



Staff Report

City of Pomona Planning Commission

June 11, 2025

FILE NO: DPR 21813-2023, CUP 21812-2023, TRACT MAP 21814-2023

Request for a Development Plan Review, Tentative Tract Map, and Conditional Use Permit to develop a three-story multi-family residential building with 20 attached condominiums, a parking garage and amenities, on a 0.45-acre lot.

ADDRESS: 2145 N. Garey Avenue

APPLICANT: Daphne Shen

PROJECT PLANNER: Alex Jimenez, Senior Planner

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

RECOMMENDATION: Approve DPR 21813-2023, CUP 21812-2023, TRACT MAP 21814-2023 and adopt PC Resolution No. 25-007, PC Resolution No. 25-008 and PC Resolution No. 25-009 (Attachment Nos. 1-3)

Project Information:

GENERAL PLAN DESIGNATION:	Neighborhood Edge	ZONING DISTRICT:	Workplace Gateway Segment
TRANSECT:	T4-B –3 Floors Maximum	SPECIFIC PLAN DISTRICT:	Pomona Corridors Specific Plan
GENERAL PLAN DENSITY:	40 DU/AC		
NEW HOUSING UNITS:	20	DENSITY BONUS:	No
HOUSING UNITS LOSS:	0	CONCNESSIONS:	No
AFFORDABLE UNITS:	2 (Inclusionary requirement)	WAIVERS:	No
Moderate:	2	SB 330 APPLICATION	No
Low:	0		
Very-Low:	0		

Important Dates:

DATE SUBMITTED:	June 28, 2023
DATE DETERMINED COMPLETE:	September 6, 2023

Project Request:

The applicant is proposing the construction of a three-story, multi-family residential development consisting of 20 condominium housing units on a vacant net 0.45-acre parcel located within the Workplace Gateway Segment of the Pomona Corridor Specific Plan (PCSP). The project was previously approved under Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017) on June 27, 2018 (Attachment No. 4). An additional one-year Time Extension was approved in 2020, extending the project's expiration date to June 27, 2021. Assembly Bill 1561 further extended the validity of the residential development an additional 18 months, with a final expiration date of December 27, 2022. The project's original approvals expired during the project's building plan check process and during the transfer/sale of the project to the new owner, requiring new entitlement applications including a new Development Plan Review (DPR 21813-2023), Tentative Tract Map (TRACTMAP 21824-2023), and Conditional Use Permit (CUP 21812-2023) to renew the project status and move forward with Building & Safety permits.

The proposed scope of work has not changed from the original approval and there are no proposed changes or modifications to the project plans (Attachment No. 5). The requirements of the Workplace Gateway Segment of the Pomona Corridor's Specific Plan have not changed; therefore, the project remains in compliance with all requirements and guidelines as outlined in the attached staff report from June 27, 2018. Planning staff updated conditions of approval from all departments to the attached resolutions for compliance with current requirements including, but not limited to, building codes, impact fees, and the City's inclusionary housing ordinance. Based on staff's analysis of the issues and the updated conditions of approval, the proposed development remains compatible with adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods (Attachment No. 6).

Project Background/Timeline:

The applicant, Creative Design Associates + Pacific Design Group, submitted the original applications and remains the applicant for the new Development Plan Review (DPR 21813-2023), Tentative Tract Map (TRACTMAP 21824-2023) and Conditional Use Permit (CUP 21812-2023). The applicant has submitted a letter accompanying their request to renew all entitlements, citing the change in ownership in 2022 and the financial challenges of the previous owner as reasons why the project experienced delays in previously obtaining building permits (Attachment No. 7). The following table outlines the project's original approval date along with all extension dates, building permit applications, and the filing dates for the new applications:

Original Project Approval Date:	June 27, 2018 (PC Reso. 18-023; 024; 025)
Original Project Expiration Date:	June 27, 2020 (PC Reso. 18-023; 024; 025)
1st Time Extension Approval Date	July 8, 2020 (PC Reso. 18-023; 024; 025)
1st Project Extension Expiration Date:	June 27, 2021 (PC Reso. 18-023; 024; 025)
AB 1561 Extension Expiration Date:	December 27, 2022 (PC Reso. 18-023; 024; 025)
Building Permit C-034334-2019:	Expired November 11, 2022
Grading Permit GRA-034703-2019:	Expired November 11, 2022

New DPR, CUP, and TTM Applications: Deemed Complete Applications September 6, 2023

New applications for a Development Plan Review (DPR 21813-2023), Tentative Tract Map (TRACTMAP 21824-2023) and Conditional Use Permit (CUP 21812-2023) were submitted to the Planning Division on June 28, 2023, and were deemed complete on September 6, 2023. The re-approval of entitlements will allow the applicant to move forward

with the project by submitting new building permits to current building codes and will allow them to complete the final map recording process with Public Works.

Required Findings:

The applicable findings required for a Development Plan Review, Conditional Use Permit and the required findings in the previous Subdivision Ordinance for a Tentative Tract Map, remain primarily consistent with the original approvals and are contained in the attached resolutions.

Environmental Review:

In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The proposed project is consistent with the City's General Plan and Zoning Ordinance; 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. Therefore, no further environmental review is required. The project was previously reviewed and approved under a Class 32 Categorical Exemption, no changes have occurred on-site that would not meet the findings as outlined above.

Community Input and Noticing:

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on May 27, 2025, and was sent to the owners and residents of properties within a 1,000-foot radius of the subject site on May 27, 2025 (Attachment No. 8). As of the preparation of this staff report, staff has not received any correspondence from the public on the proposed project.

Conclusion:

Based on staff's analysis of the project and the updated conditions of approval, the proposed development remains compatible with adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods. Furthermore, the project's design remains consistent with the Workplace Gateway Segment of the PCSP and the Neighborhood Edge Segment of the General Plan, resulting in an additional for-sale housing opportunity for the community.

Attachments:

1. PC Resolution No. 25-007
2. PC Resolution No. 25-008
3. PC Resolution No. 25-009
4. PC Staff Report of June 27, 2018
5. Project Plans
6. Site Photographs 5-29-2025
7. Letter from Applicant
8. Public Hearing Notice and Radius Map