



CITY OF POMONA COUNCIL REPORT

December 1, 2025

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Betty Donovanik, Development Services Director

**SUBJECT: PUBLIC HEARING FOR AN APPEAL OF PLANNING
COMMISSION'S APPROVAL OF A DEVELOPMENT PLAN REVIEW
(DPR-000941-2024) FOR THE DEVELOPMENT OF 35 RESIDENTIAL
DWELLING UNITS LOCATED AT 1377 N. GAREY AVENUE**

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Open the public hearing and after receiving testimony and public comment, close the public hearing; and
- 2) Adopt the following resolution (Attachment No. 1):

RESOLUTION NO. 2025-156 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, UPHOLDING THE PLANNING COMMISSION'S DECISION AND APPROVING A DEVELOPMENT PLAN REVIEW (DPR-000941-2024) FOR THE DEVELOPMENT OF 35 RESIDENTIAL UNITS AS WELL AS ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 1377 N. GAREY AVENUE (ASSESSOR'S PARCEL NUMBERS: 8339-027-015, 8339-027-016)

EXECUTIVE SUMMARY:

On September 24, 2025, the Planning Commission held a public hearing and upheld the Zoning Administrator's approval of a Development Plan Review (DPR-000941-2024), a request to develop two (2) vacant parcels measuring approximately +/- 0.48 acres into a four-story residential development with 35 affordable units and on-site amenities, at 1377 N. Garey Avenue (4-2-0-1) (Attachment Nos. 2 -7). The Commission's approval included additional conditions as recommended by the original approving authority. The proposed project included a request to

utilize California State Density Bonus Law (Government Code Sec. 65915-65918.) to increase the density from 40 dwelling units per acre to 74 dwelling units per acre. Mayor Sandoval and Councilmember Canales appealed Planning Commission's decision (Attachment No. 8); therefore, the matter is now before the Council as a public hearing. Staff's recommendation is to uphold the Commission's approval.

The proposed project is a "housing development project," subject to the Housing Accountability Act, also known as Senate Bill 330 (SB 330). The key provision of this State law is that a housing development project may not be denied unless there's a specific adverse impact.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

☒ When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Council members are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

No Fiscal Impact at this time.

PUBLIC NOTICING REQUIREMENTS:

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on November 21, 2025, and was mailed to the owners and occupants of properties within a 1,000-foot radius of the subject site (Attachment No. 9) as well as to attendees who provided their mailing address at the community meeting held on April 15, 2025. All comment letters received in relation to the proposed project have been provided as attachments (Attachment No.10).

PREVIOUS RELATED ACTION:

Zoning Administrator Hearing of July 29, 2025

On July 29, 2025, the Zoning Administrator held a public hearing, a request for a Development Plan Review (DPR-000941-2024) to develop an approximate 0.48-acre site with a four-story, 35-unit residential structure.

There were eight (8) public comments made for the item, with one (1) in support of the project and seven (7) against. Comments in opposition included concerns with reduced parking, concerns with

waiver granted for building height, vehicular and pedestrian safety, and the project's adjacency to Lincoln Elementary School. The comments in support included concern with the selective community opposition of affordable housing in the City.

Based on all pertinent testimony and the staff report provided, the Zoning Administrator announced their approved decision of DPR-000941-2024 for 1377 N. Garey Avenue and included the following conditions of approval to ZA Resolution No. 25-007:

1. Applicant must remove all south facing balconies on the development along the property line.
2. To minimize overflow of on-street parking the applicant shall submit evidence of leasing agreements which reflect a maximum of 19 occupants with vehicles, subject to the approval of the Development Services Director.
3. The applicant shall remove the existing chain-link fence along the south property line and erect a six-foot high wall or wrought iron fence to the extent feasible in coordination with the adjacent property owner, subject to the approval of the Development Services Director.
4. Prior to the issuance of the Certificate of Occupancy, Applicant/Developer shall be responsible for the installation of decorative fencing (min 42 inches high) along the Garey Avenue raised landscape median, between Orange Grove Avenue and Jefferson Avenue. Applicant shall work with Planning Division and Public Works Staff on the design of the decorative fence.
5. Placement of an approved Public Art on the Project site.
 - a. The applicant shall place an approved Public Art on a private development site. The Public Art, and all eligible expenditures associated with installation of the Public Art (as described in the Manual), shall be in an amount equal to or in excess of the Public Art Allocation.

On July 31, 2025, Councilmember Martin filed an appeal of the decision and on August 4, 2025, Mayor Sandoval filed an appeal of the decision.

Planning Commission Meeting of September 24, 2025

On September 24, 2025, at its regularly scheduled meeting, the Planning Commission held a public hearing, a request for a Development Plan Review (DPR-000941-2024) to develop an approximate 0.48-acre site with a four-story, 35-unit residential structure and upheld the Zoning Administrator's approval on a 4-2-0-1 vote, including the conditions of approval listed in ZA Resolution No. 25-007.

There were seven (7) public comments made for the item, all in opposition. The comments included concerns with reduced parking, compatibility with the existing architecture, building height, noise, vehicular and pedestrian safety, and the project's adjacency to Lincoln Elementary School.

On October 14, 2025, Mayor Sandoval and Councilmember Canales filed an appeal of the decision, and the matter was scheduled for a public hearing before the City Council.

DISCUSSION:

Project Information

Property Details			
Address:	1377 N. Garey Ave.	City Council District:	District 1 - Martin
Assessor's Parcel Number:	8339-027-015 8339-027-016	Applicant:	Sarah Johnson, Pathways to Tomorrow
Lot Size:	20,424 SF (0.48 AC)	Property Owner:	1377 N GAREY AVE LLP

General Plan & Zoning			
General Plan District:	Neighborhood Edge	Zoning District:	Specific Plan Area
Transect:	T4-B	Specific Plan:	Pomona Corridors
General Plan Density:	40 dwelling units per acre		Downtown Gateway Segment

Proposed Housing			
New Housing Units:	35	Density Bonus Units:	16
Housing Units Loss:	None	Concessions:	Yes
Affordable Units:	35	Waivers:	Yes
Moderate Units:	None	SB 330 Pre-Application:	No
Low:	35		
Very-Low:	None		

Important Dates	
Date Submitted:	August 19, 2024
Date Determined Complete:	September 18, 2024
Deadline To Make A Decision:	1 of 5 Public Meetings remain per Senate Bill 330

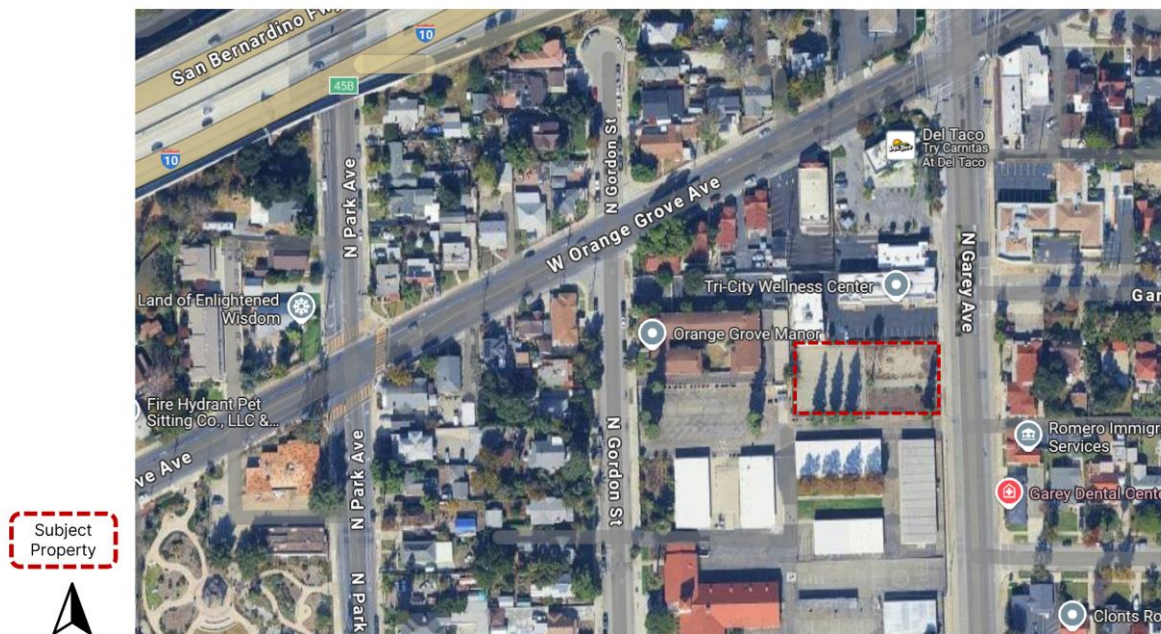
Meeting History	
Meeting 1:	Community Meeting – April 14, 2025

Meeting 2:	Zoning Administrator Meeting – July 2, 2025
Meeting 3:	Planning Commission Meeting – September 24, 2025
Meeting 4:	City Council Meeting – December 1, 2025

Location

The project site, highlighted in red in Fig.1.1. below, is located along N. Garey Avenue, south of W. Orange Grove Avenue and north of Lincoln Elementary School. The site is currently undeveloped and consists of landscaping and a concrete slab. The project site is surrounded by multi-family residential to the west, commercial to the north and east, and the south borders Lincoln Elementary School. The project site has a General Plan place type designation of Neighborhood Edge and transect designation of T4-B which allows up to 40 dwelling units per acre. The 2014 Pomona General Plan identifies the Neighborhood Edge as areas that will accommodate larger scale development that is more suitable for wider, more heavily trafficked roads and will function as buffers for residential neighborhoods behind them. Additionally, this place type is intended for Grand scale buildings, compatible with medium scale multi-family housing and townhomes in areas to have a more residential character.

Fig.1.1. Site Aerial Image, Google 2025



Project Request

The applicant is proposing to develop the subject approximate 0.48-acre site with a four-story, 35-unit residential structure with 19 onsite parking spaces. The proposed housing development will consist of a single rectangular structure located at the southernmost property line of the site (Attachment No.10). The development will feature 16 two-bedroom units, 19 one-bedroom units, a variety of private amenities for residents including a large outdoor communal patio, gym, community room, on-site laundry, outdoor bicycle storage and a lounge on each floor of the four-

story structure. The housing development reflects a contemporary architectural design with varying exterior colors and finishes. Each elevation contains varying depth, window size and type, and alcove balconies. Design materials include stucco and metal panels varying in color. Additionally, the project contemplates the placement of onsite public art to satisfy the City of Pomona Art in Public Places Program, which requires 1% of the building valuation to be spent toward Public Art.

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 as a matter of law.



To satisfy Density Bonus law, the applicant is proposing the dedication of 100% of the units to low-income affordability levels. Under new legislation, local governments by law are required to grant 80% density bonus to housing projects in which all units (other than a manager’s unit) are restricted to very, low, and moderate income residents, with a maximum of 20% restricted to moderate income units.

The project site is located within the Transect T4-B, which allows for up to 20 units at 40 units dwelling units per acre (du/ac). The project is proposing to utilize an 80% increase in density to propose 35 units at 74 du/ac, as permitted by law. See Table 1 for the calculation of allowable density units and Table 2 for the proposed number of units and proposed density.

Table 1. Density Bonus Calculation

Project Site Area		Allowable Density		Base Allowable Units
0.48 acre	x	40 du/ac	=	20
Base Allowable Units		Density Bonus		Allowable Density Bonus Units
20	x	80% (0.80)	=	16

Table 2. Proposed Density

	Proposed Project Density
Housing Density	74 du/ac
Unit Count	35 units

Per Density Bonus law, all density calculations resulting in fractional units shall be rounded up to the next whole number. Additionally, the granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

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 four (4) incentives/concessions. As an eligible project, the applicant has requested the following incentives/concessions for the proposed project:

#	Development Standard	Requirement	Proposed Project
1	Minimum Unit Size*	1 BR – 600 SF 2 BR – 800 SF 3 BR – 1,000 SF	1 BR: +/- 467 SF 2 BR: +/- 562 SF
2	Public Open Space & Open Space Type	Public Open Space	Private Common Open Space in- lieu of Public Open Space
3	Side Yark Setback w/ windows	10 FT minimum	5 FT w/ balcony overhang
4	Required Parking	43 parking spaces required	19 spaces provided

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 applicant. Waivers (or the reduction in a development standard) 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	Building Height	3 stories maximum	4 stories
2	Building Massing, Length(L), Height (H)	3L:2H: to 5L:2H	2L:1H
3	Frontage Coverage	Garey Avenue: 70% minimum	66%

In Staff's analysis, the three (3) requested waivers were determined to be physical constraints on the development should the applicant provide the required standard maximum or minimums. The increased height of the building was determined to be necessary for the allowable density. The increased height effected the project's ability to meet standard minimum frontage coverage due to fire access requirements and the increased height did not allow for building massing to be satisfied. These requests have been summarized in the attached Staff Presentation (Attachment No. 12).

Applicable Code Section

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 Downtown Gateway Segment of the PCSP has been provided below. Note that any requested incentives/concessions and 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/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: +/- 467 SF 2 BR: +/- 562 SF	Concession #1
2.3.1 Building Height	Minimum: 1 story & 20 feet Maximum: 3 Stories	4 Stories	Waiver #1
2.3.3 Building Length	Maximum: 300 feet	69 feet	Compliant

2.3.4 Special Building Length Limits	Limited Corner Building: 120 feet maximum	N/A	N/A
2.3.5 Building Massing- Length(L): Height(H)	Along Garey Avenue 3L:2H: to 5L:2H	2L:1H	Waiver #2
2.4.1 Building Orientation to Streets & Public Open Space	Required	Oriented to Garey Avenue	Compliant
2.4.2 Private Frontage Types	Types Permitted: - Shop-Front articulation length 50ft max - Corner Entry - Arcade - Grand Portico - Forecourt - Common Lobby Entry - Stoop - Edge Treatment: Fenced - Edge Treatment: Terraced - Edge Treatment: Flush Limited Types: - Front Vehicular Door	Common Lobby Entry	Compliant
2.4.3 Front Yard Setback	On Garey Avenue Minimum: 5 feet Maximum: 15 feet	10 feet	Compliant
2.4.4 Side Yard Setback	Minimum w/living space windows: 10 feet Minimum w/out living space windows: 0 feet	5 feet on south side P/L	Concession #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 Garey Ave: 70% Minimum on Other Streets: 70%	Garey Ave: 66% N/A	Waiver #3 N/A
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	Grand Boulevard Improvements: Required along Garey Avenue	Provided	Compliant
2.6.1 Provision of Public Open Space	Residential Open Space: 150 SF per unit Required: 5,250 SF	Provided: 3,108 SF of Common Amenity Space Provided (15% of project site)	Concession #3
2.6.4 Public Open Space Types	Permitted: ○ Park ○ Linear Green ○ Square ○ Plaza ○ Mid-Block Green ○ Courtyard Plaza ○ Passage/Paseo ○ Pocket Park/ Playground	Common Amenity Space Provided: ○ Lounge ○ Laundry Facilities ○ Gym ○ Outdoor Patio ○ Community Room ○ Garden Space	Concession #3
2.6.3 Provision Of Private Open Space	Residential: Attached & Multi-Family 60 SF per unit Required: 2,100 SF	2,107 SF	Compliant
2.6.5 Private Open Space Types	Permitted: ○ Courtyard ○ Private Yard ○ Rooftop Deck or Garden ○ Balcony	Balcony	Compliant
2.6.6 Setback Area Landscape Types	A. Perimeter Block Setback Areas Permitted: ○ Sidewalk Extension ○ Boulevard Landscaping – Required ○ Neighborhood Street Landscaping B. Interior Block Setback Areas ○ 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: ○ Spaces per studio unit 1 minimum / 1 maximum ○ Spaces per 1br unit 1.5 minimum / 1.5 maximum ○ Spaces per 2br unit 2 minimum / 2 maximum ○ Spaces per additional unit beyond 2 bedroom .5 spaces	19 Parking Spaces	Concession #4

	○ Guest spaces per 4 units 1 minimum / 1.2 maximum ○ Location: on Site Unit Count: 1 BR: 19 2 BR: 16 Parking Required per the Pomona Corridors Specific Plan: 61 parking spaces 9 guest parking spaces Parking Required per CA State Density Bonus: 43 parking spaces		
2.7.2 Parking Types	Permitted Types: ○ Surface Lot – Rear ○ Structure – Wrapped (All Levels) ○ Partially Submerged Podium ○ Structure - Underground	Surface Lot - Rear	Compliant

B. Inclusionary Housing Regulations

The proposed project is subject to the City of Pomona Inclusionary Housing Program (IHP). The IHP requires that all proposed residential developments of three (3) or more units contribute to the City’s affordable housing stock. Rental Dwelling Units may meet the inclusionary housing requirements by providing inclusionary units onsite or through payment of an in-lieu fee. The onsite inclusionary housing production requirement is set at 13% of the dwelling units that are included in a rental residential development. The inclusionary units are required to be rented to moderate-income households at the affordable rent. However, an applicant may choose to designate the inclusionary units at lower income categories. The payment of the in-lieu fee is reserved for for-sale units or for residential developments of less than 30 units; furthermore, the payment of an in-lieu fee would dismiss the project’s eligibility for relief under CA Density Bonus law.

To satisfy the City’s IHP and California State Density Bonus requirements, the project will provide onsite inclusionary units at the Low-Income category, which will allow the project to satisfy both Density Bonus and IHP requirements.

C. Senate Bill 330 – 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) establishes a statewide housing emergency for ten (10) years from January 1, 2020 to January 1, 2030.

1. 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:

- a. 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;
- b. 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;
- c. Design Standards. Prohibits imposing or enforcing non-objective design review standards established after January 1, 2020;
- d. Time Limits. Shortens required permit review timeframes and limits the number of public hearings for housing projects that meet all applicable objective zoning standards;
- e. 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;
- f. Housing Loss. Prohibits approval of a Housing Development Project that results in a net loss of housing units; and
- g. Protected Units and Tenant Protections. Creates new housing replacements, eviction protections, relocation assistance, and right-of-return requirements.
- h. 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.

2. 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.

3. 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.
5. 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.

Staff determined that the above findings cannot be made, therefore the City cannot disapprove the proposed housing development project.

General Plan Conformance

The project is consistent with the following General Plan Place Type of Neighborhood Edge and promotes the following goals:

- | | |
|----------------------|--|
| <i>Goals 6D.G1:</i> | <i>Improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors.</i> |
| <i>Goals 6D.G4:</i> | <i>Promote the success and improvement of existing corridor development.</i> |
| <i>Goals 6B.G10:</i> | <i>Promote the transitioning of the most visible and highly traveled streets that lead Downtown into the City's most prominent and grand corridors.</i> |
| <i>Policy 7F.P4:</i> | <i>Establish an appropriate relationship between public space and private development with building entrances oriented towards streets, utilizing shopfronts, porches, patios or outdoor spaces that overlook or interact with front yards or sidewalks.</i> |
| <i>HE Policy 1.4</i> | <i>Encourage affordable housing through both regulatory mandates and incentive programs.</i> |

The project is consistent with the Pomona General Plan and all applicable requirements of the Pomona Corridors Specific Plan. The project site General Plan Place Type, Neighborhood Edge is intended for grand scale buildings adjacent to residential neighborhoods. The proposed project will intensify the Garey Avenue corridor located in the Downtown Gateway Segment of the Pomona Corridors Specific Plan and develop two (2) vacant parcels with an affordable housing development providing the City with needed housing opportunities.

ENVIRONMENTAL IMPACT:

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed project is considered a “project” under CEQA.

In 2014, the City of Pomona adopted a Final Environmental Impact Report (EIR) associated with the discretionary project, which analyzed the environmental impacts of the City of Pomona’s General Plan Update (GPU), Corridors Specific Plan, Active Transportation Plan, and Green Plan. In conjunction with the certification of the GPU and PCSP EIR, a Mitigation Monitoring and

Reporting Program (MMRP) was adopted. The proposed project site was previously studied under this Certified Final EIR.

Staff recommends that the City Council determine that this project is exempt from the CEQA pursuant to Section 15332 of the California CEQA Guidelines. The proposed project meets the criteria for a Class 32 (In-Fill Development) Categorical Exemption in that the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. The proposed project described above hereby meets the guidelines. Therefore, no further environmental review is required.

COUNCIL PRIORITIES & GOALS:

This item is consistent with the following Council priorities and goals:

Priority 2: Economic Development – Goal J: Encourage the development and maintenance of quality housing opportunities for all.

ALTERNATIVES:

The City Council has the following alternatives:

- 1) City Council denies the request and makes written findings, based upon a preponderance of the evidence in the record to disapprove a housing development project per the provisions of SB 330 (findings outlined in staff report page 13 “Disapproving Housing Development Projects”).

Prepared by:
Alina Barron
Senior Planner

ATTACHMENT(S):

Attachment No. 1 – Draft CC Resolution 2025-156
Attachment No. 2 – Zoning Administrator’s Hearing Agenda of 7-29-25
Attachment No. 3 – Minutes of Zoning Administrator’s Hearing 7-29-25
Attachment No. 4 – ZA Resolution No.25-007
Attachment No. 5 – Planning Commission Meeting Agenda of 9-24-25
Attachment No. 6 – Minutes of Planning Commission Meeting 9-24-25
Attachment No. 7 – PC Resolution No. 2025-013
Attachment No. 8 – Appeals
Attachment No. 9 – Public Notice
Attachment No. 10 – Submitted Comments for DPR-000941-2025

Attachment No. 11 – Project Plans
Attachment No. 12 – Staff Presentation