



Staff Report

City of Pomona Zoning Administrator Hearing

DATE: February 11, 2026

FILE NOS: DPR-001018-2024

A request for a Development Plan Review to develop a Housing Development Project consisting of two (2), four-story, rental residential apartment buildings of 28 and 18 dwelling units respectively for a total of 46 dwelling units, with associated on-site and off-site improvements including 52 parking spaces and shared private open space, on a 1.25 acre lot.

ADDRESS: 1490 W. Mission Boulevard (APN: 8349-010-033)

APPLICANT: Integrity Property Group

PROJECT PLANNER: Alan Fortune, 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. 26-001 (Attachment No.1) approving File No. DPR-001018-2024.

General Plan & Zoning			
General Plan District:	Neighborhood Edge and Residential Neighborhood	Zoning District:	Specific Plan Area
Transect:	T4-B and T3	Specific Plan:	Pomona Corridors
General Plan Density:	40 DU/AC and 20 DU/AC	Specific Plan District:	Midtown Segment

Proposed Housing			
New Housing Units:	46	Density Bonus Units:	12
Housing Units Loss:	1	Concessions:	1
Affordable Units:	5	Waivers:	7
Moderate:	1	SB 330 Pre-Application:	No
Low:	None		
Very Low:	4		

Important Dates	
Date Submitted:	February 14, 2024

Project Request

The applicant, Integrity Property Group, is requesting a Development Plan Review (DPR-001018-2024) to develop a Housing Development Project consisting of two (2), four-story, rental residential apartment buildings of 28 and 18 dwelling units respectively for a total of 46 dwelling units on a 1.25 acre lot, along with associated on-site and off-site improvements including 52 on-site parking spaces, private open space, common open space, landscaping, and amenities including a playground. Project Plans have been provided as Attachment No. 3.

The applicant is requesting a Density Bonus (allowed by State Law) to exceed maximum allowable density set by the General Plan Transect Zones by approximately **35%**. The proposed units consists of 6 one-bedroom units, 36 two-bedroom units, and 4 three-bedroom units. All units will be for-rent with 41 units available to be leased at market rate with five units that will be deed-restricted to be inclusionary units; one to be affordable to Moderate income-qualifying tenants and four to be affordable to Very Low income-qualifying tenants.

The one-bedroom units are proposed with a unit size of 575 SF, two-bedroom units with unit sizes either 968 SF or 1,052 SF, and the three-bedroom with a unit size of 1,097 SF. Open space amenities will be provided in the form of private balconies, a courtyard, and a pocket playground located to the rear of the site. Private balconies will range in size between 62 SF and 102 SF. The area of the proposed common open space is 8,149 SF, consisting of a pocket playground, courtyard between the buildings, and front yard along Mission Boulevard. Other amenities include a communal laundry room in Building 1, bicycle racks, outdoor benches and tables, and an office and multifunction room within the lobby of Building 1.

The proposed development is designed in Spanish Mission Revival and Mediterranean styles. Character-defining features of this style and this proposal include building masses that are composed of simple rectangular stucco-clad volumes or combinations of simple volumes, punched by deeply recessed openings for windows and doors, many of them arched; roofs are finished in red "barrel" tile, and wall colors are white or light earth tones. A Color Sample and Material Board has been provided as Attachment No. 4.

Primary access will be provided to the site with a vehicular driveway on Mission Boulevard with a separate dedicated pedestrian entrance. A second vehicular access point is proposed along the alley at the rear of the property with an additional pedestrian gate and access point is recommended as a condition of approval. Building 1 is oriented toward Mission Boulevard with pedestrian access leading to a common lobby consisting of a mail room, office, multifunction room, staff lounge, two restrooms and access to the trash enclosure, elevator, ground floor parking. Also on the ground floor of Building 1 is a laundry room and stairs to the upper floors. The common lobby, trash enclosure, and stairs of Building 2 is oriented to the courtyard proposed between the buildings.

Project Location

The site is located on the south side of West Mission Boulevard, east of the intersection of West Mission Boulevard and South Dudley Street.

In 2020, the Historic Preservation Commission approved HPC Resolution No. 20-005, approving a Major Certificate of Appropriateness (MAJCOA-010977-2018) to allow the demolition of the existing single family dwelling unit built in 1930. This structure has not been demolished and is currently occupied. The existing structure occupies the

northern most portion of the lot with the rear 500' of the property remaining undeveloped. Site Photographs have been provided as Attachment No. 2.

Adjacent properties along Mission Boulevard, as well as directly across Mission Boulevard, are all similarly within the Midtown Segment of the Pomona Corridors Specific Plan (PCPS). Immediately to the east along Mission Boulevard is another single family dwelling unit, adjacent to the southeast is a mobile home park. Land uses to the west include multi-family housing and a senior housing development. Large warehouses are located nearby to the northwest of the intersection of West Mission Boulevard and South Dudley Street.

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. The site is located within the General Plan Place Type designations of Neighborhood Edge and Residential Neighborhood, with corresponding Transect Zone designations of T4-B (40 dwelling units/acre) and T3 (20 dwelling units/acre). The subject property had previously been split-zoned with the northern third of the property within the Midtown Segment of the Pomona Corridors Specific Plan (PCSP) and the southern two-thirds of the property designated as R-2 Low Density Multiple Family. In 2020, the Pomona City Council approved Ordinance Nos. 4288 and 4289 approving a Specific Plan Amendment and a Change of Zone to expand the boundary of the Midtown Segment to include the entire property located at 1490 W. Mission Boulevard.

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 14.7% of the rental units as inclusionary units resulting in 1 market-rate units and 4 low-income rate units. The applicant is seeking a 35% density bonus and is requesting seven (7) waivers/reductions and one (1) concession/incentive.

The project site is located with the T4-B and T3 General Plan Transect Zones, which allows for a maximum of 40 dwelling units per acre (du/ac) and 20 du/ac respectively. Approximately 16,580 square feet (0.38 acres) or roughly 30% of the property are within the T4-B Transect (40 dwelling units an acre), allowing for a total of 16 units in this portion of the property. Approximately 38,500 square feet (0.88 acres) or roughly 70% are within the T3 Transect (20 dwelling units an acre), allowing for 18 units on this portion of the property. This allows for a total of 34 base units allowed to be built on this property. The proposed 46 units across the 54,538 square foot subject site is approximately 36.74 du/ac and this exceeds the allowable base density.

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 two (2) incentives/concessions.

#	Development Standard	Requirement	Proposed Project
1	2.6.1 Provision of Public Open Space	Public Open Space: 150 SF per unit Required: 6,900 SF total	The proposed development is unable to provide publicly accessible open space due to the dimensions of the property. The development is proposed common open space that is available to all tenants and visitors to the property instead. The development is proposing 8,149 SF of common open space, an area that is greater than the required 6,900 SF of public open space.

B. Waivers/Reductions

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/Reductions (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 seven (7) waivers:

#	Development Standard	Requirement	Proposed Project
1	2.2.3 Minimum Residential Unit Size	1 BR – 600 SF 2 BR – 800 SF 3 BR – 1,000 SF	The six (6) one-bedroom units are 575 SF, less than the required 600 SF. Due to the unique shape of the lot having a very narrow frontage of less than 90' with a depth of more than 611', this standard would physically prevent the housing development project from meeting its proposed density.
2	2.4.1 Building Orientation to Streets & Public Open Space	All primary buildings are required to be oriented either to the street or public open space	Though Building 1 meets this requirement and is facing the street, Building 2 is facing a common courtyard, rather than public open space. Due to the unique shape of the lot, with a very narrow width of less than 90' and a depth of 611', only one building was able to meet this requirement. Meeting this requirement would inhibit the development from meeting their proposed density.

#	Development Standard	Requirement	Proposed Project
3	2.4.2 Private Frontage Types	<p>Types Permitted:</p> <ul style="list-style-type: none"> • Shop Front • Corner Entry • Arcade • Grand Portico • Forecourt • Common Lobby Entry • Stoop • Front vehicular door (limited) • Edge Treatment: Walled • Edge Treatment: Fenced • Edge Treatment: Terraced • Edge Treatment: Flushed 	<p>Though a Common Lobby Entry is proposed for Building 2, it fronts a common open space courtyard rather than directly fronting the street, as defined by the PCSP. Meeting this standards would now allow separate buildings to be constructed deeper into the lot which would limit the development potential and inhibit the developer from meeting their proposed density.</p>
4	2.4.7 Frontage Coverage	Minimum Mission Boulevard: 70%	<p>The width of the lot is only 89', and accommodating required side yard setbacks and fire apparatus access lanes did not allow for the proposed development to meet the required 70% frontage coverage. The maximum the development could meet is approximately 55%, which this development meets. It is not feasible for any development on this lot to meet this standard.</p>
5	2.6.6. Setback Area Landscaping	<p>Interior Block Setback Areas</p> <ul style="list-style-type: none"> ○ Groundcover- Required ○ Moderate or Heavy Screening- Required 	<p>Due to the narrow width of the lot, compliance with other standards, such as the provision of parking and a fire apparatus access lane, does not feasibly allow for a perimeter landscape buffer on the west property line that meets the "moderate" screening definition. A 1' landscape buffer is being provided but is not wide enough to accommodate trees to qualify as moderate screening.</p>

#	Development Standard	Requirement	Proposed Project
6	2.7.1. Provision of Parking	<p>Residential Uses:</p> <ul style="list-style-type: none"> ○ Spaces per 1br unit: 1.5 min/max ○ Spaces per 2br unit: 2 minimum / 2 maximum ○ Spaces per additional unit beyond 2 bedrooms: .5 spaces ○ Guest spaces per 4 units: 1 minimum / 1.2 maximum ○ Location: on Site <p>Parking Required per the Pomona Corridors Specific Plan:</p> <ul style="list-style-type: none"> ○ 91 spaces for tenants ○ 12 guest parking spaces ○ 103 total parking spaces <p>Maximum parking per CA State Density Bonus:</p> <ul style="list-style-type: none"> ○ 66 parking spaces 	<p>The proposed project is providing a total of 52 parking spaces, which is greater than the number of units, guaranteeing that at least each unit have a dedicated parking space, as conditioned. Providing landscaping, common open space, and other amenities limits the area that can be feasibly dedicated to parking spaces. Meeting the standard of 66 parking spaces would limit the development from meeting the density proposed.</p>
7	Ordinance 4232: Municipal Water Efficiency Landscape Ordinance	<p>Minimum of 20% of lot must be landscaped with live vegetation for residential uses</p> <p>Total Required: 10,850 SF of landscaping</p>	<p>The development is proposing a total of 5,958 SF of vegetated landscaping, 4,892 SF less than the 20% required. Without the requested concession to allow for a fourth floor, the development standard would limit the developer's ability to provide the total number of units proposed.</p>

In Staff's analysis, the requested waiver was determined to be physical constraints on the development and is recommending that the Zoning Administrator grant relief as proposed in the table above.

C. Parking

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	6	1.5 spaces x 6	9
2 Bedroom	36	2 spaces x 36	72
3 Bedroom	4	2.5 spaces x 4	10

Guest Parking	1 space:4 units	1 x 12	12
Total Requirement			103

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

At the request of the applicant, the development will be providing parking pursuant to **State Density Bonus Law** parking ratios as noted below. However, an additional waiver is required as the applicant is proposing to provide a total number of parking space of 52 which is less than the total required per the **State Density Bonus Law** parking ratios.

Unit Type	Unit Count	Parking Calculation	Parking Required
1 Bedroom	6	1 x 6	6
2 or 3 Bedroom	40	1.5 spaces x 40	60
Total Requirement per SDBL			66
Total Parking Proposed			52

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 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	Permitted Residential 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	1 BR: 575 SF 2 BR: 1,052 SF 3 BR: 1,097 SF	Waiver #1
2.3.1 Building Height	Minimum: 1 story Maximum: 3 Stories	4 stories (55'8")	Compliant
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 B. N/A. Not across street from housing C. Meets 45 degree slope requirement.	Compliant
2.3.3 Building Length	Maximum: 180 feet	49'3"	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	49'3"	Compliant
2.3.5 Building Massing- Length(L): Height(H)	Along Holt/Mission/Garey: 3L:2H to 5L:2H	49'8" : 37'	Compliant with Deviation
2.4.1 Building Orientation to Streets & Public Open Space	Required	Building 1 is oriented to Mission Boulevard; Building 2 orients toward common open space	Waiver #2
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: Walled • Edge Treatment: Fenced • Edge Treatment: Terraced • Edge Treatment: Flushed 	Common Lobby Entrance	Waiver #3
2.4.3 Front Yard Setback	On Mission Boulevard: Minimum: 5 feet Maximum: 20 feet	20 feet	Compliant
2.4.4 Side Yard Setback	Minimum w/living space windows: 10 feet Minimum w/out living space windows: 5 feet	10' to living space windows	Compliant
2.4.5 Rear Yard Setback	Minimum: 10 feet	141'	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%	55%	Waiver #4
2.4.8 Space Between Buildings	Minimum: 20 feet	48'	Compliant
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	Public Open Space: 150 SF per unit Required: 6,900 SF total	8,149 SF of common open space	Concession #1
2.6.4 Public Open Space Types	Permitted: <ul style="list-style-type: none"> o Park o Linear Green o Square o Plaza o Mid-Block Green o Courtyard Plaza o Passage/Paseo o Pocket Park/ Playground 	Common Amenity Space Provided: <ul style="list-style-type: none"> o Pocket Park/ Playground o Courtyard 	Compliant
2.6.3 Provision Of Private Open Space	Residential: Attached & Multi-Family 60 SF per unit	Provided: 62 SF – 102 SF	Compliant
2.6.5 Private Open Space Types	Permitted: <ul style="list-style-type: none"> o Private Yard o Balcony o Rooftop Deck or Garden o Balcony 	Provided: <ul style="list-style-type: none"> o Balconies 	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"> ○ Boulevard Landscaping – Required <p>B. Interior Block Setback Areas</p> <ul style="list-style-type: none"> ○ Groundcover- Required ○ Moderate or Heavy Screening-Required 	Provided on east property line; not provided on west property line	Waiver #5
2.7.1 Provisions of Parking	<p>Residential Uses:</p> <ul style="list-style-type: none"> ○ Spaces per 1br unit: 1.5 min/max ○ Spaces per 2br unit: 2 minimum / 2 maximum ○ Spaces per additional unit beyond 2 bedrooms: .5 spaces ○ Guest spaces per 4 units: 1 minimum / 1.2 maximum ○ Location: on Site <p>Parking Required per the Pomona Corridors Specific Plan:</p> <ul style="list-style-type: none"> ○ 91 spaces for tenants ○ 12 guest parking spaces ○ 103 total parking spaces <p>Maximum parking per CA State Density Bonus:</p> <ul style="list-style-type: none"> ○ 66 parking spaces 	<p>Provided:</p> <ul style="list-style-type: none"> • 52 total parking spaces 	Waiver #6
2.7.2 Parking Types	<p>Permitted Types:</p> <ul style="list-style-type: none"> ○ Surface Lot – Rear ○ Structure – Wrapped (All Levels) ○ Partially Submerged Podium ○ Structure - Underground 	Podium – Wrapped	Compliant

PCSP, Midtown Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
Landscaping	Minimum of 20% of lot must be landscaped with live vegetation for residential uses Total Required: 10,850 SF of landscaping	5,958 SF	Waiver #7

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 and policies of its place type designation:

- Goals 6D.G5: New developments shall help establish an appropriate edge to protect and buffer adjacent stable residential neighborhoods.*
- Goals 6D.G1: New developments should improve the physical character, economic vitality, and mobility function of the City’s most visible and well-traveled corridors.*
- Policy 6G.G6: New residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.*

The proposed project is consistent with the goals of the General Plan in that the project is located within a primary corridor and is immediately adjacent to other residential uses. Per Goal 6D.G5 “New developments shall help establish an appropriate edge to protect and buffer adjacent stable residential neighborhoods.” As proposed, the project’s scale is greatest at the northern portion of the property nearer to Mission Boulevard and reduces in scale at the rear of the property adjacent to smaller scale single-story multi-family residential structures. A majority of the property is underutilized with the rear 500’ of the property lying undeveloped; this is similar to nearby undeveloped lots in this area of West Mission Boulevard. The proposal will help to activate this portion of Mission Boulevard, which further meets Goal 6D.G1 “New developments should improve the physical character, economic vitality, and mobility function of the City’s most visible and well-traveled corridors.”

The project is designed with separate pedestrian and vehicular access from Mission Boulevard as well as providing separate access points for each at the rear of the property along at the alley. Pomona General Plan Goal 6G.G6 ensures that “new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.” These dedicated pedestrian access points will be provided leading directly from the public right of way to the structure, entirely separated from vehicular traffic. The required fire truck turnaround as required by the Fire Department will be accommodated in the courtyard between the two buildings, also functioning as common open space as it will be paved with decorative pavement. Bicycle parking will be provided in each building.

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

Pursuant to 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 is dedicating 14.7% (5 units) of the 46 total units as inclusionary units that will be restricted to either Moderate or Very Low-Income qualifying tenants at an 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. 5). No public comments have been received by Staff a time of writing.

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 has 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 46 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. 26-001
2. Site Photographs
3. Proposed Project Plans
4. Color Sample and Material Board
5. Public Hearing Notice