the development will be pursuing a waiver/reduction pursuant to **State Density Bonus Law** resulting in the following provisions of parking:

Unit Type	Unit Count	Parking Calculation	Parking Required
1 Bedroom	5	1 x 5	5
2 Bedroom	12	1.5 spaces x 12	18
3 Bedroom	1	1.5 spaces x 1	2
Guest Parking	NA	NA	0
<b>Total Requirement per SDBL</b>			25
<b>Total Parking Proposed</b>			23

## Staff Analysis

Staff analyzed the request against the 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 Midtown Gateway Segment of the PCSP has been provided below. Note that any requested incentives, concessions, and/or waivers by the applicant are noted in **red text**.

PCSP, Midtown Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.2.1 Use Types	<b>Permitted Residential</b> 1. Multi-Family w/Common Entry 2. Multi-Family w/Individual Entries 3. Attached Single Family	Multi-Family w/Common Entry	Compliant
2.2.3 Minimum Residential Unit Size	1 BR – 600 SF 2 BR – 800 SF 3 BR – 1,000 SF	<b>1 BR:</b> 600-657 SF  <b>2 BR:</b> 890 – 1,366 SF  <b>3 BR:</b> 1,564 SF	Compliant
2.3.1 Building Height	Minimum: 1 story Maximum: 3 Stories	4 stories	Compliant, per Sec. 2.3.2.A.
2.3.2 Special Building Height Limits	A. Holt/Mission/Garey: 4 stories maximum  B. Across the street from Housing: +2 stories  C. Adjacent to Housing: required	A. 4 Stories (C) B. Building encroaches on 65' special height limit zone. (NC) C. Does not meet the slope requirement. (NC)	<b>Waiver #1</b>
2.3.3 Building Length	Maximum: 180 feet	89'	Compliant

PCSP, Midtown Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.3.4 Special Building Length Limits	A. Limited Corner Building: 120 feet maximum B. Limited Mid-Block Building: 80 feet maximum	N/A	N/A
2.3.5 Building Massing- Length(L): Height(H)	3L:2H to 5L:2H	3L:2H	Compliant
2.4.1 Building Orientation to Streets & Public Open Space	Required	Oriented to Mission Boulevard	Compliant
2.4.2 Private Frontage Types	Types Permitted: <ul style="list-style-type: none"> <li>• Shop Front</li> <li>• Corner Entry</li> <li>• Arcade</li> <li>• Grand Portico</li> <li>• Forecourt</li> <li>• Common Lobby Entry</li> <li>• Stoop</li> <li>• Front vehicular door (limited)</li> <li>• Edge Treatment: Walled</li> <li>• Edge Treatment: Fenced</li> <li>• Edge Treatment: Terraced</li> <li>• Edge Treatment: Flushed</li> </ul>	Common Lobby Entrance	Compliant
2.4.3 Front Yard Setback	<b>On Mission Boulevard</b> Minimum: 5 feet Maximum: 20 feet	10 feet	Compliant
2.4.4 Side Yard Setback	Minimum w/living space windows: 10 feet  Minimum w/out living space windows: 5 feet	5'4" – 1 <sup>st</sup> floor garage (no living)  10'-4" – upper stories (all living)	Compliant
2.4.5 Rear Yard Setback	Minimum: 10 feet	50'-11" – 51'-0"	Compliant
2.4.6 Alley Setback	Minimum: 5 feet	N/A	N/A

PCSP, Midtown Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.4.7 Frontage Coverage	Minimum Mission Boulevard: 70%	Mission Boulevard: 90%	Compliant
2.4.8 Space Between Buildings	Minimum: 20 feet	N/A	N/A
2.4.9 Build-to Corner	Required	N/A	N/A
2.5.1 Improvements to Existing Streets	Midtown Boulevard Improvements: Required along Mission Boulevard	Provided	Compliant
2.6.1 Provision of Public Open Space	Residential Open Space: 150 SF per unit  <b>Required:</b> 2,700 SF	<b>Provided:</b> 3,188 SF	Compliant
2.6.4 Public Open Space Types	Permitted: <ul style="list-style-type: none"> <li>○ Park</li> <li>○ Linear Green</li> <li>○ Square</li> <li>○ Plaza</li> <li>○ Mid-Block Green</li> <li>○ Courtyard Plaza</li> <li>○ Passage/Paseo</li> <li>○ Pocket Park/ Playground</li> </ul>	<b>Common Amenity Space Provided:</b> <ul style="list-style-type: none"> <li>○ Pocket Park/Playground</li> </ul>	<b>Waiver #2</b>
2.6.3 Provision Of Private Open Space	Residential: Attached & Multi-Family 60 SF per unit	Provided: 63 SF – 212 SF	Compliant
2.6.5 Private Open Space Types	Permitted: <ul style="list-style-type: none"> <li>○ Private Yard</li> <li>○ Balcony</li> <li>○ Rooftop Deck or Garden</li> <li>○ Balcony</li> </ul>	Provided: <ul style="list-style-type: none"> <li>○ Balcony</li> </ul>	Compliant

PCSP, Midtown Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.6.6 Setback Area Landscape Types	<p>A. Perimeter Block Setback Areas Permitted:</p> <ul style="list-style-type: none"> <li>○ Boulevard Landscaping – Required</li> </ul> <p>B. Interior Block Setback Areas</p> <ul style="list-style-type: none"> <li>○ Groundcover- Required</li> <li>○ Moderate or Heavy Screening-Required</li> </ul>	<i>Conditioned to be reviewed through Landscape Plan Check Submittal.</i>	Compliant
2.7.1 Provisions of Parking	<p>Residential Uses:</p> <ul style="list-style-type: none"> <li>○ Spaces per 1br unit: 1.5 min/max</li> <li>○ Spaces per 2br unit: 2 minimum / 2 maximum</li> <li>○ Spaces per additional unit beyond 2 bedrooms: .5 spaces</li> <li>○ Guest spaces per 4 units: 1 minimum / 1.2 maximum</li> <li>○ Location: on Site</li> </ul> <p><b>Parking Required per the Pomona Corridors Specific Plan:</b></p> <ul style="list-style-type: none"> <li>○ 34 spaces for tenants</li> <li>○ 5 guest parking spaces</li> <li>○ 39 total parking spaces</li> </ul> <p><b>Parking Required per CA State Density Bonus:</b></p> <ul style="list-style-type: none"> <li>○ 25 parking spaces</li> </ul>	<p>Provided:</p> <ul style="list-style-type: none"> <li>• 23 total parking spaces</li> </ul>	Waiver #3
2.7.2 Parking Types	<p>Permitted Types:</p> <ul style="list-style-type: none"> <li>○ Surface Lot – Rear</li> <li>○ Structure – Wrapped (All Levels)</li> <li>○ Partially Submerged Podium</li> <li>○ Structure - Underground</li> </ul>	Surface Lot – Rear / Structure - Wrapped	Compliant

**B. General Plan Conformance**

The project is consistent with the site's designated Workplace District Edge General Plan Place Type as the project promotes the following goals and policies of its place type designation:

*Goals 6F.P12: Require local street upgrades to be coordinated with new development for safety and efficient circulation.*

*Goals 6F.G7: Establish clear edges between workplace districts and the City's residential neighborhood.*

*Policy 6F.P19: Require appropriate types of landscaping to soften the visual impact of workplace development and act as a buffer to adjacent neighborhoods.*

*Policy 6F.P20: To help establish an improved relationship with adjacent residential neighborhoods, permit housing along district edges in development types that are less sensitive to adjacent workplace uses.*

The proposed project is consistent with the goals of the General Plan in that the project is located at a junction point between the city's western workplace district and well-established residential neighborhoods. As proposed, the project's scale and residential nature will provide a smoother transition into existing smaller-scale and existing residential neighborhoods to the east of the site (*Goal 6F.G7 & Policy 6F.P20*). In conjunction with the site's location between workplace and residential neighborhoods, the conditioned public improvements that include new landscaping adjacent to the sidewalk on Mission Avenue and required landscaping along the project's frontage will assist in meeting the general plan goals of creating appropriate transitions of the built environment between residential and non-residential uses (*Goal 6F.P12, Policy 6F.P19*).

Furthermore, the project will meet all applicable City Codes and standards, with the approval of a Development Plan Review and will have appropriate conditions of approval to ensure that the development will not be detrimental to the health, safety or general welfare of the community. The project will have development characteristics that are compatible with and not detrimental to either existing or proposed surrounding 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. Residential Developments comprised of for-rent dwelling units shall include moderate-income units equal to 13% of the total number of dwelling units in the residential development. However, an Applicant may choose to designate the inclusionary units at lower income categories in order to fulfill the requirements imposed by an assistance funding source and/or program such as the Section 65915 Density Bonus.

In the case of this project, the Applicant has chosen to provide 13% of the 18 total units that will be restricted to the low-income households at the affordable rental price for a term of not less than 55 years. As proposed, the development is compliant with the applicable Inclusionary Housing regulations.

## Community Input and Noticing

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin and sent to all property owners and occupants of properties within a 1,000-foot radius of the subject site on January 28, 2026 (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.

The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Staff have determined that the proposed project meets the criteria for Exemption pursuant to Section 15182 of CEQA in that the proposed project is a residential project consisting of 18 dwelling units and is undertaken pursuant to and in conformity with the PCSP adopted in 2014. The proposed residential use and density was contemplated and evaluated as part of the environmental analysis by the EIR certified for the PCSP. Therefore, no further environmental review is required.

## Attachments:

1. Draft Zoning Administrator Resolution No. 26-002
2. Photographs – Existing Site Conditions
3. Proposed Project Plans
4. Public Hearing Notice & Proof of Publication