



Staff Report

City of Pomona Zoning Administrator Hearing

DATE: March 18, 2026

FILE NOS: **DPR-000151-2025**

A request for a Development Plan Review for a Housing Development Project to convert and existing hotel into a residential apartment building consisting of 51 rental units, with associated on-site and off-site improvements including 51 parking spaces, on a 0.9 acre lot.

ADDRESS: **1421 S. Garey Avenue** (APN: 8343-002-016, 8343-002-012)

APPLICANT: Supertex Hospitality Investments, LLC

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. 26-003 (Attachment No.1) approving File No. DPR-000151-2025.

General Plan & Zoning			
General Plan District:	Urban Neighborhood	Zoning District:	Specific Plan Area
Transect:	T4-A	Specific Plan:	Pomona Corridors
General Plan Density:	70 DU/AC; 4 floors max	Specific Plan District:	Midtown Segment

Proposed Housing			
New Housing Units:	51	Density Bonus Units:	0
Housing Units Loss:	0	Concessions:	1
Affordable Units:	7	Waivers:	2
Moderate:	0	SB 330 Pre-Application:	No
Low:	7		
Very Low:	0		

Project Request

The applicant, Supertex Hospitality Investments, LLC, is requesting a Development Plan Review (DPR-001018-2024) for a Housing Development Project to convert and existing hotel into a residential apartment building consisting of 51 rental units, with associated on-site and off-site improvements including 51 parking spaces. The application was submitted on February 6, 2025. Project Plans have been provided as Attachment No. 3.

The proposed units consists of 50 studio units and 1 one-bedroom unit. All units will be for-rent with 44 units available to be leased at market rate with seven (7) units that will be deed-restricted to be inclusionary units with all seven to be affordable to Low income-qualifying tenants. Though not exceeding the maximum allowable density set by the Pomona General Plan, the proposed project is requesting relief from particular development standards as a Density Bonus project (allowed by State Law).

The proposed studio units range in size between 293 SF and 441 SF. Amenities include a communal laundry room, 51 bicycle racks, outdoor benches and tables, and fitness center. The area of the proposed common open space is approximately 2,663 SF, consisting of a picnic area at the rear and an entrance garden along Garey Avenue.

The proposed development consists of the adaptive re-use of the existing "Comfort Inn" hotel. No expansion or external façade modifications or alterations are within the proposed project scope. The proposed development will keep the all aspects of the existing building's design. However, a condition requiring the developer to repair of any damaged portion of the exterior façade and to conduct a full repainting has been included within the attached draft resolution. A Color Sample and Material Board has been provided as Attachment No. 4.

Primary access is provided to the site through existing vehicular driveways on both Garey Avenue and Fernleaf Avenue. The driveway on Garey Avenue is proposed to be reduced from a width of greater than 32 feet to 24 feet. The primary entrance to the building is oriented toward Garey Avenue with separate dedicated pedestrian access leading to a common lobby consisting of a mail room, bicycle storage room, fitness area, restroom and access to all residential units. The proposed expanded trash enclosure is detached and in the same location as the existing enclosure.

Project Location

The site is located at the south-west corner of South Garey Avenue and West Fernleaf Avenue and approximately 300' north of the intersection of Phillips Boulevard and Garey Avenue. The site is located within the Midtown Segment of the Pomona Corridors Specific Plan (PCSP) and has a General Plan Place Type designation of Urban Neighborhood, with a corresponding Transect Zone of T4-A, allowing development up to 70 dwelling units/acre and a maximum of four floors.

This will be the second adaptive re-use of the existing structure on site. The southern portion of the building is estimated to have been constructed between 1906 and 1911 as the Jules Hugues Winery. This structure was developed in Mission Revival architecture and originally used as a wine cellar. The large attached addition to the north of the structure was built in 2009 as a hotel, with the original wine cellar as the entrance lobby. Part of the first floor is screened parking, additional surface parking is on the west and south side of the structures. Site Photographs have been provided as Attachment No. 2.

Adjacent properties along Garey Avenue, as well as directly across Garey Avenue, are all similarly within the Midtown Segment of the Pomona Corridors Specific Plan (PCPS). Further south, at the northwest corner of Garey Avenue and Phillips Boulevard is a now-vacant commercial lot, previously occupied by a CVS Pharmacy. This property is within the Neighborhood Center segment of the PCSP. Immediately to the west along Fernleaf Avenue is the Portofino Villas Senior Community within the Urban Neighborhood District 1 (UND1) zone. This development consists of three-story multi-unit residential structures. Directly across the street to the north of Fernleaf Avenue is a neighborhood primarily composed of single family homes within the Residential Neighborhood District 2 (RND2)

zone. Directly across the street is the Youth and Family Club of Pomona Valley; to the southeast is a large vacant lot. Also nearby to the west are Madison Elementary School and Tony Cerda Park.

State Density Bonus (Government Code Sec. 65915-65918)

The applicant has requested to utilize State Density Bonus law that grants benefits to residential developments that propose a percentage of units as affordable. Any applicant who meets the requirements of the state law is entitled to receive benefits which include an increase in permitted density, reduction in site development standards, and special parking requirements.

To satisfy Density Bonus law, the applicant is proposing the dedication of 13.7% of the rental units as inclusionary units resulting in seven (7) low-income rate units. Though the development is not exceeding maximum density, the applicant is requesting two (2) waivers/reductions and one (1) concession/incentive.

The project site is located with the T4-A General Plan Transect Zones, which allows for a maximum of 70 dwelling units per acre (du/ac) and a maximum of 4 floors. The approximate 0.92 acres allows for a maximum of 65 base units that could be built on this property. The proposed 51 units across the 0.92 acre subject site is approximately 55.4 du/ac and is less than 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 one (1) incentive/concession.

#	Development Standard	Requirement	Proposed Project
1	2.6.1 Provision of Public Open Space	Public Open Space: 150 SF per unit Required: 7,650 SF total	The proposed development is unable to provide publicly accessible open space due to the existing configuration of the development, including the placement of the existing parking lot. The development is proposing common open space that is available to all tenants and visitors to the property instead. The development is proposing 2,663 SF of common open space in the form of a picnic area in the rear and garden area at the lobby entrance

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 two (2) waivers:

#	Development Standard	Requirement	Proposed Project
1	2.2.3 Minimum Residential Unit Size	1 BR – 600 SF	The project consists of the adaptive reuse of the existing hotel into a residential apartment development. The proposed unit sizes are limited to those of the existing hotel rooms, ranging between 293 SF and 441 SF. One room (the designated property manager’s unit) will satisfy the minimum at 690 SF. Meeting this standard would result in a significant loss in the number of units and physically prevent the housing development project from meeting its proposed density.
2	2.6.3 Private Open Space	Attached & Multi-Family Residential: 60 SF per unit Permitted: <ul style="list-style-type: none"> ○ Courtyard ○ Private Yard ○ Rooftop Deck or Garden ○ Balcony Total required: 3,060 SF	The existing building does not have adequate areas to provide private open space in the form of balconies to all units. Providing balconies would require substantially altering the existing façade of the structure, bringing the project beyond its scope as an adaptive reuse of the existing building.

In Staff’s analysis, the requested waiver was determined to be physical constraining 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
Studio / 1 Bedroom	51	1.5 spaces x 51 unit	77

Guest Parking	1 space: 4 units	51 units / 4	12
Total Requirement			89

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.

Unit Type	Unit Count	Parking Calculation	Parking Required
Studio	50	1 space x 50 units	50
1 Bedroom	1	1 space x 1 unit	1
Total Requirement per SDBL			51
Total Parking Proposed			51

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	3 stories (37')	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. 3 stories B. 2 stories taller than housing across Fernleaf C. Meets 45 degree slope requirement.	Compliant
2.3.3 Building Length	Maximum: 180 feet	204'10" - Existing conditions	N/A - Existing conditions

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	204'10" - Existing conditions	N/A - Existing conditions
2.3.5 Building Massing- Length(L): Height(H)	Along Holt/Mission/Garey: 3L:2H to 5L:2H	Existing conditions	N/A - Existing conditions
2.4.1 Building Orientation to Streets & Public Open Space	Required	Primary entrance oriented toward Garey Avenue	Compliant
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	Compliant
2.4.3 Front Yard Setback	Minimum: 5 feet Maximum: 10 feet	9'7" from Garey 10' from Fernleaf	Compliant
2.4.4 Side Yard Setback	Minimum w/living space windows: 10 feet Minimum w/out living space windows: 5 feet	56' to living space windows	Compliant
2.4.5 Rear Yard Setback	Minimum: 10 feet	40'5"	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 Garey Avenue: 70% Minimum Fernleaf Avenue: 60%	46.8% on Garey 45% on Fernleaf	N/A - <i>Existing conditions</i>
2.4.8 Space Between Buildings	Minimum: 20 feet	N/A	N/A
2.4.9 Build-to Corner	Required	Provided	Compliant
2.5.1 Improvements to Existing Streets	Midtown Boulevard Improvements: Required along Garey Avenue	Conditioned	Compliant
2.6.1 Provision of Public Open Space	Public Open Space: 150 SF per unit Required: 6,900 SF total	2,663 SF of common open space	Concession #1
2.6.4 Public Open Space Types	Permitted: <ul style="list-style-type: none"> ○ Park ○ Linear Green ○ Square ○ Plaza ○ Mid-Block Green ○ Courtyard Plaza ○ Passage/Paseo ○ Pocket Park/ Playground 	No open space provided	N/A
2.6.3 Provision Of Private Open Space	Residential: Attached & Multi-Family 60 SF per unit	Not provided	Waiver #2
2.6.5 Private Open Space Types	Permitted: <ul style="list-style-type: none"> ○ Private Yard ○ Balcony ○ Rooftop Deck or Garden ○ Balcony 	No open space provided	N/A

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	Compliant
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"> ○ 77 spaces for tenants ○ 12 guest parking spaces ○ 89 total parking spaces <p>Maximum parking per CA State Density Bonus:</p> <ul style="list-style-type: none"> ○ 51 parking spaces 	<p>Provided:</p> <ul style="list-style-type: none"> • 51 total parking spaces 	Compliant with Density Bonus parking standards
Parking Dimensions	Minimum parking space dimensions: 9' x 18'	Four new compact spaces at 8' x 18'	Compliant with Deviation Request

PCSP, Midtown Segment			
Development Standards:	PCSP Requirement	Proposed Project	Compliance Determination
2.7.2 Parking Types	Permitted Types: <ul style="list-style-type: none"> ○ Surface Lot – Rear ○ Structure – Wrapped (All Levels) ○ Partially Submerged Podium ○ Structure - Underground 	Surface Lot – Side Existing Condition	N/A – Existing Condition
Landscaping	Minimum of 20% of lot must be landscaped with live vegetation for residential uses Total Required: 7,963 SF of landscaping	7,964 SF	Compliant

Requested Relief

As detailed in the Compliance Summary above, the project conforms with the applicable standards of the Midtown Segment as designed or with the application of a Deviation of up to 20 percent. The Director or Zoning Administrator may approve a Request for Deviation in whole or in part upon determining that the project is consistent with the intent of the Specific Plan and otherwise meets the required findings of a Development Plan Review. The project applicant is requesting the following Deviation:

- **Parking Dimensions**
 - An 11% deviation (1') from the required parking stall width of 9' to 8' for four new compact spaces

Findings

In accordance with Section 2.0.5.F of the PCSP, the approving body may approve the Request for Deviation in whole or in part upon determining that the project is consistent with the intent of the Specific Plan and otherwise meets the required findings of a Development Plan Review. The hearing body should consider the following:

- i. Significantly greater benefits from the project can be provided than would occur if all the minimum requirements were met;
- ii. Is consistent with the intent of the Specific Plan; and
- iii. Meets required findings of a Development Plan Review as noted above.

Staff’s analysis of the project concluded that the proposed development will provide ample open space amenities including a community swimming pool, tot lot, and passive open space that could not have otherwise been achieved without relief from various development standards. The benefit of additional open space outweighs those of strict adherence to these standards.

B. General Plan Conformance

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

- Goal 6E.G1: Preserve stable neighborhoods by focusing new intensity and activity in clusters at major crossroads and areas of existing intensity throughout the City.*
- Goal 6E.G3: Establish areas that can successfully transition into mixed-use neighborhoods with a strong residential character by supporting high quality, multi-family housing.*
- Policy 6E.P1: Permit a range of multi-family residential and residentially compatible development types in clusters at major crossroads throughout the City.*

The proposed project is consistent with the goals of the General Plan in that the project is located within a primary corridor along South Garey Avenue and very near to the major street intersection of Garey Avenue and Phillips Boulevard. According to General Plan Goal 6E.G1 "Preserve stable neighborhoods by focusing new intensity and activity in clusters at major crossroads and areas of existing intensity throughout the City." The proposed development continues focusing the intensity of relatively denser residential development along the primary corridor of South Garey Avenue, and is near to a major crossroads. The project meets Goal 6E.G3 "Establish areas that can successfully transition into mixed-use neighborhoods with a strong residential character by supporting high quality, multi-family housing" by supporting high-quality, multi-family housing in the existing mixed use neighborhood. The integrity and quality of the existing structure, a designated landmark on the National Register of Historic Places, will be maintained and improved. The project establishes an additional high-quality multi-family residential structure by adaptively re-using an existing commercial hotel, further meeting Policy 6E.P1 "Permit a range of multi-family residential and residentially compatible development types in clusters at major crossroads throughout the City."

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 13.7% (7 units) of the 51 total units as inclusionary units that will be restricted to 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 March 4, 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 51 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. 26-003
2. Site Photographs
3. Proposed Project Plans
4. Color Sample and Material Board
5. Public Hearing Notice