

PC RESOLUTION NO. 17-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA APPROVING GENERAL PLAN CONFORMITY (GPC 6936-2017) MAKING A FINDING OF GENERAL PLAN CONFORMITY ASSESSMENT FOR THE PROPOSED VACATIONS OF THE 70 FOOT WIDE GORDON STREET AND A 20 FOOT WIDE ALLEY LOCATED BETWEEN SOUTH PARK AVENUE AND SOUTH MAIN STREET AND BETWEEN WEST SECOND STREET AND WEST THRID STREET

WHEREAS, the applicant, City of Pomona, is requesting General Plan Conformity Assessment (GPC 6936-2017) for the proposed vacation of a the 70-foot wide Gordon Street and the 20-foot wide alley located between South Park Avenue, South Main Street, West Second Street and West Third Street;

WHEREAS, the proposed vacation of the subject Street and Alley is consistent with the City's Mobility and Access Component of the 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 Assessment (GPC 6936-2017) on March 8, 2017.

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 Street and Alley vacation will not adversely affect the General Plan of the City, in that the proposed project is consistent with the following policies found in the Mobility and Access Component of the General Plan:

Goal: Align the amount of parking available and the amount of parking provided by new development with the real pattern of anticipated parking demand.

Policy: Avoid the appearance of a "sea of asphalt" in surface parking lot design and maximize shading with large trees planted throughout parking areas.

PC Resolution No. 17-008
GPC 6936-2017
Page 2 of 5

Goal: Cultivate Downtown as the “Heart of the City” where residential, shopping, employment, entertainment, educational, art, cultural, and civic activities are supported by transit, parks, parking, and a walkable environment.

Policy: Consolidate parking in structures or off-street parking lots located behind buildings or away from the street edge.

Goal: Use the Downtown Pomona Specific Plan as the guide for development Downtown.

Policy: Provide additional entertainment and cultural venues within the Arts District

The proposed street and alley vacations are designed to facilitate the sale of City of Pomona owned Vehicle Parking District properties for the development of a multi-screen movie theater on currently vacant land and surface parking lots. The theater development proposal will result in the removal of a “sea of parking” located along a street edge of West Third Street. The project site is located within the Arts District of the Downtown Pomona Specific Plan and will cultivate additional arts activities and continue to activate Downtown Pomona with daytime and nighttime activities.

SECTION 3. The Planning Commission of the City of Pomona hereby approves General Plan Conformity Assessment (GPC 6936-2017) to allow the proposed vacation of the 70-foot wide Gordon Street and the 20-foot wide alley located between South Park Avenue, South Main Street, West Second Street and West Third Street as illustrated and described in Exhibit A.

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

PASSED AND APPROVED THIS 8TH DAY OF MARCH, 2017.

CAROLYN HEMMING
PLANNING COMMISSION CHAIRPERSON

PC Resolution No. 17-008
GPC 6936-2017
Page 3 of 5

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 California Code of Civil Procedure Section 1094.6."

PC Resolution No. 17-008
GPC 6936-2017
Page 4 of 5

Exhibit "A"
Legal Description
Resolution of Vacation

All that property within Block 39 and Block 40 of Map of Pomona, in the City of Pomona, County of Los Angeles, State of California, as per Map recorded in Book 3, Pages 90 and 91, of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

That area labeled as Gordon Street adjacent to said Block 39 and said Block 40, from the easterly and westerly extensions of the south line of said Block 39 and said Block 40, respectively; to a line 37 feet south and parallel with the easterly and westerly extensions of the north line of said Block 39 and said Block 40 respectively;

Together with the alley within said Block 39 (that area between Lots 1 through 4, and Lots 5 through 8) from the westerly right of way line of Gordon Street to the easterly right of way line of Elien Street (now known as Park Street), excepting therefrom the north 10 feet of the westerly 2.50 feet of said alley;

Also together with the alley within said Block 40 (that area between Lots 1 through 4, and Lots 5 through 8) from the westerly right of way line of Elizabeth Street (now known as Main Street) to the easterly right of way line of Gordon Street.

Area of said property is approximately 25,985 SF.

The plat labeled as *Exhibit B, Resolution of Vacation* is attached and made part of this legal description.

Prepared by:

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Expires 12/31/2018



PC Resolution No. 17-008
GPC 6936-2017
Page 5 of 5

