



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: June 14, 2017

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: CONDITIONAL USE PERMIT (CUP 3967-2016) and VARIANCE (VAR 6759-2017):

An application for Conditional Use Permit (CUP 3967-2016) for the development of two attached single-family residential units and Variance (VAR 6759-2017) to allow an increase in dwelling unit density on property located at 1028 W. Fernleaf Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone.

STAFF RECOMMENDATION

The Planning Division recommends Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 3967-2016) (Attachment 1) and Variance (VAR 6759-2017) (Attachment 2), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location: 1028 W. Fernleaf Ave.

APN Information: 8343-010-003

Project Applicant: Tim Law

Property Owner: Joyce Qian

City Council District: District #2

Redevelopment Area: Not Applicable

Historic/CBD: Not Applicable

Specific Plan: Not Applicable

PROJECT DESCRIPTION

The subject site is located on the south side of Fernleaf Ave., north of Phillips Blvd. and east of Hamilton Blvd. (Attachment 5). The subject parcel is currently vacant. The applicant is proposing to construct two new attached two-story single-family units with two-car garages. Each unit will

have enclosed private open space areas. Vehicular access into the off-street parking facilities of the project will be through a common driveway access from Fernleaf Avenue. The project is designed with common areas, including driveways, walkways, guest parking, planting, and recreational amenities (Attachment 6). This project is located in the R-2 zone with an “S” (Supplemental Overlay), which requires the applicant to obtain a conditional use permit to develop two residential units on the project site.

The proposed project was previously heard by the Planning Commission on March 22, 2017. During the public hearing, the Planning Commission expressed concerns about the potential impact that the number of occupants would have on parking and traffic on the site and in the surrounding area. Additionally, the Planning Commission provided comments on the architectural style and the need for additional relief and articulation.

In response to the Planning Commission’s concerns, the applicant has made changes to the floor plans and elevations. The applicant has reduced the number of bedrooms proposed for each unit from four bedrooms to three bedrooms. In place of the bedroom, the applicant is proposing a patio and a small study area for each unit. The patio also provides relief to the eastern building façade as well as shutters on several windows and clay pipes near the roof peaks on all of the elevations. The applicant is also proposing a trellis with vines over the garage doors to soften the elevation.

Applicable Code Sections

Pursuant to Section .440 of the Pomona Zoning Ordinance, the approval of a conditional use permit by the Planning Commission is required for residential projects in zones with an “S” – Supplemental overlay. Section .580 of the Pomona Zoning Ordinance establishes criteria for approval of a Conditional Use Permit and Section .280 of the Pomona Zoning Ordinance establishes requirements for the R-2 zone.

Surrounding Land Use Information

The surrounding properties are developed with residential uses. The zoning, General Plan and existing land use designations for the surrounding properties are delineated in the following table:

Land Use Summary Table

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Vacant Lot	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
North	Residential, Single-Family	R-2-PD, Low Density Multiple-Family with Planned Development Overlay	Residential Neighborhood

South	Residential, Multiple-Family	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
East	Vacant Lot	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
West	Vacant Lot (Development Proposed)	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood

ZONING COMPLIANCE ANALYSIS

Site Development Standards

Based on staff's analysis, the project meets and/or exceeds the minimum development standards of the R-2 zone. In order to provide the Planning Commission with a comparison of the required development standards and that of the proposed project, staff has prepared the following table for consideration.

Project Summary Table

Standard	R-2 Zone Requirement	Proposed Project	Compliance Determination
Lot Size	3,000 sf min.	7,843 sf	Yes
Lot Width	60 ft min.	60.18 ft	Yes
Lot Depth	100 ft min.	130.34 ft	Yes
Density	10 units per net acre	11 units per acre	No
Unit Size	1,300 sf for 3 bedrooms	1,605 sq. ft. each	Yes
Front Yard	25 ft min.	25 ft	Yes
Side Yard	9.5 ft, based on equal to one-half the adjacent building wall height (19')	10 ft	Yes
Rear Yard	24'-8" based on the height (19 ft)	19 ft	Yes
Building Separation	15 ft between buildings	15 ft and 56'-4"	Yes
Building Height	35 ft/ 2 stories	24'-8"/2 stories	Yes
Private Open Space	150 square feet, minimum per unit	461 sq. ft. per unit	Yes

Common Open Space	1,000 sf	1,204 sf	Yes
Off-Street Parking	Two-car garage per unit One guest parking space per four units	Two two-car garages One guest parking space	Yes

Site Plan

The applicant is proposing to construct two residential dwelling units. The size of the units will be 1,605 square feet. Each unit will have an attached two-car garage, will be two stories in height, and will have 461 square feet of private open space.

The applicant is proposing to provide common open space at the rear of the project. The common open space will be 1,204 square feet, will be landscaped with trees, shrubs, and turf. All residents of the two residential units will have access to the common open space.

ISSUES ANALYSIS

Issue 1: General Plan Conformity

The project is consistent with the City's General Plan in that the proposed residential use is consistent with the "Residential Neighborhood" place type site shown on the General Plan Land Use Map. The project furthers the following goal of the General Plan in that the project, as designed, with its amenities, contributes to ensuring a *safe, family-oriented, human-scaled, walkable, and livable residential neighborhoods* (Goal 6G.P3).

Goal 6G.G6 states that to ensure that new developments provide an integrated pattern of streets and pedestrian paths that provide connections between neighborhoods and as part of the City's Subdivision ordinance, gated entrances and restricted public access are discouraged in subdivision/residential streets. As such a condition of approval has been included that would prohibit the installation of a gated entrance in conformance with the General Plan.

Issue 2: Zoning Ordinance Compliance/Variance

Staff has evaluated the proposal in terms of conformance to the development standards of the R-2 zone. As provided in the Zoning Compliance Analysis section, the project conforms to the development standards of the R-2 zone with the exception of the Variance request. The Variance request to allow an increase in dwelling unit density from one unit to two units is in keeping with the existing development types in the surrounding neighborhood. Properties in the immediate vicinity are of similar size and developed with two or more units. Therefore, the granting of the Conditional Use Permit and Variance will not adversely affect the intent and purpose of the Pomona Zoning Ordinance.

The following table is to provide the Planning Commission with information regarding the development of properties in the vicinity of the subject site.

Address	Number of Units	Lot Size
1011 W. Fernleaf Ave.	1	5,759 sq. ft.
1023 W. Fernleaf Ave.	1	5,546 sq. ft.
1037 W. Fernleaf Ave.	1	5,548 sq. ft.
1045 W. Fernleaf Ave.	1	5,580 sq. ft.
1046 W. Fernleaf Ave.	2	7,684 sq. ft.
1060 W. Fernleaf Ave.	2	7,195 sq. ft.
1074 W. Fernleaf Ave.	2	7,234 sq. ft.
1075 W. Fernleaf Ave.	1	5,777 sq. ft.
1087 W. Fernleaf Ave.	1	5,781 sq. ft.
1088 W. Fernleaf Ave.	2	7,096 sq. ft.
1353 Friar Ln.	1	5,037 sq. ft.
1356 Friar Ln.	1	5,037 sq. ft.
1003 Muir Ave.	2	7,576 sq. ft.
1013 Muir Ave.	2	7,711 sq. ft.
1021 Muir Ave.	2	7,639 sq. ft.
1045 Muir Ave.	1	7,782 sq. ft.
1057 Muir Ave.	1	7,255 sq. ft.
1069 Muir Ave.	2	7,288 sq. ft.

Issue 3: Land Use Compatibility

The subject site is located in an area with properties used, zoned, and planned for residential uses. The proposed total of two units on the subject site, equal to a density of approximately 10 units per acre, is consistent with the densities allowed on surrounding properties also zoned R-2 zone. Based on these factors, staff finds that the residential project is compatible in the context of the surrounding neighborhood and will be a positive addition to the area.

Issue 4: Architectural Elevations

The proposed architectural theme of the proposed project is Contemporary. The proposed elevations have various architectural treatments that have been used to enhance the aesthetic appeal of this project. The use of stucco and tile roofing support the proposed architectural style. The use of divided light, single-hung windows with substantial moulding around all windows and doors will further enhance the architectural style. Additionally, stone veneer around the base of dwellings, recessed windows, and pop-out windows are proposed to eliminate blank facades and provide articulation.

Issue 5: Project Circulation & Access

The entrance to the project site will be located on Fernleaf Avenue. The garages for the units and the guest parking spaces will be accessed from the proposed driveway. The driveway will provide an adequate Fire Department access. Pedestrian access through the site to the units and common open spaces will be provided along paths throughout the setbacks along the sides and rear of the property.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Upon submittal of the project, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, staff has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. Therefore, based on the above findings, staff is recommending that the Planning Commission adopt a Categorical Exemption for the proposed project.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on June 1, 2017 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on May 25, 2017 (Attachment 5).

CONCLUSION

The proposed project is consistent with the place type designation contained in the City's General Plan and meets or exceeds the minimum development standards of the Zoning Ordinance other than the requested variance. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed development will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods. Further, the project has been designed in a manner that will enhance the aesthetics of the site and complement the existing character of the surrounding area.

RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 3967-2016) and Variance (VAR 6759-2017), subject to conditions.

Respectfully Submitted:

Prepared By:

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ATTACHMENTS:

- 1) Draft PC Resolution Approving CUP 3967-2016
- 2) Draft PC Resolution Approving VAR 6759-2017
- 3) Draft PC Resolution Denying CUP 3967-2016
- 4) Draft PC Resolution Denying VAR 6759-2017
- 5) Location Map and Aerial Photograph
- 6) Project Plan Reductions
- 7) 400' Radius Map and Public Hearing Notice
- 8) Full Size Plans (Separate Cover)

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