



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: July 12, 2017

TO: Chairman and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **CHANGE OF ZONE (ZONE 4972-2016), SPECIFIC PLAN AMENDMENT (SPA 4920-2016), TENTATIVE PARCEL MAP (PARCELMAP 6122-2016), AND DEVELOPMENT PLAN REVIEW (DPR 6124-2016):** An application for Change of Zone (ZONE 4972-2016) to change the Zoning classification from R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Zone for the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue; Specific Plan Amendment (SPA 4920-2016) to expand the boundaries of the Pomona Corridors Specific Plan to include the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue; Tentative Parcel Map (PARCELMAP 6122-2016) to consolidate all affected parcels in the project area; and Development Plan Review (DPR 6124-2016) for the development of a new 71-space surface parking lot on approximately 30,000 square feet within the Residential Transition Zone of the Pomona Corridors Specific Plan.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission recommend City Council approval of Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 4920-2016), Tentative Parcel Map (PARCELMAP 6122-2016, and Development Plan Review (DPR 6124-2016) (Attachments 1-5).

PROJECT/APPLICANT INFORMATION

Project Location: 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue
AIN Information: 8366-002-001, 8366-002-002, 8366-002-003, 8366-002-004
Project Applicant: Casa Colina Hospital and Centers for Healthcare
Property Owner: Casa Colina Hospital and Centers for Healthcare
City Council District: CC District # 6
Historic/CBD: Not Applicable
Specific Plan: Pomona Corridors Specific Plan

PROJECT LOCATION

The subject project area includes 13 individual parcels, 8 owned by Casa Colina Hospital, including the site of the proposed surface parking lot. The properties are on land immediately adjacent to the Residential Transition Area boundary of the Pomona Corridors Specific Plan (PCSP). Three parcels are located along Bonita Avenue just west of Melbourne Avenue. The other properties extend north of Bonita on the west side of Melbourne. The proposed parking lot will be on the properties at 267, 279 and 291 E. Bonita Avenue, the alley to be vacated, and 2815 Melbourne Avenue. These properties, and 2821 through 2873 Melbourne Avenue, are all within the proposed Change of Zone and Specific Plan Amendment boundaries. These properties will also be combined with those of the Casa Colina Hospital campus with through the Tentative Parcel Map (see Attachment 7-Project and Regional Location Map).

PROJECT DESCRIPTION AND BACKGROUND

The need for additional parking on the Casa Colina Hospital campus is to insure the many patients and their families have convenient access to the services they so desperately need. The hospital provides services with a large number of highly qualified and skilled personnel achieving significant results to the lives of many. The hospital provides both urgent and long-term care to patients, including rehabilitation services. In addition, homes owned by the hospital along Melbourne provide short-term housing for families whose relatives are being cared for on the hospital campus.

The hospital opened a Medical/Surgical addition in April 2016 and it is now at capacity and Out Patient treatments are up 20%. The new Dialysis Center will start receiving patients shortly with up to 35 staff and patients. As a result of the services provided and the need in the community, the parking lot is frequently at 100% utilization. Expanding the parking lot will be a great benefit to patients, their families and staff.

The proposed parking lot will be on the properties at 267, 279 and 291 E. Bonita Avenue, the alley to be vacated, and 2815 Melbourne Avenue. It is 30,675 square feet in area and will contain 71 compact (8.5'x16') parking spaces. Landscaped planters will separate the parking spaces from the sidewalks. The three existing, detached single-story, single-family homes located at the northwest corner of Melbourne and East Bonita are proposed to be demolished to create the space for the expanded parking lot. In addition a two car garage for each of the existing homes is proposed for demolition for the project. The homes range in size 1,186 square feet to 1,924 square feet were built between 1952 and 1953 and are of simple ranch style design. The homes are not identified on any lists as potential historic resources to the City of Pomona.

Applicable Code Sections

Pursuant to Zoning Ordinance Section .584-J, a specific plan may be amended in the same manner that it was adopted. Specific plan amendments are subject to the same five findings as those that pertain to initial specific plan approval.

PCSP Section 2.0.5 establishes the procedure for a Development Plan Review and Parcel Map applications. The Development Services Director has the authority to approve, conditionally approve or deny a Development Plan, while the Planning Commission has the authority for approving parcel maps and the City Council has approving authority when a tentative and final subdivision map is required under the state subdivision map act. Due to the proposed project requiring a Specific Plan Amendment to be ultimately approved by the City Council, it was staff's assessment that associated applications filed in conjunction with the proposed project (DPR 6124-2016 and PARCELMAP 6122-2016) should be elevated to the City Council as the approving authority for the proposed project.

Pursuant to California Streets & Highways Code Section 8313, before City Council approval of a street, alley or public utility easement vacation, the Planning Commission must determine whether the vacation is consistent with the City's General Plan.

Surrounding Land Use Information

The subject site is east of the Casa Colina Hospital property. The proposed parking lot will be on the properties at 267, 279 and 291 E. Bonita Avenue, the alley to be vacated, and 2815 Melbourne Avenue. The properties at 2821 through 2873 Melbourne Avenue, as well as the properties used for the parking lot, will all be within the new Residential Transition Area of the PCSP (Attachment 7). The subject properties are all developed with single family housing other than the alley to be vacated. The hospital campus is to the west of the project site. The properties on the east of the project area north of Bonita are developed with single family housing. Properties on the south side of Bonita include a fire station and low rise light industrial east of the site and medical offices west of the site.

The following table summarizes the surrounding land uses, zoning and general plan designations for Commission consideration.

Land Use Summary Table

	Existing Land Use	Zoning Designation	General Plan Designation
Project Site	Single Family Residential	R-1-7,500	Residential Neighborhood
North	Hospital and Single Family Residential	PCSP Urban Neighborhood and R-1-7,500	Transit Oriented District: Neighborhood and Residential Neighborhood
South	Light Industrial, Medical Office and Fire Station	M-Special Industrial	Transit Oriented District: Neighborhood and Special Industrial
East (north of Bonita)	Single Family Residential	R-1-7,500	Residential Neighborhood
West (north of	Hospital	PCSP Urban Neighborhood and	PCSP

Bonita)		Residential Transition Area	
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ZONING COMPLIANCE ANALYSIS

Site Development Standards

The proposed parking lot is 30,675 square feet in area and will contain 71 compact (8.5'x16') parking spaces. Landscaped planters will separate the parking spaces from the sidewalks. No other properties in the project area will be altered. The table below details the development standards for parking lots in the PCSP's Residential Transition Area Zone and the project's compliance with the standards.

Project Summary Table

Development Standard	PCSP Requirements	Proposed Project	Compliance Determination
Driveway Location	Access from adjacent parking lot if possible.	Connected to adjacent parking lot.	Yes
Number of Driveways	One 2-lane or two 1-lane	No new driveways	N/A
Width of Driveways	1-lane—12' 2-lane—24'	No new driveways	N/A
Parking Lot Setback	Surface Lot Rear, Wrapped, Submerged Podium, or Underground Structure permitted	Surface Lot Front with small Landscape setback	No —Surface Parking Lot Front-not permitted
Landscaping Screening Buffer—Interior Property Lines	Moderate screening with 1 tree per 30 linear feet and 1 shrub per 5 linear feet; live groundcover or other pervious surfaces	Queen Palms and Crepe Myrtles proposed at intervals around perimeter along with drought tolerant shrubs.	No —insufficient details to determine compliance.
Trees in Parking Lot	1 per 5 parking spaces; should be shade trees.	Approx. 10 proposed; 18 required. Queen Palms and Crepe Myrtles provide little shade.	No
Pedestrian Circulation	Convenient and safe routes from parking to buildings, min. 5' wide	No pedestrian paths proposed	No
Parking Lot Lighting	Illumination required to provide safety and clear views into and within the	No lighting plan proposed	Yes—with condition of approval

Development Standard	PCSP Requirements	Proposed Project	Compliance Determination
	site		
Sustainability	Parking lots should use permeable paving systems and bio-filtration swales wherever possible unless constrained	No sustainability features proposed	No
Security	Lighting should illuminate between spaces in addition to aisles; surveillance cameras should be installed to cover as much area as possible	No lighting plan proposed; no security cameras proposed though they are installed on the buildings on the campus. Perimeter wrought iron fencing proposed to secure site connected to existing perimeter fencing.	Yes—with condition of approval
Setback – Corner Property	5’ to buildings or structures	5’ for fence along Melbourne, 19’ on Bonita	Yes

*Various other development related standards not met including frontage coverage, mass/scale, block size, open space, etc. due to no buildings being proposed only small parking field

Circulation, Access & Parking

Access to the subject site will be from the existing parking lot to the west; the alley curb cut will and driveways serving the properties will be replaced with continuous curb, gutter and sidewalk (Attachment 7). The existing parking lot is served by several driveway entrances, one of them immediately adjacent to the new parking lot. A total of 71 compact (8.5’ x 16’) parking spaces are proposed for the new lot. Since none of the parking is required but is proposed for the convenience of the hospital patients, staff and visitors, all spaces may be compact. The hospital has stated that the intent is to direct staff to use the new lot, freeing up parking near the buildings for patients and visitors.

Surface parking lots that are exposed, located in the fronts or located on the sides are generally not permitted within the PCSP land use districts as the intent of the plan is to create active streetscapes and attractive architecture near the street rather than the view of automobiles. The goal is to lessen the visibility of autos from the public realm as much as possible. There is the ability for deviations from the plan, however there is a statement contained in the plan that “for special circumstances or unique features when significantly greater benefits from the project can be provided than would occur if all the minimum requirements were met. The plan deviation language further defines what is eligible for consideration under these circumstances and include unique or innovative designs, more or better public open space, and the use of energy conservation or green building technology. It may be reasonable to allow the hospital to continue the parking lot theme of the existing parking area in terms of parking lot typology of a surface front lot, rather than demand a rear lot behind buildings or structured parking in the short term.

Changing the parking lot “type” for this relatively small area could also make it visually incompatible with the adjacent parking lot design and location. It may also however be difficult for the staff or the commission to determine that the request is consistent with the intent of the Specific Plan and otherwise meets the required findings of a Development Plan Review.

The project does not propose a pedestrian path from the parking lot to the buildings as required by the PCSP. The existing parking lot to which the new lot will connect has no similar path system. It may be reasonable to allow the project to deviate from the standard since there is no connection to a larger system.

Landscaping and Sustainability

The site plan has no landscaping details and simply shows areas to be landscaped. As such, it is not possible to determine whether the project complies with the various standards of the PCSP (Attachment 7). The hospital has stated that the plan is to continue the landscaping theme of the larger parking lot, which uses Queen Palms and Crepe Myrtles and low water using, low growing shrubs in the interior of the lot. Crepe Myrtles and taller shrubs are planted outside the perimeter fence. Neither Queen Palms nor Crepe Myrtles are tall with a spreading tree canopy of the type intended by the PCSP.

The intent of the landscaping provisions of the PCSP is to screen the perimeter of lots while still allowing views into the site to preserve safety; to provide shade in the form of a spreading tree canopy; and to break up large pavement areas with landscaping and trees. The proposed design achieves the goal of providing perimeter screening but lacks shade trees and an adequate number of trees. It may be reasonable to allow the hospital to continue the landscaping theme of the existing parking area in terms of types of trees, rather than provide trees with a broader canopy, as the existing scheme is attractive and drought tolerant. Changing the theme for this relatively small area would also make it visually incompatible with the adjacent parking lot. However, staff recommends as a condition of approval that five additional planters, sized for two trees in each new planter, be placed in the parking area to provide the required number of trees (see conditions with Attachment 5). This would likely result in the loss of 10 parking spaces, none of which are required.

The PCSP requires that surface parking lots incorporate features such as bio-swales or pervious surfaces as ways to filter contaminated water runoff before it enters the groundwater. The project incorporates none of those features. Staff recommends as a condition of approval that the applicant either incorporate one or more of the features recommended in the PCSP or demonstrate why such features are infeasible (see conditions with Attachment 5).

Lighting and Security

No lighting plan has been proposed but the applicant has indicated that the intent is to continue the pattern of the existing parking lot. In the portion of the existing lot adjacent to the proposed lot, light poles are placed in the center of the planters at the end of each row of parking spaces.

As a condition of approval, staff recommends that the existing lighting pattern be supplemented with light poles in planters near the middle of each parking aisle (see conditions with Attachment 5)..

The PCSP recommends that surveillance cameras be installed in parking lots. The existing hospital parking lot is secured with a perimeter fence. Security cameras are mounted on some of the buildings with views of the parking lot. Since the existing perimeter fence will be extended around the new parking lot, and the lot has frontage on two streets, it may be reasonable to allow the project to deviate from the requirement for security cameras.

ISSUES ANALYSIS

Issue 1: General Plan

The proposed surface parking lot conforms to the General Plan with the “Transit Oriented District: Neighborhood” land use designation in the T3 Transect zone as shown on the General Plan Land Use Diagram. The proposed surface parking lot will create a low intensity, landscaped use, which is an appropriate transitional development plan adjacent to the single family homes in the neighborhood. This is consistent with goal 6D.G5 of the General Plan:

“Ensure that new development helps establish an appropriate edge to protect and buffer adjacent stable residential neighborhoods.”

The proposed project also promotes the economic viability of the hospital, which is consistent with the following objection of the Economic Development Element of the General Plan:

“It is the policy of the City of Pomona to encourage, with all means possible, the economic development and redevelopment of the private sector.”

Issue 2: Zoning Ordinance Compliance

Staff has evaluated the proposed site design and has determined that the proposed development is in conformance with some of the development standards of the PCSP Residential Transitional Area. Deviations were noted in the Project Summary Table above. Deviations to allow continued use of Queen Palms and Crepe Myrtles rather than trees with a broader, shadier canopy, and to waive the requirement to provide a pedestrian path through the lot may be reasonable given the incompatibility of adding such characteristics to this relatively isolated area. As conditions of approval, staff recommends that additional trees, adequate lighting and sustainability features be provided.

Issue 3: Land Use Compatibility

The project consists of a small extension of parking along the edge of the existing hospital campus. Existing parking already abuts the residential neighborhood north of the project site.

The proposed project will be designed and conditioned to be compatible with the surrounding land uses.

Issue 4: Specific Plan Amendment

In order to accommodate the project proposal, the applicant is requesting a Specific Plan Amendment (SPA 4920-2016) to extend the boundary of the Residential Transition Area, located north of Bonita and east of the Urban Neighborhood designation that applies to the rest of the hospital campus. The boundary will now extend to the west side of Melbourne Avenue from Bonita Avenue north to the northeasterly property line of 2873 Melbourne Avenue (Attachment 7).

Since a surface parking lot for the hospital is not an allowed use in the R-1-7,500 zone currently in place for the properties, the most appropriate new zoning standard is to include the subject properties within the Pomona Corridors Specific Plan. The boundary of the Specific Plan abuts the subject properties. Surface parking lots are a permitted use in the Residential Transition Zone of the Specific Plan. Expanding the Residential Transition Zone to include the subject properties will enable the hospital to develop the corner lots and maintain the appropriate transitional development standards provided in the Specific Plan to buffer the single family neighborhood east of the hospital. The boundary of the Change of Zoning reflects the fact that the hospital owns 8 of the 13 properties on the west side of Melbourne Avenue, including the Bonita and Melbourne Avenue properties to be developed with the parking lot.

Issue 5: General Plan Conformity Assessment

The applicant proposes that the City vacate the first public alley north of Bonita Avenue running west from Melbourne Avenue because it bisects the site. The portion of the alley that used to run from Bonita north to the existing public alley was vacated some time ago.

The table below discusses the basic issues related to the proposed street closure on the existing infrastructure and circulation systems.

Issue	Discussion
Existing Utilities	There are electrical utilities in the area of the proposed closure which will be relocated during site development.
Adjacent Ownership and Access	No property owners other than the hospital abut or take access from the alley.

Since no property owners other than the hospital abut or use the alley , the alley will no longer be needed by the city to provide access to the rear of any homes. The alley is not a designated feature of the street network in the Circulation/Transportation Element of the General Plan, so vacating the alley will not be inconsistent with the goals or policies of the General Plan.

Required State Finding

In accordance with the Government Code Section 65402, the Planning Commission must make a finding that the alley vacation conforms to the City's General Plan (see Attachment 3—Resolution for General Plan Conformity). Based on the facts listed above, staff recommends that vacation of the alley be found to conform with the goals of the Circulation and Transportation Element of the General Plan.

Issue 6: Tentative Parcel Map

The applicant is also proposing to use a Parcel Map to delineate the properties affected by the proposed Change of Zone, Specific Plan Amendment, and Development Plan. PCSP Section 2.0.5 establishes the procedure for a Development Plan Review and Parcel Map applications. The Development Services Director has the authority to approve, conditionally approve or deny a Development Plan, while the Planning Commission has the authority for approving parcel maps and the City Council has approving authority when a tentative and final subdivision map is required under the state subdivision map act. Due to the proposed project requiring a Specific Plan Amendment to be ultimately approved by the City Council, it was staff's assessment that associated applications filed in conjunction with the proposed project (DPR 6124-2016 and PARCELMAP 6122-2016) should be elevated to the City Council as the approving authority for the proposed project.

ENVIRONMENTAL ANALYSIS/DETERMINATION

The proposed project was reviewed in accordance with the California Environmental Quality Act (CEQA) guidelines. The proposed project meets the criteria for a Categorical Exemption under Section 15303 (Class 3 – New Construction or Conversion of Small Structure) and Section 15332 (Class 32 – In-fill development projects in urbanized areas) of the CEQA Guidelines in that the proposed project is in an urbanized area and is a surface parking lot with no structures. The proposed project is consistent with the categorical exemption; therefore, no further environmental review is required.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on June 26, 2017 and was sent to the owners of properties within a 1,000-foot radius of the subject site on June 26, 2017 (Attachment 8). The applicant also posted a public hearing notice for the proposed project on the subject site. The applicant also conducted a door-to-door outreach campaign with residents within the neighborhood in the weeks leading up the hearing.

CONCLUSION

The project as proposed will be consistent with the General Plan and Pomona Corridors Specific Plan Residential Transition Area, with appropriate conditions. The proposed project is compatible with the existing single family neighborhood to the east and north and to the

industrial and medical offices to the south. The Planning Division recommends that the Planning Commission recommend City Council approval of Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 6114-2016), General Plan Conformity (GPC 6123-2016), Tentative Parcel Map (PARCELMAP 6122-2016), and Development Plan Review (DPR 6124-2016) (Attachment 1-3).

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- 1) Adopt the attached PC Resolution (Attachment 1) recommending Council approval of Change of Zone (ZONE 4972-2016);
- 2) Adopt the attached PC Resolution (Attachment 2) recommending Council approval of Specific Plan Amendment (SPA 4920-2016);
- 3) Adopt the attached PC Resolution (Attachment 4) recommending Council approval of Tentative Parcel Map (PARCELMAP 6122-2016), subject to conditions;
- 4) Adopt the attached PC Resolution (Attachment 5) recommending Council approval of Development Plan Review (DPR 6124-2016), subject to conditions.

Respectfully Submitted By:

Prepared By: Jeff Hamilton,
Contract Planner



Brad Johnson
Planning Manager

PC ATTACHMENTS:

- 1) Draft PC Resolution for Change of Zone (ZONE 4972-2016)
- 2) Draft PC Resolution for Specific Plan Amendment (SPA 4920-2016))
- 3) Draft PC Resolution for Tentative Parcel Map (PARCELMAP 6122-2016)
- 4) Draft PC Resolution for Development Plan Review (DPR 6124-2016)
- 5) Location Map and Aerial Photograph
- 6) Development Plan (Exhibit "A") and Zone Change/Specific Plan Amendment (Exhibit "B")
- 7) Site Photographs
- 8) 1,000' Radius Map and Public Hearing Notice
- 9) Full Size Plans (separate cover)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE (ZONE 4972-2016) TO REZONE THIRTEEN PROPERTIES AND A VACATED PUBLIC ALLEY FROM R-1-7,500 TO THE POMONA CORRIDORS SPECIFIC PLAN RESIDENTIAL TRANSITION ZONE FOR THE PROPERTIES AT 267, 279, AND 291 E. BONITA AVENUE, 2815 THROUGH 2873 MELBOURNE AVENUE AND THE FIRST PUBLIC ALLEY NORTH OF BONITA AVENUE WEST OF MELBOURNE AVENUE.

WHEREAS, the applicant, Casa Colina Hospital, has submitted an application for a Change of Zone (ZONE 4972-2016) to rezone thirteen properties and the first public alley north of Bonita Avenue west of Melbourne from R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Zone for the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue including the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project;

WHEREAS, the applicant has concurrently submitted a Specific Plan Amendment (SPA 4920-2016) to add 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue, and the first public alley north of Bonita Avenue west of Melbourne, to the Pomona Corridors Specific Plan Residential Transition Zone; General Plan Conformity Assessment (GPC 6123-2016) to vacate the first public alley north of Bonita Avenue; Tentative Parcel Map (PARCELMAP 6122-2016) to comprehensively delineate all the properties in the project; and Development Plan Review (DPR 6124-2016) to develop a surface parking lot on the properties at 267-291 E. Bonita Avenue, 2815 Melbourne Avenue and the vacated alley;

WHEREAS, on March 17, 2014, the City Council adopted Ordinance 4181 approving the Pomona Corridors Specific Plan;

WHEREAS, the subject properties are located within the R-1-7,500 Zoning District;

WHEREAS, the subject properties are designated "Transit Oriented District: Neighborhood" by the City's General Plan;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on July 12, 2017 concerning the requested Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 4920-2016), General Plan Conformity Assessment (GPC 6123-2016); Tentative Parcel Map (PARCELMAP 6122-2016); and Development Plan Review (DPR 6124-2016); and

WHEREAS, the Planning Commission of the City of Pomona has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California, as follows:

SECTION 1. The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), that the project is Categorically Exempt under Section 15332, (In-Fill Development Projects) of CEQA, in that 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.

SECTION 2. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds that the proposed Change of Zone is in the public interest and in the interest of the furtherance of the public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

SECTION 3. The Planning Commission hereby recommends City Council approval of Change of Zone (ZONE 4972-2016) to rezone 13 properties and the first public alley north of Bonita Avenue west of Melbourne Avenue from R-1-7,500 (Single Family Residential District) to the Pomona Corridors Specific Plan Residential Transition Zone for the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue including the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 12TH DAY OF JULY, 2017

CAROLYN HEMMING
PLANNING COMMISSION CHAIRPERSON

ATTEST:

BRAD JOHNSON
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

"Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P."

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT (SPA 4920-2016) TO ADD 267, 279, AND 291 E. BONITA AVENUE AND 2815 THROUGH 2873 MELBOURNE AVENUE TO THE POMONA CORRIDORS SPECIFIC PLAN RESIDENTIAL TRANSITION ZONE.

WHEREAS, the applicant, Casa Colina Hospital, has submitted an application for a Specific Plan Amendment (SPA 4920-2016) to add 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue to the Pomona Corridors Specific Plan Residential Transition Zone to develop a surface parking lot on the 30,675 square foot lot consisting of 267, 279, and 291 E. Bonita Avenue and 2815 Melbourne Avenue; and the first public alley north of Bonita Avenue and west of Melbourne Avenue to be vacated for the project;

WHEREAS, the applicant has concurrently submitted a Change of Zone (ZONE 4972-2016) to change the zoning classification from R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Zone for the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue including the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project; General Plan Conformity Assessment (GPC 6123-2016) to vacate the first public alley north of Bonita Avenue; Tentative Parcel Map (PARCELMAP 6122-2016) to comprehensively delineate all the properties in the project; and Development Plan Review (DPR 6124-2016) to develop a surface parking lot on the properties at 267-291 E. Bonita Avenue, 2815 Melbourne Avenue and the vacated alley;

WHEREAS, on March 17, 2014, the City Council adopted Ordinance 4181 approving the Pomona Corridors Specific Plan;

WHEREAS, the subject properties are located within the R-1-7,500 Zoning District;

WHEREAS, the subject properties are designated “Transit Oriented District: Neighborhood” by the City’s General Plan;

WHEREAS, the proposed development includes requests for deviation from the development standards of the Pomona Corridors Specific Plan (PCSP) to use trees without a spreading canopy in the parking lot, to build the parking lot without providing pedestrian paths to buildings on the hospital campus, to build the parking lot without providing sustainability features, and to build the lot with fewer trees than required;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on July 12, 2017 concerning the requested Specific Plan Amendment (SPA 4920-2016), Change of Zone (ZONE 4972-2016), General Plan

Conformity Assessment (GPC 6123-2016), Tentative Parcel Map (PARCELMAP 6122-2016), and Development Plan Review (DPR 6124-2016); and

WHEREAS, the Planning Commission of the City of Pomona has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California, as follows:

SECTION 1. The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), that the project is Categorically Exempt under Section 15332, (In-Fill Development Projects) of CEQA, in that 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.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds that the proposed Specific Plan Amendment is in the public interest and in the interest of the furtherance of the public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

SECTION 4. Pursuant to Section .580.J of the Zoning Ordinance, the Planning Commission must make the five findings listed below in order to recommend City Council approval of Specific Plan Amendment (SPA 6114-2016). Based upon a consideration of the whole record before it including, but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *The proposed specific plan amendment systematically implements and is consistent with the General Plan.*

The proposed surface parking lot design conforms to the General Plan with the "Transit Oriented District: Neighborhood" land use designation in the T3 Transect zone as shown on the General Plan Land Use Diagram with deviations from standards as recommended to allow a

front parking lot, trees without a spreading canopy, to allow construction without pedestrian paths, and with conditions of approval requiring more trees and more lighting than originally proposed and consideration of providing sustainability features. The proposed surface parking lot will create a low intensity, landscaped use, which is an appropriate transitional development plan adjacent to the single family homes in the neighborhood. It will continue the attractive development pattern established in the existing adjacent parking lot which meets the overall intent of the General Plan and Specific Plan that new development should be attractive and compatible with existing development.

2. *The proposed specific plan amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The Planning Commission finds that the proposed project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood in that the proposed project consists of a small extension of parking along the edge of the existing hospital campus. Existing parking already abuts the residential neighborhood north of the project site. The proposed project will be designed and conditioned to be compatible with the surrounding land uses.

3. *The subject property is physically suitable for the requested land use designations(s) and the anticipated land use development(s).*

The site is physically suitable for the development in that the proposed parking lot is on flat land served by all necessary public utilities.

4. *The proposed specific plan amendment provides for the development of a comprehensively planned project that is superior to development otherwise allowed under conventional zoning classifications.*

In order to accommodate the proposed parking lot, the applicant is requesting the Specific Plan Amendment to extend the boundary of the Residential Transition Area, located north of Bonita and east of the Urban Neighborhood designation that applies to the rest of the hospital campus. The boundary will now extend to the west side of Melbourne Avenue from Bonita Avenue north to the northeasterly property line of 2873 Melbourne Avenue.

Since a surface parking lot for the hospital is not an allowed use in the R-1-7,500 zone currently in place for the properties, the most appropriate new zoning standard is to include the subject properties within the Pomona Corridors Specific Plan. The boundary of the Specific Plan abuts the subject properties. Expanding the Residential Transition Zone to include the subject properties will enable the hospital to develop the corner lots and maintain the appropriate transitional development standards provided in the Specific Plan to buffer the single family neighborhood east of the hospital. The boundary of the Change of Zoning reflects

the fact that the hospital owns 8 of the 13 properties on the west side of Melbourne Avenue, including the Bonita and Melbourne Avenue properties to be developed with the parking lot.

5. *The proposed specific plan amendment will contribute to a balance of land uses so that local residents may work and shop in the community in which they live.*

The proposed Specific Plan Amendment will facilitate the orderly growth and development of the hospital while preserving an appropriate transitional development between the hospital campus and the single family neighborhood to the north and east of the project site.

SECTION 5. The Planning Commission hereby recommends City Council approval of Specific Plan Amendment (SPA 6114-2016) to allow the development of a parking lot on the 30,675 square foot lot consisting of the properties at 267-291 E. Bonita Avenue, 2815 Melbourne Avenue and the vacated alley;

SECTION 6. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 12TH DAY OF JULY, 2017

CAROLYN HEMMING
PLANNING COMMISSION CHAIRPERSON

ATTEST:

BRAD JOHNSON
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY

PC Resolution No. YYY
Casa Colina Hospital Parking Lot
Page 5 of 5

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

"Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P."

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA APPROVING TENTATIVE PARCEL MAP (PARCELMAP 6122-2016) COMPREHENSIVELY DELINEATE ALL AFFECTED PARCELS ON THE CASA COLINA HOSPITAL CAMPUS AND THE PROPERTIES AT 267, 279, AND 291 E. BONITA AVENUE AND 2815 THROUGH 2873 MELBOURNE AVENUE INCLUDING THE FIRST PUBLIC ALLEY NORTH OF BONITA WEST OF MELBOURNE TO BE VACATED FOR THE PROJECT.

WHEREAS, the applicant, Casa Colina Hospital, has submitted an application for a Tentative Parcel Map (PARCELMAP 6122-2016) to comprehensively delineate all affected parcels on the Casa Colina Hospital Campus and the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue, including the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project;

WHEREAS, the applicant has concurrently submitted a Change of Zone (ZONE 4972-2016) and Specific Plan Amendment (SPA 4920-2016) to change the zoning classification from R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Zone for the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue including the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project; Tentative Parcel Map (PARCELMAP 6122-2016) to comprehensively consolidate all the new parking lot proposed properties in the project; and Development Plan Review (DPR 6124-2016) to develop a surface parking lot on the 30,675 square foot lot consisting of 267-291 E. Bonita Avenue, 2815 Melbourne Avenue and the vacated alley;

WHEREAS, the subject properties are located within the R-1-7,500 Zoning District;

WHEREAS, the subject properties are designated “Transit Oriented District: Neighborhood” by the City’s General Plan;

WHEREAS, the proposed Tentative Parcel Map (PARCELMAP 6122-2016) proposes to consolidate four existing parcels (AINs 8366-002-001, 002, 003 & 004) with the existing parcel and one alleyway into a single parcel for the Casa Colina campus for a total of 20.2 acres.

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on July 12, 2017 concerning the requested Tentative Parcel Map (PARCELMAP 6122-2016), Specific Plan Amendment (SPA 4920-2016), Change of Zone (ZONE 4972-2016), and Development Plan Review (DPR 6124-2016);

WHEREAS, the applicant is requesting approval of Tentative Parcel Map (PARCELMAP 6122-2016) for the consolidation of five parcels into one (APN: 8366-001-032) to comprehensively consolidate the boundaries of the subject site for the construction of a parking lot which is an allowed use under the Pomona Corridors Specific Plan; and

WHEREAS, the Planning Commission of the City of Pomona has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California, as follows:

SECTION 1. The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), that the project is Categorically Exempt under Section 15332, (In-Fill Development Projects) of CEQA, in that 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.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. Pursuant to Section 66474 of the California Government Code (Subdivision Map Act) and the City's Subdivision Ordinance, the Planning Commission must make seven findings in order to recommend City Council approval of Tentative Parcel Map 74494 (PARCELMAP 6122-2016). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *The proposed tentative parcel map is consistent with the General Plan and applicable specific plan.*

The proposed surface parking lot conforms to the General Plan with the "Transit Oriented District: Neighborhood" land use designation in the T3 Transect zone as shown on the General Plan Land Use Diagram. The proposed surface parking lot will create a low intensity, landscaped use, which is an appropriate transitional development plan adjacent to the single family homes in the neighborhood.

2. *The design or improvement of the proposed subdivision is consistent with the General Plan and applicable specific plan.*

The proposed surface parking lot design conforms to the General Plan with the "Transit Oriented District: Neighborhood" land use designation in the T3 Transect zone as shown on the General Plan Land Use Diagram with deviations from standard as recommended to allow trees without a spreading canopy, to allow construction without pedestrian paths, and with conditions of approval requiring more trees and more lighting than originally proposed and

consideration of providing sustainability features. The proposed surface parking lot will create a low intensity, landscaped use, which is an appropriate transitional development plan adjacent to the single family homes in the neighborhood. It will continue the attractive development pattern established in the existing adjacent parking lot which meets the overall intent of the General Plan and Specific Plan that new development should be attractive and compatible with existing development.

3. *The subject property is physically suitable for the type of development.*

The site is physically suitable for the development in that the proposed parking lot is on flat land served by all necessary public utilities.

4. *The subject property is physically suitable for the density of development.*

The proposed parking lot creates no new density.

5. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project will comply with the policies and regulations of the Pomona City Code and General Plan and with all local or regional plans, policies, regulations, and any requirements by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Further, the subject site consists of previously developed land within an urban environment and not habitat to any fish or wildlife. Based on these factors, the proposed subdivision will not cause substantial environmental damage or injure wildlife or their habitat.

6. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The design of the proposed project and the type of improvements are not likely to cause harm to public health because no new structures are proposed and the parking lot shall be constructed to conform to all City standards, with deviations as noted, and with appropriate conditions of approval. The adopted City standards relating to the Uniform Building Code and Grading Code are designed to protect the public health and welfare and have been approved by the City.

7. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision or type of improvements will not conflict with other easements acquired by the public at large. The project will result in new residences and there are no records of easements acquired by the public at large, for access through the property.

SECTION 4. Based upon the above findings, the Planning Commission hereby recommends approves Tentative Parcel Map (PARCELMAP 6122-2016), subject to the

following conditions:

1. The subject property shall be subdivided in a manner consistent with the tentative parcel map as reviewed by the Planning Commission on July 12, 2017 as revised and conditioned by the requirements contained in this resolution of approval. Any major modifications to the approved tentative parcel map shall be reviewed and approved by the Planning Commission as part of a modification to the approved tentative parcel map. Any minor modifications that do not affect the overall intent of the approved tentative parcel map, may be reviewed and approved by the Development Services Manager.
2. This approval shall lapse and become void if the privilege authorized by the Planning Commission is not utilized and recordation by the County of the final map is not obtained within two (2) years from the date of Planning Commission approval. The Planning Commission may extend this period for one year upon receipt of written request by the applicant at least thirty days before the expiration date.
3. Tentative Parcel Map (PARCELMAP 6122-2016) shall be contingent upon approval of Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 6114-2016), and Development Plan Review (DPR 6124-2016) as outlined in Section 2.0.5 of the Pomona Corridors Specific Plan.
4. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.
5. The applicant shall include all conditions of approval from Tentative Tract Map (PARCELMAP 6122-2016) related to the project which shall be placed on the title sheet of construction plans prior to plan check submittal.

6. Approval of Tentative Parcel Map (PARCELMAP 6122-2016) is strictly for the consolidation of five parcels into one lot.
7. In case of violation of any of the conditions of approval, mitigation measures or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval, mitigation measures and/or City law, including, but not limited to, revocation of the herein Tentative Parcel Map.
8. Five (5) additional planters, sized for two (2) trees in each new planter, shall be placed in the parking area to provide the required number of trees. Light poles shall also be added to these new planters.
9. The parking lot shall incorporate one or more of the sustainability features recommended in the PCSP, such as bio-swales or pervious surfaces, into the project design or the applicant shall demonstrate why such features are infeasible, to the satisfaction of the Development Services Manager or designee.

SECTION 5. The Planning Commission hereby approves Tentative Parcel Map (PARCELMAP 6122-2016) to comprehensively delineate all affected parcels on the Casa Colina Hospital Campus and the properties at 267, 279, and 291 E. Bonita Avenue and 2815 Melbourne Avenue, including the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project.

SECTION 6. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 12TH DAY OF JULY, 2017

CAROLYN HEMMING
PLANNING COMMISSION CHAIRPERSON

ATTEST:

BRAD JOHNSON

PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

"Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P."

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT (SPA 4920-2016) TO ADD 267, 279, AND 291 E. BONITA AVENUE AND 2815 THROUGH 2873 MELBOURNE AVENUE TO THE POMONA CORRIDORS SPECIFIC PLAN RESIDENTIAL TRANSITION ZONE.

WHEREAS, the applicant, Casa Colina Hospital, has submitted an application for a Specific Plan Amendment (SPA 4920-2016) to add 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue to the Pomona Corridors Specific Plan Residential Transition Zone to develop a surface parking lot on the 30,675 square foot lot consisting of 267, 279, and 291 E. Bonita Avenue and 2815 Melbourne Avenue; and the first public alley north of Bonita Avenue and west of Melbourne Avenue to be vacated for the project;

WHEREAS, the applicant has concurrently submitted a Change of Zone (ZONE 4972-2016) to change the zoning classification from R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Zone for the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue including the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project; General Plan Conformity Assessment (GPC 6123-2016) to vacate the first public alley north of Bonita Avenue; Tentative Parcel Map (PARCELMAP 6122-2016) to comprehensively delineate all the properties in the project; and Development Plan Review (DPR 6124-2016) to develop a surface parking lot on the properties at 267-291 E. Bonita Avenue, 2815 Melbourne Avenue and the vacated alley;

WHEREAS, on March 17, 2014, the City Council adopted Ordinance 4181 approving the Pomona Corridors Specific Plan;

WHEREAS, the subject properties are located within the R-1-7,500 Zoning District;

WHEREAS, the subject properties are designated "Transit Oriented District: Neighborhood" by the City's General Plan;

WHEREAS, the proposed development includes requests for deviation from the development standards of the Pomona Corridors Specific Plan (PCSP) to use trees without a spreading canopy in the parking lot, to build the parking lot without providing pedestrian paths to buildings on the hospital campus, to build the parking lot without providing sustainability features, and to build the lot with fewer trees than required;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on July 12, 2017 concerning the requested Specific Plan Amendment (SPA 4920-2016), Change of Zone (ZONE 4972-2016), General Plan

Conformity Assessment (GPC 6123-2016), Tentative Parcel Map (PARCELMAP 6122-2016), and Development Plan Review (DPR 6124-2016); and

WHEREAS, the Planning Commission of the City of Pomona has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California, as follows:

SECTION 1. The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), that the project is Categorically Exempt under Section 15332, (In-Fill Development Projects) of CEQA, in that 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.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds that the proposed Specific Plan Amendment is in the public interest and in the interest of the furtherance of the public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

SECTION 4. Pursuant to Section .580.J of the Zoning Ordinance, the Planning Commission must make the five findings listed below in order to recommend City Council approval of Specific Plan Amendment (SPA 6114-2016). Based upon a consideration of the whole record before it including, but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *The proposed specific plan amendment systematically implements and is consistent with the General Plan.*

The proposed surface parking lot design conforms to the General Plan with the "Transit Oriented District: Neighborhood" land use designation in the T3 Transect zone as shown on the General Plan Land Use Diagram with deviations from standards as recommended to allow a

front parking lot, trees without a spreading canopy, to allow construction without pedestrian paths, and with conditions of approval requiring more trees and more lighting than originally proposed and consideration of providing sustainability features. The proposed surface parking lot will create a low intensity, landscaped use, which is an appropriate transitional development plan adjacent to the single family homes in the neighborhood. It will continue the attractive development pattern established in the existing adjacent parking lot which meets the overall intent of the General Plan and Specific Plan that new development should be attractive and compatible with existing development.

2. *The proposed specific plan amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The Planning Commission finds that the proposed project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood in that the proposed project consists of a small extension of parking along the edge of the existing hospital campus. Existing parking already abuts the residential neighborhood north of the project site. The proposed project will be designed and conditioned to be compatible with the surrounding land uses.

3. *The subject property is physically suitable for the requested land use designations(s) and the anticipated land use development(s).*

The site is physically suitable for the development in that the proposed parking lot is on flat land served by all necessary public utilities.

4. *The proposed specific plan amendment provides for the development of a comprehensively planned project that is superior to development otherwise allowed under conventional zoning classifications.*

In order to accommodate the proposed parking lot, the applicant is requesting the Specific Plan Amendment to extend the boundary of the Residential Transition Area, located north of Bonita and east of the Urban Neighborhood designation that applies to the rest of the hospital campus. The boundary will now extend to the west side of Melbourne Avenue from Bonita Avenue north to the northeasterly property line of 2873 Melbourne Avenue.

Since a surface parking lot for the hospital is not an allowed use in the R-1-7,500 zone currently in place for the properties, the most appropriate new zoning standard is to include the subject properties within the Pomona Corridors Specific Plan. The boundary of the Specific Plan abuts the subject properties. Expanding the Residential Transition Zone to include the subject properties will enable the hospital to develop the corner lots and maintain the appropriate transitional development standards provided in the Specific Plan to buffer the single family neighborhood east of the hospital. The boundary of the Change of Zoning reflects

the fact that the hospital owns 8 of the 13 properties on the west side of Melbourne Avenue, including the Bonita and Melbourne Avenue properties to be developed with the parking lot.

5. *The proposed specific plan amendment will contribute to a balance of land uses so that local residents may work and shop in the community in which they live.*

The proposed Specific Plan Amendment will facilitate the orderly growth and development of the hospital while preserving an appropriate transitional development between the hospital campus and the single family neighborhood to the north and east of the project site.

SECTION 5. The Planning Commission hereby recommends City Council approval of Specific Plan Amendment (SPA 6114-2016) to allow the development of a parking lot on the 30,675 square foot lot consisting of the properties at 267-291 E. Bonita Avenue, 2815 Melbourne Avenue and the vacated alley;

SECTION 6. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 12TH DAY OF JULY, 2017

CAROLYN HEMMING
PLANNING COMMISSION CHAIRPERSON

ATTEST:

BRAD JOHNSON
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY

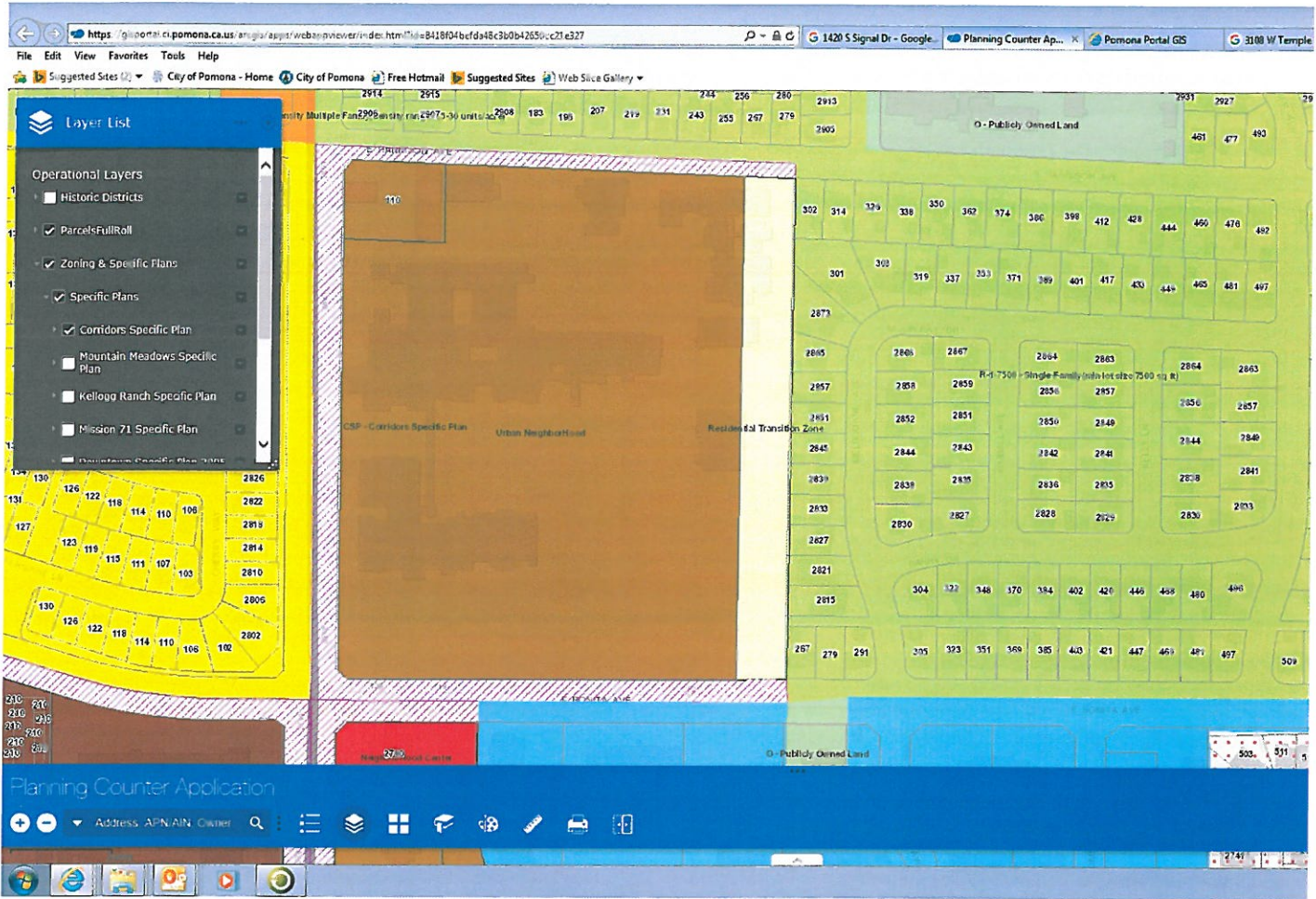
PC Resolution No. YYY
Casa Colina Hospital Parking Lot
Page 5 of 5

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

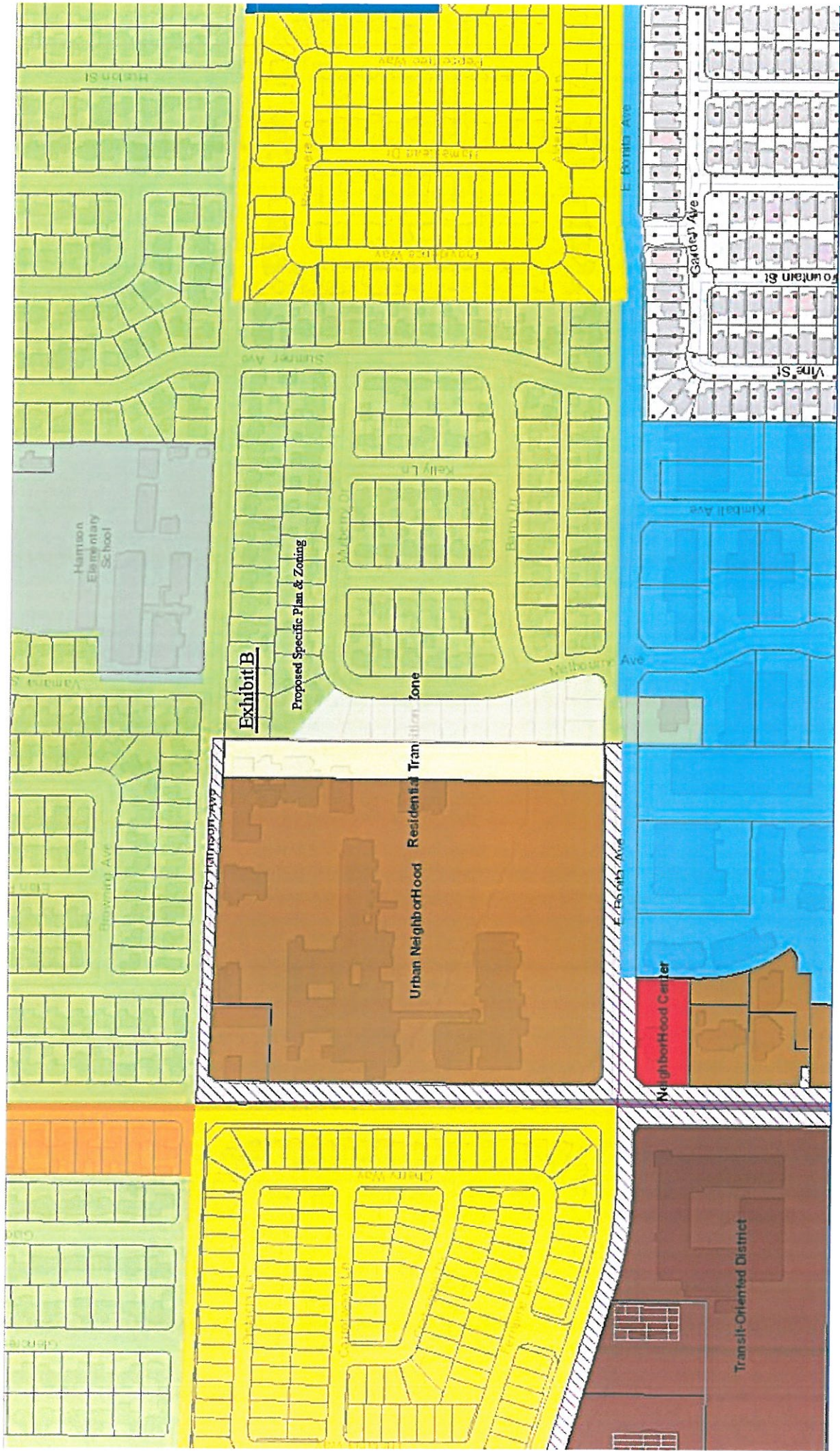
AYES:
NOES:
ABSTAIN:
ABSENT:

"Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P."

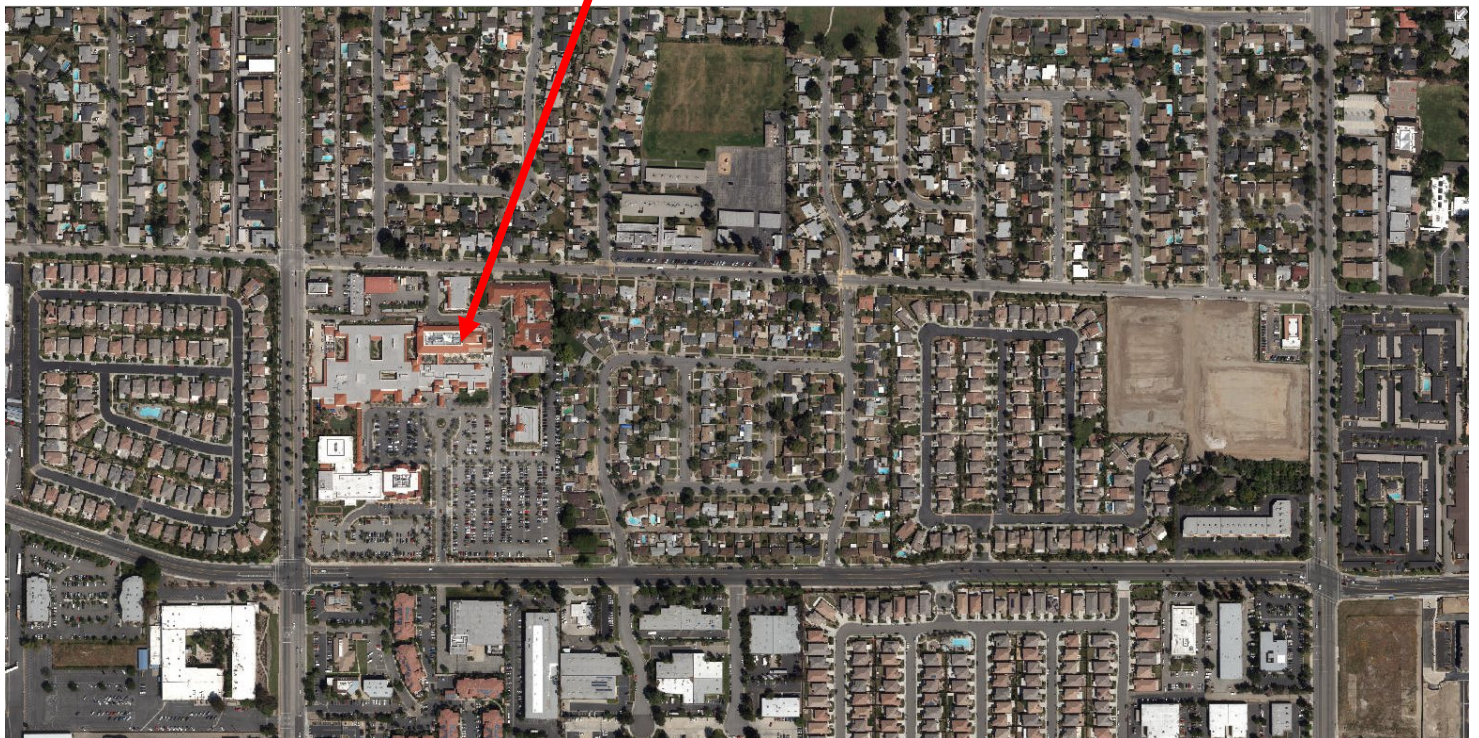
EXHIBIT "A"



EXISTING SPECIFIC PLAN & ZONING



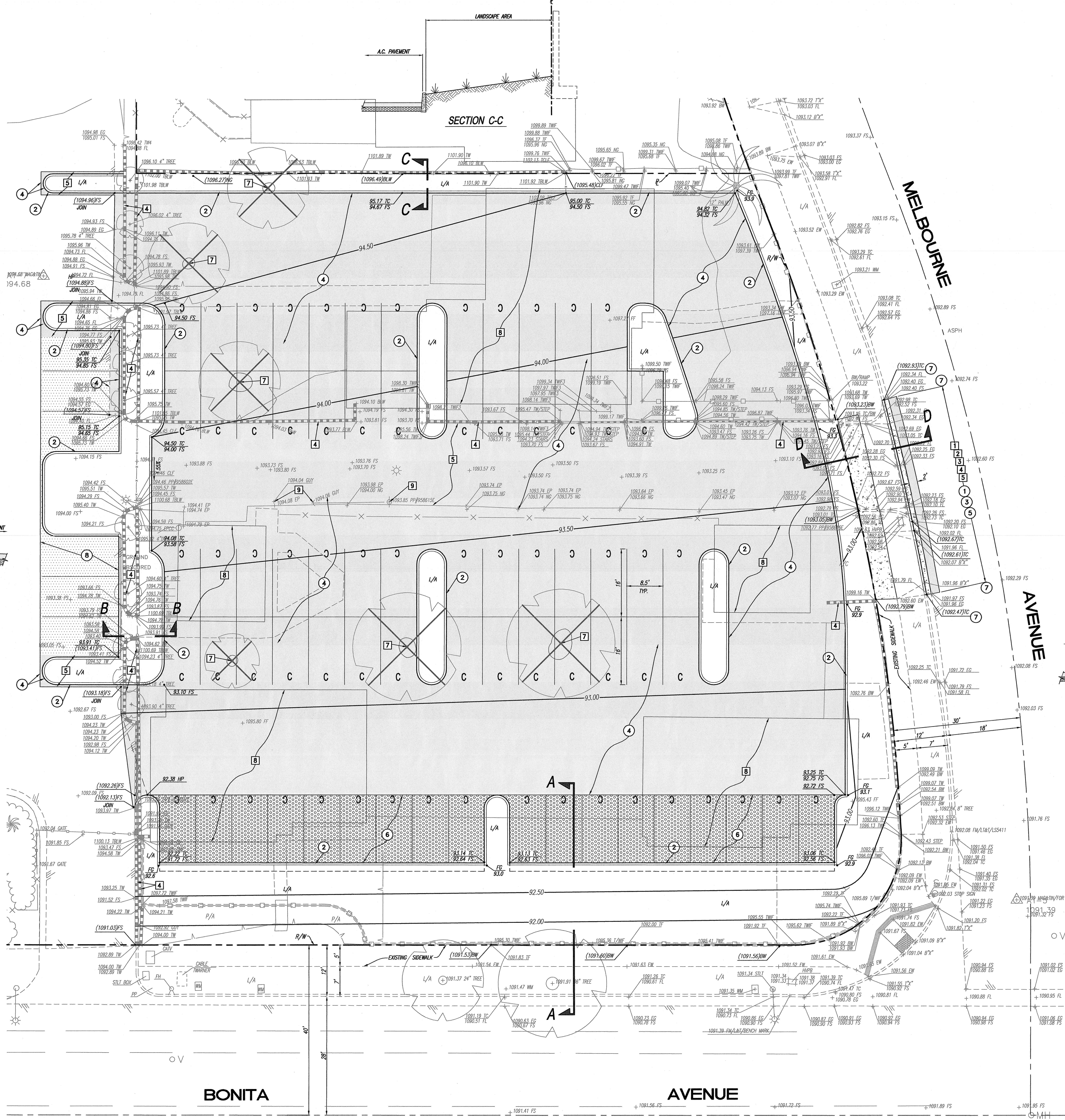
Location Map & Aerial Photograph Casa Colina Site





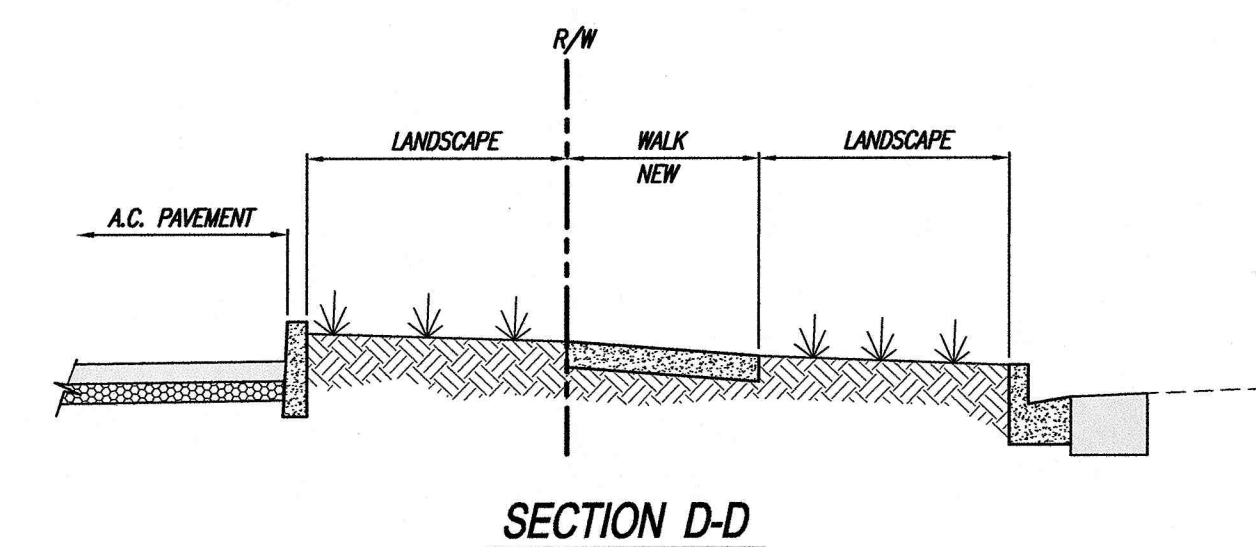
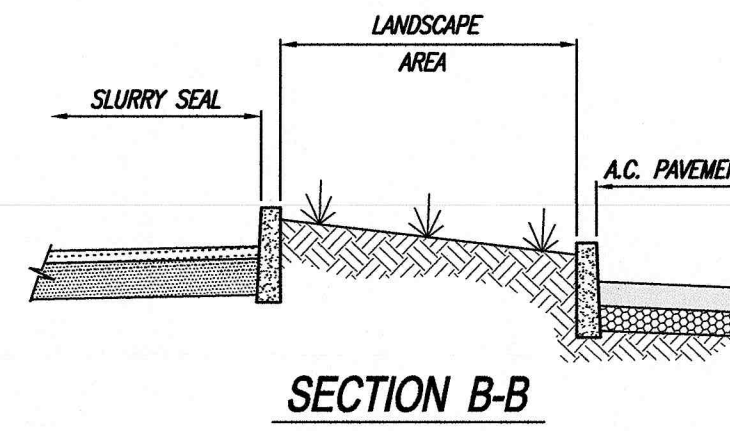
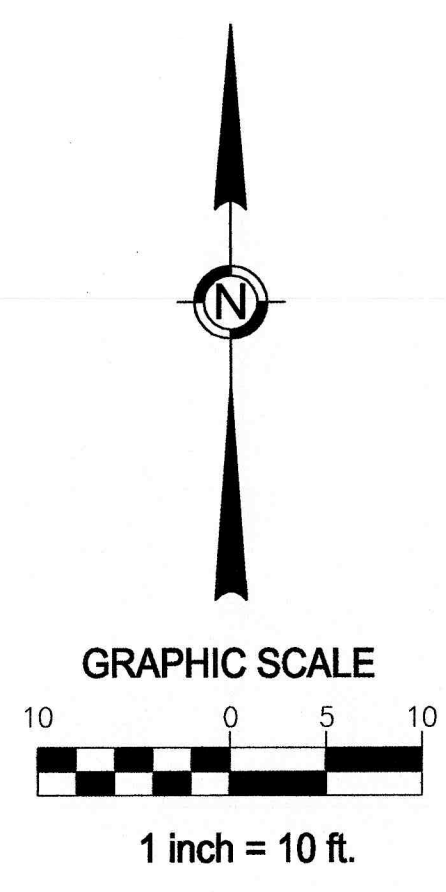
CONCEPTUAL PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
TREES					
		EXISTING TREE TO REMAIN. PROTECT IN PLACE.			
	LAGERSTROEMIA 'TUSCARORA'	PINKISH RED FLOWERING CRAPE MYRTLE	36" BOX	PER PLAN	STANDARDS - MATCHED EXISTING IN HEIGHT AND COLOR BLOOM
	PODOCARPUS MACROPHYLLUS	YEW PINE	24" BOX	PER PLAN	STANDARDS - MATCHED LOW BRANCHING TO MATCH EXISTING ONSITE
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	16" BTH	PER PLAN	STANDARDS - MATCHED EXISTING PALMS IN HEIGHT
SHRUBS					
	ASPARAGUS DENSIFLORUS 'MYERS FERN'	MYERS ASPARAGUS FERN	5 GALLON	36" O.C.	TRIANGULAR SPACING
	CUPHEA HYSSOPIFOLIA	FALSE HEATHER	1 GALLON	24" O.C.	TRIANGULAR SPACING
	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	36" O.C.	TRIANGULAR SPACING
	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	5 GALLON	36" O.C.	TRIANGULAR SPACING
	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF HEAVENLY BAMBOO	1 GALLON	24" O.C.	TRIANGULAR SPACING
	PHORMIUM 'MAORI QUEEN'	MAORI QUEEN FLAX	5 GALLON	48" O.C.	TRIANGULAR SPACING
	PITTOSPORUM TOBIRA	WHEELER'S DWARF MOCK ORANGE	5 GALLON	36" O.C.	TRIANGULAR SPACING
	RHAMPHILEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	5 GALLON	36" O.C.	TRIANGULAR SPACING
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GALLON	48" O.C.	TRIANGULAR SPACING
	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	15 GALLON	10' O.C.	ATTACH TO WROUGHT IRON FENCE
	BOUGAINVILLEA SPECTABILIS 'PURPLE'	BOUGAINVILLEA	15 GALLON	10' O.C.	ATTACH TO WROUGHT IRON FENCE
GROUNDCOVER					
	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	QUEEN ANNE LILY OF THE NILE	1 GALLON	15" O.C.	TRIANGULAR SPACING
	COTONEASTER DAMMERI	EVERGREEN DAYLILY	1 GALLON	48" O.C.	TRIANGULAR SPACING
	HEMEROCALLIS 'YELLOW'	EVERGREEN DAYLILY	1 GALLON	24" O.C.	TRIANGULAR SPACING
	NO SYMBOL SHOWN	APPLY 3" MULCH TO ALL PLANTING AREAS.			
		EXISTING LANDSCAPE AREAS TO REMAIN. PROTECT IN PLACE.			
		CONTRACTOR SHALL MATCH THE TYPE OF EXISTING TURF.			SOD



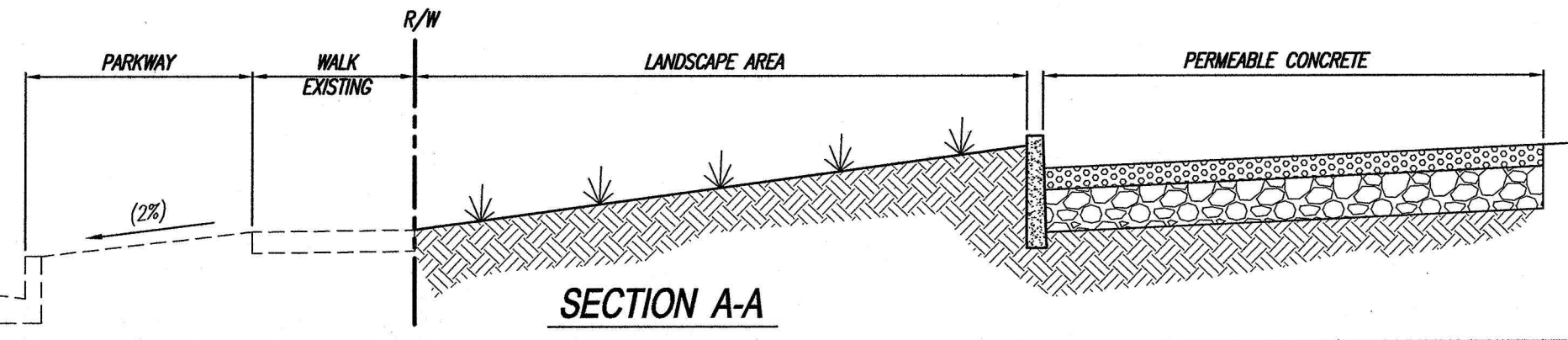
LEGEND

A/C	ASPHALT CONCRETE
BLW	BLOCK WALL
BW	BACK OF WALK
B7"	BOTTOM OF "7"
EG	EDGE OF GUTTER
EPCC	EDGE OF PORTLAND CEMENT CONCRETE
EW	EDGE OF WALK
FL	FLOW LINE
FF	FINISH FLOOR
FS	FINISH SURFACE
GUY	GUY ANCHOR
HVPB	HIGH VOLTAGE PULL BOX
L/A	LANDSCAPING AREA
MH	MANHOLE
NG	NATURAL GROUND
P/A	PLANTER AREA
PP	POWER POLE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SLT	STREET LIGHT
TBLW	TOP OF BLOCK WALL
TC	TOP OF CURB
TCLF	TOP OF CHAIN LINK FENCE
TW	TOP OF WALL
TWF	TOP OF WROUGHT IRON FENCE
T7"	TOP OF "7"
WIF	WROUGHT IRON FENCE
WM	WATER METER
WV	WATER VALVE
1088.30	EXISTING SURVEY ELEVATION
---	EXISTING CHAIN LINK FENCE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING WALL
---	EXISTING WROUGHT IRON FENCE
---	PCC SURFACE
---	PERMEABLE PAVEMENT
---	A.C. PAVEMENT
---	A.C. SLURRY



- REMOVAL NOTES:**
- 1- REMOVE EXISTING ALLEY APPROACH
 - 2- REMOVE EXISTING DRIVE APPROACH
 - 3- REMOVE EXISTING P.C.C. SIDEWALK
 - 4- REMOVE EXISTING C.M.U. WALL
 - 5- REMOVE EXISTING A.C. PAVEMENT
 - 6- REMOVE EXISTING PLANTER
 - 7- REMOVE EXISTING TREE
 - 8- REMOVE EXISTING STRUCTURES
 - 9- EXISTING POWER POLE AND GUY ANCHORS TO BE REMOVED BY UTILITY COMPANY

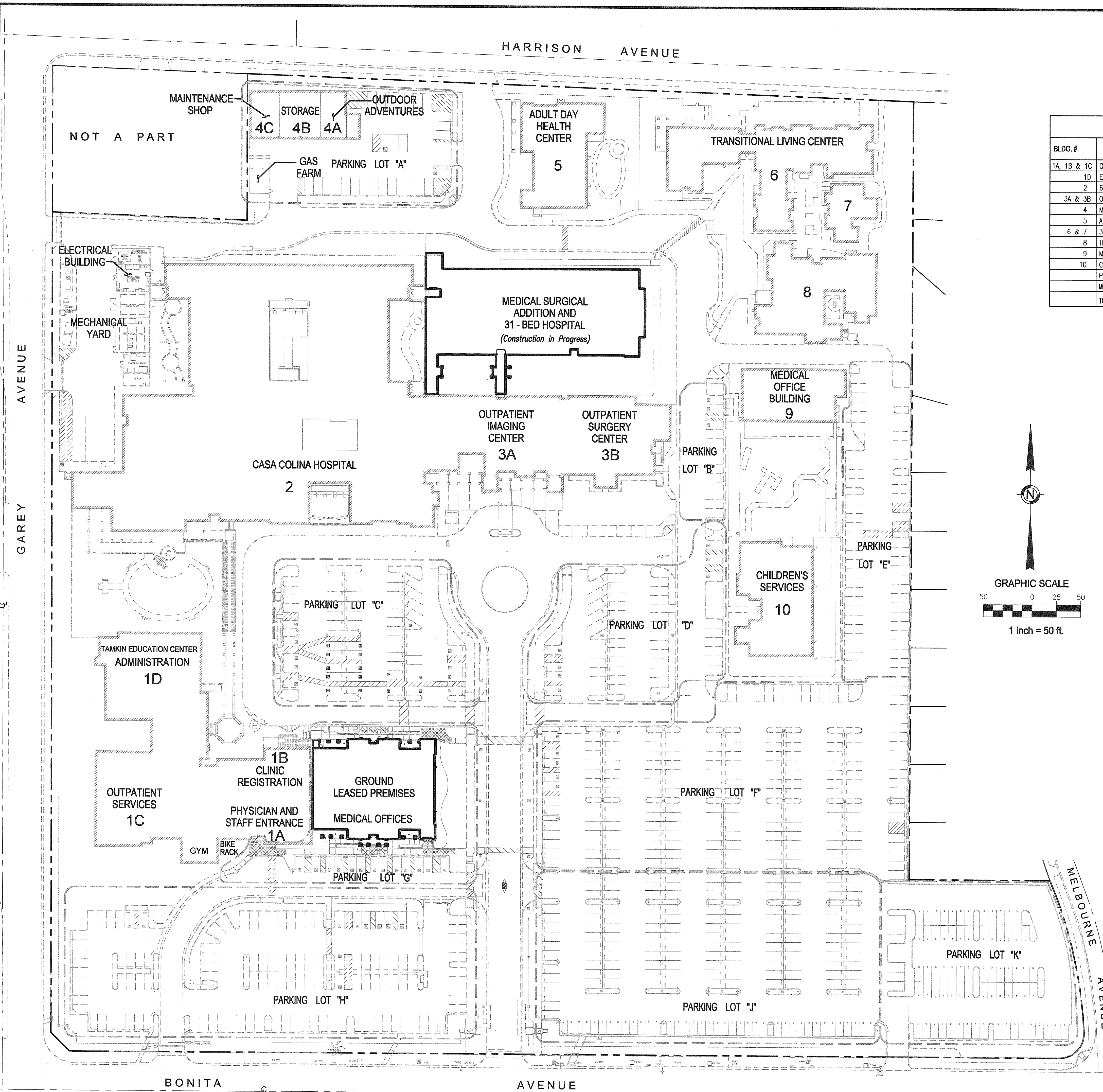
- CONSTRUCTION NOTES:**
- 1- CONSTRUCT P.C.C. CURB AND GUTTER PER CITY STD. A-3-64, TYPE "B"
 - 2- CONSTRUCT P.C.C. CURB ONLY PER CITY STD. A-3-64, TYPE "A-2"
 - 3- CONSTRUCT P.C.C. SIDEWALK PER SITY STD. A-7-02, CASE II
 - 4- CONSTRUCT A.C. PAVEMENT PER SOILS REPORT
 - 5- CONSTRUCT 2 FEET WIDE A.C. PAVEMENT FULL DEPTH
 - 6- CONSTRUCT PERMEABLE PAVEMENT
 - 7- SAW-CUT & JOIN
 - 8- SLURRY SEAL EXISTING A.C. PAVEMENT



CITY OF POMONA
 BUILDING and SAFETY DIVISION
 CASA COLINA
CONCEPTUAL GRADING PLAN

PREPARED BY:
ANDREASEN ENGINEERING, INC.
 Civil Engineering • Land Surveying • Municipal Engineering
 580 North Park Avenue, Pomona, California 91768
 (909) 623-1535 Fax (909) 620-0016
 www.aecivil.com

SCALE	DESIGNED: PVT. ENG	SHT. 1
AS SHOWN	CHECKED: PVT. ENG	OF
	REVIEWED:	1



BLDG. #	DESCRIPTION	FLOOR AREA	USE	CITY OF POMONA PARKING STD.	PARKING SPACES	A.D.A. SPACES REQUIRED	OCCUPANCY	CONST. TYPE	BUILDING
1A, 1B & 1C	OUTPATIENT SERVICES/THERAPY	23,980	MED. OFFICE	1/200 S.F.	120	(20%) 24	B	V	OUTPATIENT SERVICES
1D	EDUCATION/ADMINISTRATION (2-STORY)	19,041	OFFICE	1/250 S.F.	76	4	B	V	ADMINISTRATION
2	68-BED HOSPITAL	63,486	HOSPITAL	3/1.5 BEDS	136	5	I-2	I-A	CASA COLINA HOSPITAL
3A & 3B	OUTPATIENT SURGERY/IMAGING	19,797	MED. OFFICE	1/200 S.F.	99	(10%) 10	I-2	I	SURGICAL & IMAGING CENTER
4	MAINTENANCE AND RECORDS	5,065	WAREHOUSE	1/1,000 S.F.	5	1	B	V	MAINTENANCE/STORAGE/OUTDOOR ADVENTURES
5	ADULT DAY HEALTH CENTER	7,612	MED. OFFICE	1/200 S.F.	38	2	B	V	ADULT DAY HEALTH CENTER
6 & 7	33-BED LONG TERM RESIDENCE	14,888	BOARD/CARE	1/BED	33	2	R2.1	V	TRANSITION LIVING CENTER
8	TRANSITION LIVING CENTER-ADMINISTR.	9,862	OFFICE	1/250 S.F.	39	2	B	V	TLC ADMINISTRATION
9	MEDICAL OFFICE BUILDING	5,699	MED. OFFICE	1/250 S.F.	23	1	B	V	MEDICAL OFFICE BUILDING
10	CHILDREN'S SERVICES	8,475	MED. OFFICE	1/200 S.F.	42	2	B	V	CHILDREN'S SERVICES
	PROPOSED MEDICAL OFFICES (2-STORY)	24,000	MED. OFFICE	1/250 S.F.	96	4	B	V	MEDICAL OFFICES
	MEDICAL SURGICAL ADDITION AND 31-BED HOSPITAL	35,143	HOSPITAL	3/1.5 BEDS	62	3	I-2	I	MEDICAL SURGICAL ADDITION AND 31-BED HOSPITAL
TOTALS					769	60			

LOT DESIGNATION	STANDARD SPACES 9.5' x 18'	COMPACT (C) SPACES 8' x 16'	ACCESSIBLE SPACES	TOTAL SPACES
PARKING LOT "A"	26	0	2	28
"B"	10	0	3	13
"C"	36	0	23	59
"D"	41	0	7	48
"E"	56	0	0	56
"F"	180	0	5	185
"G"	0	0	13	13
"H"	109	0	10	119
"J"	132	39	0	171
"K"	6	71	0	77
TOTAL	596	110	63	769

14.3%

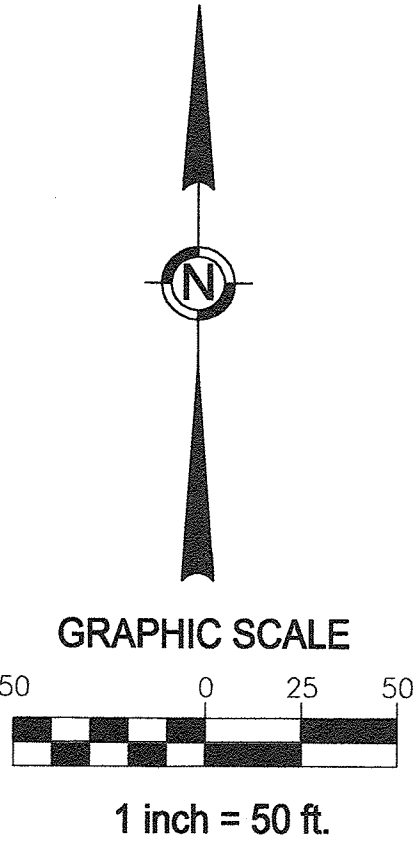


EXHIBIT "D"

PROJECT:
CASA COLINA CENTERS
FOR REHABILITATION
PARKING STUDY

<p>RECOMMENDED</p> <p>CHECKED G.A.</p> <p>DESIGNED</p> <p>DRAWN S.G.</p>	<p>DATE: OCTOBER 13, 2016</p> <p style="text-align: right;">SHEET 1 OF 1</p>
--	---

PREPARED BY:
ANDREASEN ENGINEERING, INC.
 Civil Engineering • Land Surveying • Municipal Engineering
 580 North Park Avenue, Pomona, California 91768
 (909) 623-1595 Fax (909) 620-0016
 www.aecivil.com

TENTATIVE PARCEL MAP NO. 74494

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A PROPOSED MERGER OF PARCEL 1 OF PARCEL MAP NO. 26297, AS PER MAP FILED
IN BOOK 332, PAGES 66 THROUGH 68 INCLUSIVE OF PARCEL MAPS, TOGETHER WITH LOTS
1 THROUGH 4 AND THE ALLEY LYING BETWEEN SAID LOTS ALL WITHIN TRACT NO. 17919,
AS PER MAP RECORDED IN BOOK 444, PAGES 26 THROUGH 28 INCLUSIVE OF MAPS, BOTH
WITHIN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PROPERTY ADDRESS:
255-267-279-291 EAST BONITA AVENUE
POMONA CA

BENCH MARK:
BENCH MARK NO. 165
BRASS PLUG IN HAND WELL AT C/I INTERSECTION
OF GAREY AVENUE AND BONITA AVENUE (L.A.C.R.D.
POMONA QUAD, BG2192)
1965 ADJUSTED ELEV. 1083.032

FLOOD ZONE:
THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED). BEING
DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1725F, DATED
SEPTEMBER 26, 2008.

NEAREST BUS STOP:
GAREY AVENUE AND BONITA AVENUE

ZONING INFORMATION
GENERAL PLAN DESIGNATION: POMONA CORRIDORS SPECIFIC PLAN
ZONING DESIGNATION: POMONA CORRIDOR SPECIFIC PLAN RESIDENTIAL TRANSITION ZONE
EXISTING LAND USE: RESIDENTIAL HOUSING FOR CASA COLINA

OWNER / SUBDIVIDER:
CASA COLINA CENTERS FOR REHABILITATION
2850 NORTH GAREY AVENUE
POMONA, CALIFORNIA 91769
(909) 596-7733

ENGINEER / SURVEYOR:
ANDREASEN ENGINEERING INC.
580 N. PARK AVENUE
POMONA, CA. 91768
(909)623-1595

Eric J. Andreason 6-29-17
ERIC J. ANDREASEN DATE
L.S. 8256 EXP. 12-31-17



- NOTES:**
1. PROPERTY AREA: 20.20 ACRES
 2. NO PREVIOUSLY FILL AREAS WITHIN THE SUBDIVISION
 3. NEW PARKING LOT WILL UTILIZE PREVIOUS PAVEMENT INFILTRATION FOR INCREASE RUNOFF

CURVE DATA TABLE				
Curve	RADIUS	DELTA	TANGENT	LENGTH
(C1)	507.69'	01°17'05"	5.69'	11.38'
(C2)	447.69'	19°06'16"	75.34'	149.28'
(C3)	25.00'	92°42'43"	26.21'	40.45'

EASEMENT NOTES

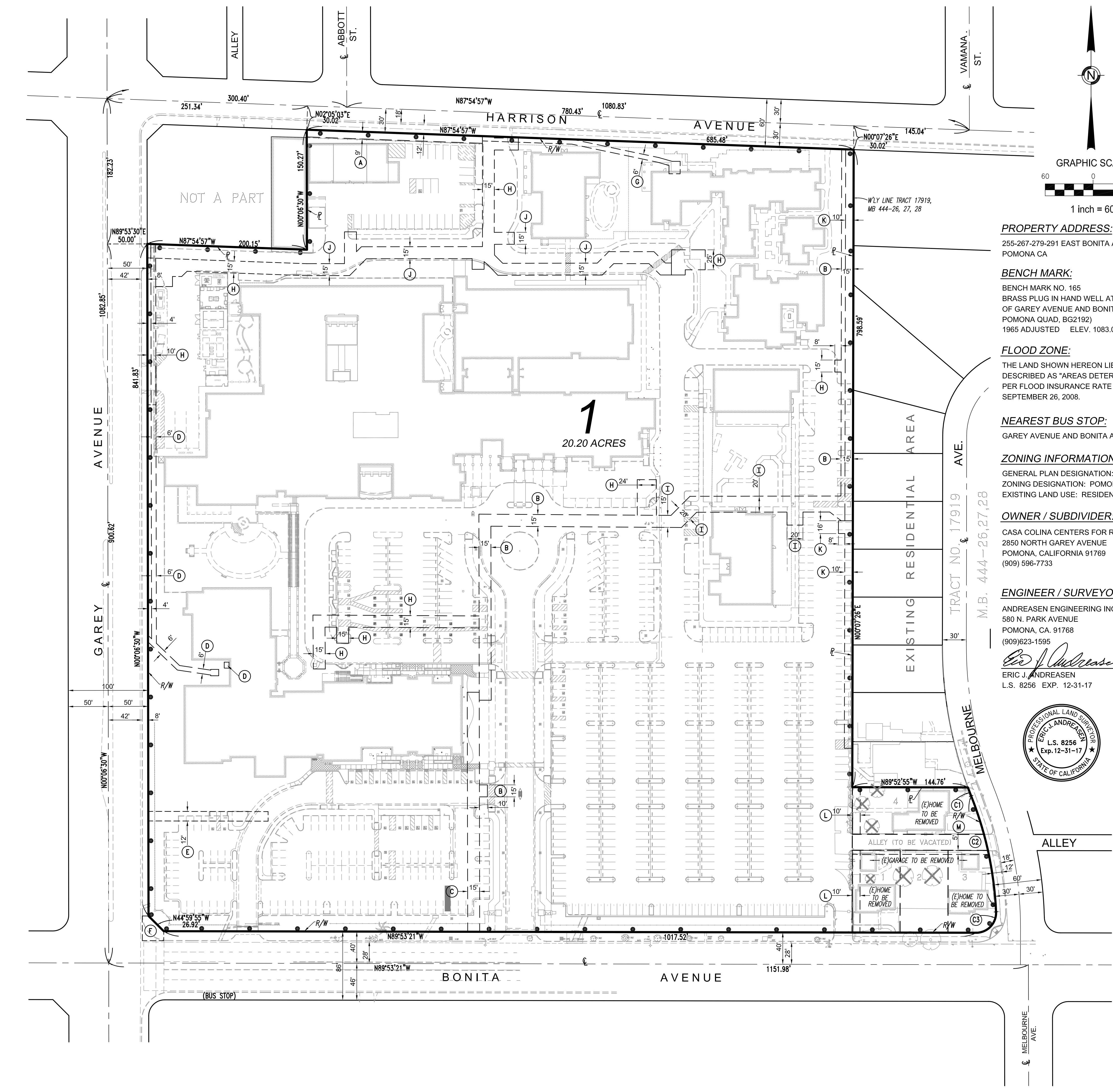
- EASEMENT NOTE:**
- (A) AN EASEMENT TO CAÑON WATER CO. OF POMONA FOR IRRIGATION PURPOSES; RECORDED DECEMBER 30, 1963 IN BOOK D-2304 PAGE 547 OF O.R.
 - (B) AN EASEMENT TO CITY OF POMONA FOR WATER LINES PURPOSES; RECORDED APRIL 04, 1975 AS INSTRUMENT NO. 3427.
 - (C) AN EASEMENT TO CITY OF POMONA FOR WATER LINE PURPOSES; RECORDED OCTOBER 05, 1983 AS INSTRUMENT NO. 83-1176523 O.R.
 - (D) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES; RECORDED FEBRUARY 28, 1984 AS INSTRUMENT NO. 84-246191 O.R.
 - (E) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UTILITY PURPOSES RECORDED SEPTEMBER 21, 1984 AS INSTRUMENT NO. 84-1132906 O.R.
 - (F) AN EASEMENT TO CITY OF POMONA FOR STREET PURPOSES RECORDED NOVEMBER 14, 1984 AS INSTRUMENT NO. 84-1353986 O.R.
 - (G) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UTILITIES PURPOSES; RECORDED JANUARY 05, 1989 AS INSTRUMENT NO. 89-18414 O.R.
 - (H) AN EASEMENT TO CITY OF POMONA FOR WATER FACILITIES AND RELATED PURPOSES; AS SHOWN ON PARCEL MAP NO. 26297 RECORDED AS P.M.B. 33286-68.
 - (I) AN EASEMENT TO CITY OF POMONA FOR WATER FACILITIES AND RELATED PURPOSES; AS SHOWN ON PARCEL MAP NO. 26297 RECORDED AS P.M.B. 33286-68.
 - (J) AN EASEMENT TO THE CITY OF POMONA FOR WATER FACILITIES AND RELATED PURPOSES; RECORDED OCTOBER 10, 2013 AS INSTRUMENT NO. 20131464517 O.R.
 - (K) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS PURPOSES; RECORDED SEPTEMBER 08, 2005 AS INSTRUMENT NO. 05-2164959 O.R.
 - (L) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS PURPOSES; RECORDED AUGUST 20, 1952 IN BOOK 39656, PAGE 155 O.R.
 - (M) AN EASEMENT TO ASSOCIATED TELEPHONE COMPANY FOR COMMUNICATION SYSTEM PURPOSES; RECORDED DECEMBER 22, 1952 IN BOOK 40579, PAGE 404 O.R.

BASIS OF BEARINGS

THE BEARING OF N. 00°06'30" W. AS SHOWN FOR THE CENTERLINE OF GAREY AVENUE ON PARCEL MAP NO. 15915, P.M.B. 169/19 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- LEGEND**
- DENOTES BOUNDARY OF LAND TO BE MERGED BY THIS MAP
 - INDICATES EXISTING BUILDINGS TO REMAIN UNLESS NOTED (TO BE REMOVED)
 - INDICATES EXISTING TREES
 - INDICATES EXISTING TREE TO BE REMOVED
 - EXISTING UNDERGROUND TELEPHONE CONDUIT
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING UNDERGROUND SEWER LINE
 - EXISTING UNDERGROUND WATER LINE
 - EXISTING UNDERGROUND ELECTRICAL CONDUIT
 - EXISTING STREET CENTERLINE
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY

VICINITY MAP









DECLARATION OF MAILING

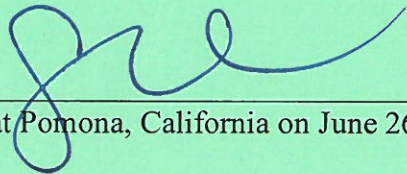
I, Sandra Elias, say that on the 26th of June 2017 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 267, 279, and 291 E. Bonita Avenue & 2815 – 2873 Melbourne Avenue

Project: Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 4920-2016), General Plan Conformity (GPC 6123-2016), Development Plan Review (DPR 6124-2016), and Tentative Parcel Map (TPM 6122-2016)

Meeting Date: P.C. Public Hearing – July 12, 2017

I declare, under penalty of perjury, that the foregoing is true and correct.



Executed at Pomona, California on June 26, 2017

NOTICE OF PUBLIC HEARING

- Project Title:** Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 4920-2016), General Plan Conformity (GPC 6123-2016), Development Plan Review (DPR 6124-2016), and Tentative Parcel Map (TPM 6122-2016)
- Project Applicant:** Casa Colina Hospital and Centers for Healthcare
- Project Location:** 267, 279, and 291 E. Bonita Avenue & 2815 – 2873 Melbourne Avenue
- Project Description:** Change of Zone (ZONE 4972-2016) to change the Zoning classification from R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Zone for the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue; Specific Plan Amendment (SPA 4920-2016) to expand the boundaries of the Pomona Corridors Specific Plan to include the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue; General Plan Conformity (GPC 6123-2016) for the vacation of an existing alley located north of 267 and 291 E. Bonita Avenue and south of 2815 Melbourne Avenue; Development Plan Review (DPR 6124-2016) for the development of a surface parking lot within the Residential Transition Zone of the Pomona Corridors Specific Plan; and Tentative Parcel Map (TPM 6122-2016) to comprehensively delineate all affected parcels on the Casa Colina property; to demolish homes owned by the hospital on East Bonita (267 and 291) and on Melbourne (2815) Avenues owned by the hospital; and to construct a new 71-space surface parking lot on the site totaling approximately 1 acre formerly occupied by the demolished homes.
- Lead Agency:** City of Pomona, Development Services Department, Planning Division.

Public Hearing Date

& Location/Time: The public hearing is scheduled for July 12, 2017 at 7:00 p.m. in the City of Pomona City Council Chambers located at 505 S. Garey Avenue in the City of Pomona.

Environmental Review

Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In compliance with Article 19, Section 15303 (Class 3 – New Construction or Conversion of Small Structures) and Section 15332 (Class 32 – In-Fill Development Projects), the proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required. The Categorical Exemption will be considered by the Planning Commission at the public hearing for this project scheduled for July 12, 2017.

Public Hearing Notice

Any interested individual may appear in person or by agent at the Planning Commission hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available in the Planning Division on or about July 6, 2017. Please call the Planning Division at (909) 620-2191 with any questions you may have regarding this matter.

PLEASE NOTE: If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning Division at, or prior to, the public hearing.

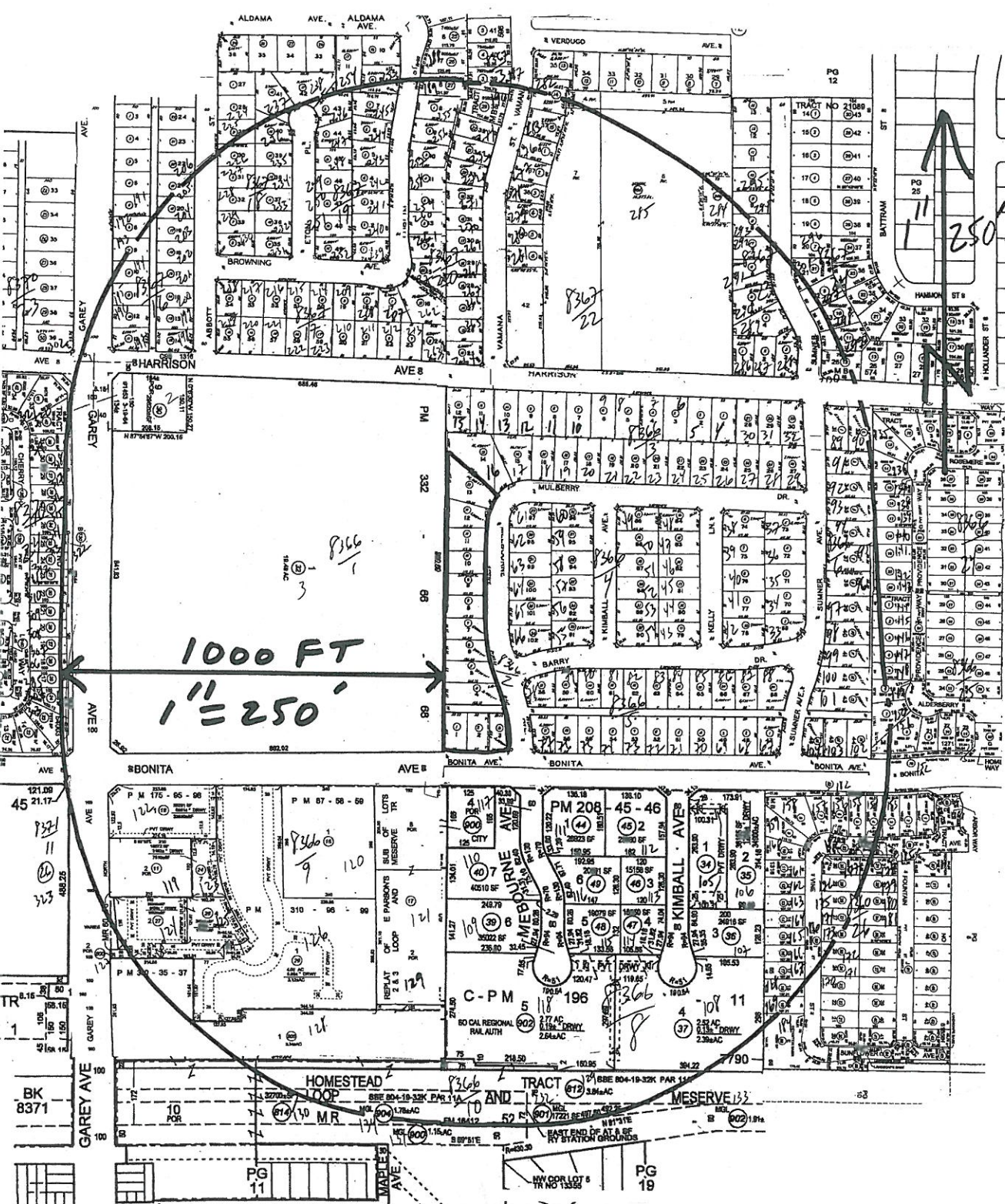
Para Información en Español, llame (909) 620-2191.

Date: June 22, 2017

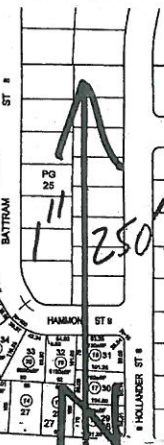
Publication Date: June 26, 2017



Brad Johnson
Development Services Manager
Eva Buice
City Clerk, City of Pomona



1000 FT
1" = 250'



BK 8371

PG 11

PG 19

PG 12

TRACT NO 21088

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UNOFFICIAL MINUTES
PLANNING COMMISSION
JULY 12, 2017

CALL TO ORDER: The Planning Commission meeting was called to order by Vice Chairperson Arias in the City Council Chambers at 7:00 p.m.

FLAG SALUTE: Commissioner Brown led the flag salute

ROLL CALL: Roll was taken by Development Services Manager Johnson

COMMISSIONERS PRESENT: Vice Chair Arias; Commissioners Brown, Grajeda, Juarez (arrived at 7:07pm), and Ursua

COMMISSIONERS ABSENT: Chairperson Hemming and Commissioner Ramos

STAFF PRESENT: Development & Neighborhood Services Director Lazzaretto, Development Services Manager Johnson, Assistant City Attorney Jared, Contract Planner Hamilton, Senior Planner Lin, City Engineer Guerrero, and Minutes Clerk Casey

ITEM D:
PUBLIC COMMENT: None

ITEM E:
CONSENT CALENDAR:

1. Unofficial Planning Commission Minutes – May 10, 2017 Meeting:

Motion by Commissioner Ursua, seconded by Commissioner Brown, carried by a unanimous vote of the members present (4-0-0-3), Commissioners Hemming, Juarez, and Ramos absent, approving the Planning Commission Meeting Minutes of May 10, 2017.

ITEM F:
PUBLIC HEARING ITEMS:

F-1 PUBLIC HEARING – CHANGE OF ZONE (ZONE 4972-2016) TO ALLOW THE CHANGE OF ZONING CLASSIFICATION FROM R 1-7,500 TO THE POMONA CORRIDORS SPECIFIC PLAN RESIDENTIAL TRANSITION ZONE FOR THE PROPERTIES AT 267, 279, AND 21 E. BONITA AVENUE AND 2815 THROUGH 2873 MELBOURNE AVENUE; SPECIFIC PLAN AMENDMENT (SPA 4920-2016) TO ALLOW THE EXPANSION OF BOUNDARIES OF THE POMONA CORRIDORS SPECIFIC PLAN TO INCLUDE THE PROPERTIES AT 267, 279, AND 21 E. BONITA AVENUE AND 2815 THROUGH 2873 MELBOURNE AVENUE;

DEVELOPMENT PLAN REVIEW (DPR 6124-2016) FOR THE DEVELOPMENT OF A SURFACE PARKING LOT WITHIN THE RESIDENTIAL TRANSITION ZONE OF THE POMONA CORRIDORS SPECIFIC PLAN; AND TENTATIVE PARCEL MAP (TPM 6122-2016) TO COMPREHENSIVELY CONSOLIDATE ALL AFFECTED PARCELS ON THE CASA COLINA PROPERTY; AND TO CONSTRUCT A NEW 71-SPACE SURFACE PARKING LOT ON THE SITE TOTALING APPROXIMATELY 1 ACRE.

Contract Planner Hamilton provided a staff report regarding an expansion of boundaries request for Casa Colina Hospital. In addition, he mentioned two conditions, Conditions No. 8 requiring additional trees and Condition No. 9 addressing bio-swales, which could be removed from the resolution. Commissioner Juarez inquired how the zone change would affect the current single family homes in the area. Contract Planner Hamilton stated the homes would not be affected as single family homes were allowed under the new proposed zoning. Vice Chair Arias opened the public hearing. Dr. Felice Loverso, CEO of Casa Colina, provided background on the need for additional parking, agreed with the staff report, and asked the Commission to approve. Commissioner Ursua inquired the rationale for including Melbourne Avenue in the proposed zoning change. Dr. Felice Loverso stated Melbourne Avenue was included due to staff recommendations. Vice Chair Arias invited the public for comments. Mr. Scott Scoggins, Melbourne Avenue resident, asked for clarification on how this would affect his property. He inquired if an impact report was performed to see how traffic and the environment would be affected due to this project. Development & Neighborhood Services Director Lazzaretto stated the project would not affect the speaker's property. Contract Planner Hamilton stated an environmental report was not needed for the project as the changes were determined to have minimal impact on the environment, neighborhood, and traffic. Mr. Robert Palomarez stated privacy concerns with the parking lot surveillance cameras as he lived next door to the parking lot. Ms. Melissa Montoya, Melbourne resident, inquired how the zone change would affect the value of her home and whether the hospital would work with the residents to obtain home value information. Contract Planner Hamilton stated there was no way to know for sure if the requested changes would affect the value of the homes, but in staff's opinion, the proposed changes would not affect the values as what is permitted under the current zoning would be permitted under the new zoning. Ms. Rosa Palomarez stated privacy concerns and as she lived next door to the parking lot and inquired how the request would affect the value of her home. Dr. Felice Loverso stated Casa Colina would work with neighbors to discuss the value of their property and to discuss additional privacy options as the hospital would like to ensure everybody was comfortable with the project. Vice Chair Arias closed the public hearing. The Commission and staff discussed staff's rationale for including homes north of the parking lot in the zoning change request. Development Services Manager Johnson stated the hospital owned many of the homes to the north so staff wanted to include the area to eliminate the need for rezoning in the future if the hospital continued to purchase additional homes.

Vice Chair Arias made a motion to approve the project as written by staff.

The motion failed due to the lack of a second.

The Commission discussed and agreed to eliminate the zoning change for the area to the north of the parking lot and to require the applicant to work with the neighbors on additional landscaping treatments and street trees, especially on Melbourne Avenue, to assist with the residential concerns.

Motion by Commissioner Ursua, seconded by Commissioner Grajeda, carried by a unanimous vote of the members present (5-0-0-2), Commissioners Hemming and Ramos absent, adopting the amended resolution approving Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 4920-2016), Development Plan Review (DPR 6124-2016), and Tentative Parcel Map (TPM 6122-2016).

F-2

PUBLIC HEARING – MODIFICATION OF VARIANCE (VAR 5239-2016) AND MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 14-003) TO MODIFY CONDITIONS OF THE PREVIOUSLY APPROVED VARIANCE AND CONDITIONAL USE PERMIT TO APPROVE A NEW CONSTRUCTION PLAN ALLOWING THE EXPANSION OF THE CONVENIENCE MARKET, INCLUDING A NEW SECOND STORY; A NEW SMALL ONE-STORY FREESTANDING RETAIL BUILDING WITH SETBACKS LESS THAN 15’0; EXPANSION OF THE CARWASH WITH THE INTERIOR SETBACK LESS THAN 15’0; AND REPLACEMENT OF THE PUMP ISLAND CANOPY WITH A TALLER CANOPY FOR THE PROJECT LOCATED WITHIN THE C-4 (HIGHWAY COMMERCIAL) ZONING DISTRICT LOCATED AT 3111 W. TEMPLE AVENUE.

Contract Planner Hamilton provided a staff report regarding a Variance and Conditional Use Permit modification request for an existing service station. He stated staff suggested approving the expansion, free standing canopy, and landscape improvements, but to consider either the retail space or the carwash, but not both as this would create a parking issue. Vice Chair Arias opened the public hearing. Mr. Phil May, representing the applicant, requested approval. Commissioner Ursua inquired whether the beer and wine section of the store would be expanded. Mr. Phil May stated the currently six cooler doors and 14 square foot of shelf space for beer and wine would remain as is. Commissioner Brown inquired the rationale for the carwash expansion and retail space requests. Mr. Phil May stated the carwash expansion was being requested to allow for two cars to be serviced at once and the retail space, a possible flower shop or dry cleaning service, was being requested for additional income. In addition, he stated the retail space was preferred over the carwash expansion. Vice Chair Arias closed the public hearing. Development & Neighborhood Services Director Lazzaretto stated the staff report mentioned a choice between the retail space or the carwash, but staff suggest the retail space not be allowed due to the lack of parking.

The Commission discussed and agreed to approve the resolution with the removal of the retail space.

Motion by Commissioner Juarez, seconded by Commissioner Brown, carried by a unanimous vote of the members present (5-0-0-2), Commissioners Hemming and Ramos absent, adopting the resolution approving Modification of Variance (VAR 5239-2016) and Modification of Conditional Use Permit (MCUP 14-003).

F-3

PUBLIC HEARING – SPECIFIC PLAN AMENDMENT (SPA 7700-2017) TO AMEND THE POMONA CORRIDORS SPECIFIC PLAN TO INCLUDE EMERGENCY SHELTER BY RIGHT FOR A SPECIFIC PARCEL AT 1400 E. MISSION