

PC RESOLUTION NO. 22-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA APPROVING GENERAL PLAN CONFORMITY (GPC-018391-2022) FOR THE PROPOSED VACATION OF PORTIONS OF SANTA FE AND MAGNOLIA STREETS BETWEEN PINE STREET AND GAREY AVENUE (EXHIBIT A) IN CONJUNCTION WITH A PROPOSED PARKING FACILITY TO SUPPORT THE FUTURE L LINE STATION BEING CONSTRUCTED BY THE METRO GOLD LINE FOOTHILL EXTENSION CONSTRUCTION AUTHORITY.

WHEREAS, the Metro Gold Line Foothill Extension Construction Authority (Authority) has acquired all properties bordered by Santa Fe Street, Garey Avenue, Grevillia Street, and Pine Street;

WHEREAS, the Authority seeks to construct a parking facility on said parcels to support the future L Line Station;

WHEREAS, portions of Santa Fee Street and Magnolia Street are necessary to be vacated to support the feasibility of constructing said parking facility;

WHEREAS, prior to the processing of a request for street vacation, a General Plan Conformity must be approved by the Planning Commission, in compliance with California Streets & Highways Code §8313 and Government Code §65402;

WHEREAS, the proposed vacation of the subject streets is consistent with the City's General Plan; and

WHEREAS, the Planning Commission of the City of Pomona has, after giving agenda notice as required by law, reviewed General Plan Conformity (GPC 018391-2022) on May 11, 2022.

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

SECTION 1. Pursuant to Article 19, Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the Planning Commission determines that this project is exempt from further CEQA review and documentation. Section 15061(b)(3) exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 2. In support of the General Plan Conformity Assessment finding, the Planning Commission hereby finds and determines that the proposed vacation will not adversely affect the General Plan of the City, in that the proposed project is consistent with the following:

Staff has conducted an analysis on how the proposed vacation of the streets conforms to the General

Plan. The General Plan land use designation for the subject site is “Transit Oriented District: Core.” The vacation will not adversely affect the General Plan of the City, in that the proposed project is consistent with the following:

General Plan Goal 6B.G15: Promote transit oriented development (TOD) in the area around the North Pomona Metrolink Station.

General Plan Goal 6B.G16: Improve access to the North Pomona Metrolink Station.

General Plan Policy 6B.P14: Require development in the area around the station to provide streets and pedestrian connections that link the station to the surrounding district.

The vacation of the two portions of the streets in question would typically not be supported in a TOD context when housing or mixed uses are being proposed, as streets enable connectivity between parcels that support walkability and a pedestrian environment. However, this particular request must be considered in the context of the project proposal, which seeks to construct parking facilities in support of the Future L Line Station, which will enable greater use of the future line and support public transit within the TOD. Retaining the portions of Magnolia and Santa Fe Streets would prevent the Authority from consolidating parcels to establish a single off-street parking facility to support a park and ride for the L Line. Moreover, as the Authority has legal purview to consolidate such parcels as part of the L Line construction, it is impracticable that the parcels in question surrounding the affected portions of Magnolia and Santa Fe streets could be retained for a different land use. If the Authority elected to use its legal authority to change its proposal for a parking lot and seek some other land use configuration under its ownership, a separate General Plan Conformance would be recommended to then consider the conformance of such a vacation request against a different land use proposal.

Given these facts, the proposed vacation is consistent with the Pomona General Plan and Land Use Designation of Transit Oriented District: Core.

SECTION 3. The Planning Commission of the City of Pomona hereby approves General Plan Conformity Assessment (GPC 17348-2021) to allow the proposed vacation of portions of Santa Fe and Magnolia Streets, between Garey Avenue and Pine Street, as illustrated and described in Exhibit A, to support the construction of a parking facility by the Metro Gold Line Foothill Extension Construction Authority.

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

PASSED AND APPROVED THIS 11th DAY OF MAY 2022

YESENIA MIRANDA MEZA
PLANNING COMMISSION CHAIRPERSON

ATTEST:

ATA KHAN
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

MARCO A. MARTINEZ
DEPUTY 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 California Code of Civil Procedure Section 1094.6."