



Staff Report

City of Pomona Planning Commission

DATE: November 19, 2025

FILE NO: DPR-000445-2025 and TRACTMAP-000447-2025

ADDRESS: 3101-3191 N. Garey Avenue (APNS: 8370010016, 8370009038)

APPLICANT: Nick Buchanan for Pomona CPD, LLC

PROJECT PLANNER: Alex Jimenez, Senior Planner

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

RECOMMENDATION: Approve File No(s). DPR-000445-2025, TRACTMAP-000447-2025, and adopt Resolution No. 25-018 and Resolution No. 25-019 (Attachment Nos. 1 & 2).

Project Information:

General Plan and Zoning			
GENERAL PLAN DISTRICT:	Neighborhood Edge	ZONING DISTRICT:	N/A
TRANSECT:	T4-B	SPECIFIC PLAN DISTRICT:	Pomona Corridor Specific Plan – City Gateway Segment
GENERAL PLAN DENSITY:	40 DU/Acre, 3 floors max.	CITY COUNCIL DISTRICT:	District 6

Housing Information			
NEW HOUSING UNITS:	127	DENSITY BONUS:	N/A
HOUSING UNITS LOSS:	None	CONCESSIONS:	N/A
AFFORDABLE UNITS:	Compliance through the in-lieu fee outlined in the Inclusionary Housing Ordinance.	WAIVERS:	N/A
		SB 330 VESTING APPLICATION:	Yes
		COMMERCIAL UNITS:	None

Important Dates:

DATE SUBMITTED: June 6, 2025

DATE DETERMINED COMPLETE: July 9, 2025

Project Request:

The applicant, Nick Buchanan, is requesting to develop 127, three-story, for-sale dwelling units, as well as associated on/off-site improvements and a privately-owned public area on a 240,681 square foot site (+/- 5.5 acre), shown on Figure 1.1 below. The proposed project includes a two-car parking garage for each unit, in addition to 52 surface parking spaces within the development, for a total of 306 spaces. The onsite improvements include the relocation of existing utility easements, private and common open spaces, surface parking, enclosed parking, landscaping, and privately owned public open space. The site is currently developed with a 49,815 square foot vacant commercial shopping center, to be demolished in order to accommodate the project, with the exception of an existing cell tower on the northwest corner of the site (Attachment No. 3).

Figure 1.1, Proposed Development



View from Garey Avenue

The project proposes a mixture of townhouses, duplexes, and zipper townhomes, with a total of 11 different floor plans. There are no studio units or one-bedroom units within the proposed development. The units range from two-bedroom units to four-bedroom units, with total square footage of each unit between 1,409 square feet to 2,225 square feet. All units contain private decks, in addition to a combination of a front/side yard area, porch, or private yard, as shown on Figure 1.2 and Figure 1.3. The project site also features a mixture of paseos, courtyards, a dog park, pedestrian pathways, and access to the privately owned public park as part of the shared common open spaces. The units contain a two-car garage, either with side-by-side parking spaces or with tandem parking spaces. Access to the project site is through the main drive aisle, which serves as the fire lane connecting Grove Street to Drake Street. The project uniquely features a privately owned public park facing Garey Avenue, with a tot-lot, seating amenities, bicycle parking, an open lawn, and an area for future public art.

Figure 1.2, Units with combo of decks and yards



View from Drake Street

A Development Plan Review (DPR) is required for all new developments within the Pomona Corridors Specific Plan boundary areas, and a Tentative Tract Map (TRACTMAP) is required for subdivision of five (5) or more parcels, including projects that are proposing subdivision for condominium purposes. The request does not utilize State Density Bonus law, as it does not propose to go above the maximum density permitted on the project site and it does not propose a percentage of units as affordable to receive benefits, such as waivers and/or concessions.

Figure 1.3, Units with decks and entryways



View from Grove Street

Project Location

The project site, shown in Figure 1.4 below, is a corner block located on the west side of Garey Avenue bounded by West Grove Street to the south and Drake Street to the north. The site is surrounded by residential development consisting of apartment complexes to the west, south and east of the site. North of the site, there is a private education institution. The site is currently developed with a 49,815 square-foot commercial shopping center, which was originally built in 1987. The shopping center included tenant spaces for 25 businesses. However, after the outbreak of novel coronavirus disease (COVID-19), most of the tenants within the center were unable to recover economically, leading to business closures and the sale of the shopping center. The shopping center will be demolished to accommodate the proposed development.

Figure 1.4, Subject Site



Adjacent Land Uses & Current Zoning

The project site is located within the City Gateway Segment of the PCSP. The site is on the edge of the City Gateway Segment and is surrounded by RND3 (Residential Neighborhood District 3) and Neighborhood Edge District 5 (NED5) zoning to the west, south and east. Across the street to the north, the PCSP City Gateway Segment continues into Foothill Boulevard. Additionally, diagonal to the site across the street on the northeast, there is a PCSP Neighborhood Center designation for the shopping center.

Project Review:

The proposed project reflects a Contemporary architectural design with a with a combination of materials and colors, visually separating the units from one another (Attachment No. 4). The project adds a change of color scheme and materials between the different unit types provided, helping differentiate the duplexes from the zippers and townhouses. The change in materials and colors reduces the three-story scale of the development, as the first story mainly consists of stucco with some units featuring brick veneer and the second and third stories have siding, boards and battens. To add elements of depth along the building façades, the buildings feature offsets, second floor cantilevers, built in decks, decorative roof eaves and varying roof lines. The site also incorporates a variety of fencing types, such as tubular steel fencing, block walls with stucco veneer, painted wood, and vine trellises. All mechanical equipment is at an appropriate screening distance from the public right-of-way view or within an equipment cabinet. Staff has analyzed the request against applicable specific plan standards. A summary of this analysis, along with key issues and resolutions, are provided below for consideration.

DESIGN REVIEW:

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

Table 1.1 PCSP Compliance Summary

Pomona Corridors Specific Plan – City Gateway Segment			
Development Standards:	PCSP City Gateway Requirement Primary Frontage: Garey Avenue	Proposed Project	Compliance Determination
2.2.1 Use Types	F. Residential 1. Multi-Family w/Common Entry 2. Multi-Family w/Individual Entries 3. Attached Single Family	Multi-Family w/Individual Entries Attached Single Family	Yes
2.2.3 Minimum Residential Unit Size	Two Bedroom – 800 SF Three Bedroom – 1,000 SF	2-4 Bedroom 1,409 SF – 2,225 SF	Yes
2.3.1 Building Height	Minimum: 1 story & 20 feet Maximum Height: 3 Stories	3 Stories	Yes
2.3.2 Special Building Height Limits	Adjacent to Housing	Adjacent property: carports	Yes
2.3.3 Building Length	Maximum: 300 feet	All buildings less than 300 feet	Yes
2.3.4 Special Building Length Limits	N/A along Garey	N/A	N/A
2.3.5 Building Massing- Length(L):Height(H)	Along Garey Avenue - 3L:2H: to 5L:2H Along all other streets - 2L:3H: to 5L:2H	Provided on all buildings	Yes
2.4.1 Building Orientation to Streets & Public Open Space	Required	All buildings oriented to streets or leading to public open space	Yes
2.4.2 Private Frontage Types	Residential Types Permitted: o Corner Entry o Forecourt	Individual stoops	Yes

	- Common Lobby Entry - Stoop - Limited Type: Front Vehicular Door		
2.4.3 Front Yard Setback	On Garey Avenue: N/A standard On Corner Properties Min: 5 feet Max: 15 feet On all Other Streets Min: 5 feet Max: 20 feet	2'-8' on Garey 5'-11' on Drake and Grove	Yes
2.4.4 Side Yard Setback	Minimum w/living space windows: 10 feet	N/A	N/A
2.4.5 Rear Yard Setback	Minimum: 10 feet	10'	Yes
2.4.6 Alley Setback	Minimum: 5 feet	N/A	N/A
2.4.7 Frontage Coverage	Minimum Garey Avenue: N/A Minimum on Other Streets: 50%	Drake: 56% Grove: 79%	Yes
2.4.8 Space Between Buildings	Minimum: 20 feet on Primary Street	20' Provided along Garey	Yes
2.4.9 Build-to-Corner	Required	Provided	Yes
2.5.1 Improvements to Existing Streets	- Parkway Improvements: Required along Garey Avenue - Neighborhood Streets Improvements	Existing on Garey Provided on Drake & Grove	Yes Yes
2.6.1 Provision of Public Open Space	Open Space: 150 SF per unit	Required: 19,050 SF Provided: 25,815 SF Private-public park, paseos, courtyards, and dog park	Yes
2.6.3 Provision of Private Open Space	Residential: Attached & Multi-Family 60 SF per unit	Required: 60 SF per unit Provided: 60 SF per unit	Yes
2.6.5 Private Open Space Types	Permitted: - Courtyard - Private Yard - Rooftop Deck or Garden - Balcony	Provided as decks (balconies), private yards, and courtyards.	Yes
2.6.6 Setback Area Landscape Types	A. Perimeter Block Setback Areas Permitted: - Sidewalk Extension - Neighborhood Street Landscaping B. Interior Block Setback Areas - Groundcover- Required - Moderate Screening-Required	Provided: Neighborhood Street Landscaping Provided: Moderate Screening	Yes
2.6.7 Stormwater Management Types	Required	Provided	Yes
2.6.8 General Open Space & Setback Area Guidelines	Guidelines encouraged	Provided	Yes
2.7.1 Provisions of Parking	Residential Uses (on-site): - Spaces per 2br unit 2 minimum / 2 maximum - Per additional unit beyond 2 bed .5 spaces - Guest spaces per 4 units 1 minimum / 1.2 maximum	2 Bedroom: 40 spaces 3 Bedroom: 117.5 spaces 4 Bedroom: 180 spaces Guest spaces: 37.75 spaces Total: 369.25 With 20% Reduction = 295.4 Total Provided: 306 spaces	Yes; 20% Deviation Requested

2.7.2 Parking Types	Permitted Types: - o Surface Lot – Rear - o Structure – Wrapped (all) - o Partially Submerged Podium - o Structure - Underground	Garage and surface lot rear	Yes
2.7.3 General Parking Requirements	See Section 2.7.3 of the PCSP	Provided	Yes
2.8.1 Façade Requirements	Required	Provided on all units Street Façade Base & Façade Top	Yes
2.8.2 Architectural Guidelines	See Section 2.8.2 of the PCSP	Provided on all units	Yes
2.8.3 Architectural Character	See Section 2.8.3 of the PCSP	Modern Mix of Materials Provided on all units	Yes
Trash Facilities	Required	Provided space within units	Yes
Water Efficient Landscape Ordinance Compliance	Required 20% minimum	20% Provided	Yes
Fences	Low Edge Treatment Fences and Walls	Proposed are compliant	Yes
Art in Public Places Requirement	Required	Proposed within privately owned public park	Yes

Deviation Variance

Pursuant to Section 2.0.3.F of the PCSP, Deviations from the Development Standards of the PCSP may be granted at the time of the Development Plan Review. Deviations of up to 20% of any single standard may be considered by the Planning Commission/Development Services Director. The Planning Commission may approve the Request for Deviation in whole or in part upon determining the project is consistent with the intent of the PCSP and otherwise meets the required findings of a Development Plan Review. The applicant is requesting a 20% deviation from the minimum required parking standards for residential use. The PCSP sets parking minimums for residential uses based on bedroom counts, in contrast to only based on total unit count.

The project provides a mixture of unit types (duplexes, townhouses, zipper homes) and a total of 11 different floor plans, with no studio or one-bedroom units. The units range from two-bedroom units to four-bedroom units, with total square footage of each unit between 1,409 square feet to 2,225 square feet, providing larger housing options for the City. Although the variety of unit types and floor plans aligns with the City's General Plan and Housing Element, the parking ratio based on bedroom count requires a high number of parking spaces for residential projects in the PCSP that provide an otherwise missing housing type in our City. As outlined in the table below, with a deviation of 20% the project still provides a two-car garage per unit and an additional 52 surface parking spaces throughout the site.

Total required without reduction	369.25
Minimum required with 20% Reduction	295.4
Total Provided	306 Two-car garage per unit & 52 surface spaces

STATE HOUSING REQUIREMENTS/RESTRICTIONS

Summary of Senate Bill 330 ("SB 330"). On October 9, 2019, Governor Newsom signed into law the Housing Crisis Act of 2019 also known as SB 330. SB 330 creates new state laws regarding 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 10 years from January 1, 2020, to January 1, 2030.

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
6. Development Projects may have their density reduced under the Housing Accountability Act;
7. Housing Loss. Prohibits approval of a Housing Development Project that results in a net loss of housing units; and
8. Protected Units and Tenant Protections. Creates new housing replacements, eviction protections, relocation assistance, and right-of-return requirements.
9. 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.

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.

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, rules, or standards.
2. The housing development project or emergency shelter as proposed would have a specific, adverse impact upon 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.

DENSITY BONUS REGULATIONS:

The applicant is not requesting to utilize State Density Bonus law that grants benefits to residential developments that propose a percentage of units as affordable

The project site is located within the Transect T4-B, which allows a maximum of 40 dwelling units per acre (du/ac), with a three-floor maximum. Based on the maximum allowable density of 40 du/acre, the subject site would permit a total of 221 units. However, the applicant is only proposing 127 units, which is approximately 23 units per acre, well under the maximum density.

CONCESSIONS REQUESTED:

The project is not requesting any concessions, as the project is not utilizing State Density Bonus Law.

WAIVERS REQUESTED:

The project is not requesting any waivers, as the project is not utilizing State Density Bonus Law.

INCLUSIONARY HOUSING:

Per Ordinance No. 4295, any residential development that includes three (3) or more dwelling units is subject to the City's Inclusionary Housing Program to contribute to the City's affordable housing stock. For-sale Dwelling Units may meet the inclusionary housing requirements by providing inclusionary units or through payment of an in-lieu fee. The on-site inclusionary housing unit requirement for for-sale projects is set to 11% of the total dwelling units of the development. To meet the City's Inclusionary Housing Program requirements, the proposed project will pay the in-lieu fee.

General Plan Conformance:

The Pomona General Plan identifies the proposed project location as part of the "Neighborhood Edge" Place Type, which includes "grand scale buildings, compatible with medium scale multi-family housing and townhomes in areas envisioned to have a more residential character" (Page 88, 2014 Pomona General Plan). This place type is described as edges that can accommodate larger scale development that is suitable for wider, more heavily trafficked roads. The types of development within the Neighborhood Edge place type are to function as buffers for the residential neighborhoods behind them. The site is also within the T4-B Neighborhood Edge Transect which allows densities up to 40 dwelling units per acre and up to three stories.

The project is consistent with the "Neighborhood Edge" place type and promotes the following goals and policies:

Goal 6D.G.1: "Improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors."

Goal 6D.G.5: "Ensure that new development helps establish an appropriate edge to protect and buffer adjacent stable residential neighborhoods."

Goal 6D.G.6: "Enhance Landscape buffering, streetscape quality, and pedestrian-friendliness of wider arterial streets to make environments more conducive to residential living and more flattering to the City's image."

Policy 6D.P21. "Require developers to provide pedestrian amenities along with new development and focus on connections between parks, transit and surrounding properties."

The proposed project is consistent with Pomona General Plan and all applicable requirements of the Pomona Corridors Specific Plan. The proposed housing development will provide the City with needed for-sale housing opportunities, with a large variation of unit type and bedroom count, while intensifying the Garey Avenue Corridor with scale-appropriate buildings. The project will redevelop the vacant shopping center and restore the physical character and economic vitality of that neighborhood block. The proposed project will bring in new residents that are likely to utilize the existing commercial centers across the street and provide a new area for privately owned public open space. Lastly, the development will serve as a buffer and appropriate edge to the established residential neighborhoods to the east, west and south of the site.

Conditions of Approval:

The Conditions of Approval are contained in the attached resolutions (Attachment Nos. 1 & 2).

Environmental Review:

The project meets the criteria for a Statutory Exemption pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines, in that the proposed project is consistent with the PCSP EIR adopted in 2014. Therefore, no further environmental review is required.

Community Input and Noticing:

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on Wednesday, November 5, 2025, and was sent to all property owners and occupants of properties within a 1,000-foot radius of the subject site on Wednesday, November 5, 2025 (Attachment No. 5). As of the date of this report, Staff has not received any public comments.

Required Findings:

The findings required in Section 2.0.5.A.(4) of the Pomona Corridor Specific Plan for a Development Plan Review are contained in the attached draft PC Resolution No. 25-018 (Attachment No. 1).

The findings required pursuant to Section 66474 of the California Government Code (Subdivision Map Act) and the City's Subdivision Ordinance to approve a Tentative Tract Map are contained in the attached draft PC Resolution No. 25-019 (Attachment No. 2).

Conclusion:

Based on Staff's analysis of the project and the recommended conditions of approval, the proposed development will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods. Further, the project has been designed in a manner that is consistent with the City Gateway Segment of the Pomona Corridors Specific Plan and the 2014 General Plan.

Attachments:

1. Draft PC Resolution No. 25-018
2. Draft PC Resolution No. 25-019
3. Site Photographs
4. Project Plans
5. Public Hearing Notice & Radius Map