



# Staff Report

## City of Pomona Planning Commission

December 16, 2025

**FILE NO:** VAR-000491-2025

A request for a Variance to deviate from required development standards for commercial development located within the Workplace District 1 zoning district.

**ADDRESS:** 3200-3214 Riverside Drive

**APPLICANT:** Bill Estanislau

**PROJECT PLANNER:** Carlos Molina, Associate Planner

**ENVIRONMENTAL REVIEW:** This project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the California CEQA Guidelines.

**RECOMMENDATION:** Approve File No(s). VAR-000491-2025 and adopt PC Resolution No. 25-021

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### Project Information:

**GENERAL PLAN DISTRICT:** Workplace District Edge

**ZONING DISTRICT:** Workplace District 1

**TRANSECT:** T4-A

**SPECIFIC PLAN DISTRICT:** NA

**GENERAL PLAN DENSITY:** 70 DU/AC

### Important Dates:

**DATE SUBMITTED:** 6.25.25

**DATE DETERMINED COMPLETE:** 7.30.25

## Project Request:

The applicant has proposed to develop the subject 0.5 acre property with a commercial development consisting of a total of four (4) commercial structures along with associated on-site improvements. The proposed buildings consist of one (1), one-story retail building measuring 1,786 SF and three (3) two-story buildings measuring 3,360 SF each. Citing the site's unique physical characteristics, a lack of relief from required Frontage and Site Access requirements will make the proposed development infeasible.

## Project Background:

- **March 27, 2025.** The applicant submitted for plan check with the Building and Safety Division for the proposed commercial development described herein. Following discussions with the applicant regarding compliance conflicts with the Pomona Zoning and Development Code, the Planning Division officially issued a notice of corrections on June 04, 2025, recommending that the applicant submit for a Variance application to address compliance conflicts with the code.
- **June 25, 2025.** A Variance application was submitted to the Planning Division. The application was routed to Building and Safety, Water Resources, Public Works, and LA County Fire for the formal review of the entitlement application. Given the unique location and dimensions of the property, multiple revisions were needed to address issues regarding easements, site design, and infrastructure requirements.
- **December 01, 2025.** The interdepartmental review was completed and was noticed for the December 16, 2025, Planning Commission Meeting for its required public hearing.

## Critical Issues:

1. **Irregular Lot Dimensions.** The subject property has an elongated trapezoidal geometry with two parallel lines measuring 495' and 380' and an additional pair of parallel lines measuring approximately 99' and 58'. The tapered and relatively thin geometry of the parcel even at its widest points, creates compliance challenges with a variety of required Form, Frontage, and Site development standards. Following a series of conversations and revisions to plans, it was determined that relief would be a necessary approach to make the proposed development feasible on the site.
2. **Access.** The subject site is relatively "land-locked", meaning that the property does not have direct access from a city right-of-way, therefore all pedestrians and vehicles must enter through a neighboring property. Based on the site's geometry and the development plan, access to the site will need to be taken from the adjacent property to the south that takes direct access from the City of Chino right-of-way along Riverside Drive.

## Project Location:

The subject site is located at the southernmost point of the city's boundary and is located on the intersection of Ficus Street and Riverside Drive. The site has no direct access from the City of Pomona right-of-way along Ficus Street and is instead accessed by the neighboring property along Riverside Drive. The site is currently undeveloped,

consisting primarily of loose dirt and gravel, perimeter chain-link fencing along its frontage and a combination of block walls along property lines adjacent to neighboring commercial properties.

The site's Workplace District 1 zoning district is intended to create medium scale development primarily intended to accommodate a variety of low-impact industrial and clean manufacturing activities that are pedestrian-oriented with distinctive building types – up to 6 stories tall – and a safe relationship to the public street and open space network. The majority of industrial activity in Workplace Districts (WD) are intended to be conducted indoors with limited accessory outdoor storage. Workplace Districts (WD) also allow residential and limited commercial uses where screened for safety. Supplementally, the WD's implement the Workplace District and Workplace District Edge Place Type established in the General Plan.

## 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. Zoning and Development Code

The site's WD1 zoning district designates the site a zone string of LM4-G1-IX1. The designated zone string has been crafted to accommodate development on sites with low-rise buildings up to 4 stories tall, located close to the street with somewhat active ground stories and residential and small industrial primary uses.

Following continued conversations and revisions with the applicants, the proposed development plans have been vetted to ensure sufficient compliance with the most critical form, frontage, and site development standards. However, given the issues of the site's unique physical characteristics, persistent challenges remained prompting the necessity of a Variance entitlement request. The development is requesting relief from the following development standards:

#	Development Standard	Requirement	Proposed Project
1	Sec. 470.C. Build-To Width	Primary: 80%	Primary: 57%  Given the site's limited width, meeting the required width requirement would impact compliance with driveway, pedestrian walkway, and landscaping requirements.

#	Development Standard	Requirement	Proposed Project
2	Section 610.A. Vehicle Access	One (1) Fire Apparatus Access Road meeting the design standards of a Residential Case 2 roadway type as defined in the Public Works Department's <i>Standard Drawings (Std. No. A-1-71-II)</i> with access from a city right-of-way.	<p>One (1) Fire Apparatus Access Road not compliant with Standard Drawing (Std. No. A-1-71-II) with access through an adjacent property. A reciprocal easement agreement has been proposed to satisfy LA County Fire requirements.</p> <p>A typical Case 2 roadway requires ~60' road with; the site has a width between 58'-99'. Meeting the required width would severely impact the buildable area on the property making development infeasible.</p>

## B. General Plan Conformance:

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

**Goal 6F.G1: Maintain adequate land in the city for workplace uses that contribute to the City's diverse economy and provide jobs for the City's residents.**

The proposed development will develop a vacant parcel of land that will increase the city's stock of commercial real estate thereby increasing employment opportunities for the city's residents.

**Goals 6F.G4: Improve the physical character of workplace districts to complement the transition of the area to lighter industrial/higher technology uses.**

The proposed development is being designed using updated development standards from the updated 2024 Pomona Zoning and Development Code that have been crafted to meet the intent of the Workplace District and Workplace District Edge place types of the 2014 General Plan.

**Goals 6F.P8: Phase out non-conforming heavy industrial and environmentally harmful uses from the area.**

All future uses for the site will be compliant with the site's designated IX1 use module which is intended to promote a mix of light industries, office spaces and research and development activities that support creative production, cultural, and recreational opportunities while also limiting permitted industrial uses to low-impact industries.

## Required Findings:

The findings required in Section 1160.F. Variance of the Pomona Zoning and Development Code for a Variance are contained in the attached resolution (Attachment 1).

## Conclusion:

Because of the unique shape and size of the property, the project cannot meet the build-to width and the vehicle access requirements of the Development Code. Based on the findings required and the lack of options to meet these two standards, staff is recommending Commission approve the application.

## Environmental Review:

Staff has determined that this project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the California CEQA Guidelines.

## Conditions of Approval:

The Conditions of Approval are contained in the attached resolution (Attachment 1).

## Community Input and Noticing:

A copy of the public hearing notice (attachment 4) was published in the Inland Valley Daily Bulletin on December 05, 2025. A public hearing notice was also sent to the owners and occupants of properties within a 400-foot radius of the subject site on December 02, 2025. As of the date of this report, Staff has not received any comments in opposition or support of the proposed project.

## Attachments:

1. Draft Planning Commission Hearing Resolution No. 25-021
2. Proposed Site Plan
3. Site Photos
4. Proof of Public Noticing