



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: June 14, 2017

TO: Chairman and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **CONDITIONAL USE PERMIT (CUP 7029-2017):**

A request for a Conditional Use Permit (CUP 7029-2017) for the construction of a new 6,114 square foot, one story commercial building within the Pomona Ranch Plaza Shopping Center in the Regional Commercial District of the Phillips Ranch Specific Plan (PRSP) located at 46 Rio Rancho Road.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Conditional Use Permit (CUP 7029-2017), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location: 46 Rio Rancho Road
APN Information: 8708-02-8004
Project Applicant: YK America Group
Property Owners: Rio Rancho Argyle, LLC C/O YK America Group
CC District: District # 5
Historic/CBD: Not Applicable
Specific Plan: Phillips Ranch Specific Plan

PROJECT DESCRIPTION

The applicant, YK America Group, is requesting a Conditional Use Permit (CUP 7029-2017) for the construction of a new 6,114 square foot, one story commercial building within the Pomona Ranch Plaza Shopping Center in the Regional Commercial (R-C) District of the Phillips Ranch Specific Plan (PRSP) Area (PRSP) located at 46 Rio Rancho Road (Attachment 2).

The project site is approximately 49,960 net square feet (1.15 acres). A 20-foot storm drain easement traverses the site from northwest to southwest and reduces the buildable area of the site, requiring the building to be developed on the northern half of the property. The applicant is proposing three tenant spaces within the building intended for future retail and restaurant tenants.

The project provides a total of 9,790 square feet of landscaping (approximately 19.6% of the lot) and a total of 61 parking spaces.

The three restaurants have proposed interior floor areas of 2,200 sq. ft., 1,200 sq. ft. and 2,400 sq. ft., respectively. Each tenant space is an open floor plan to provide the flexibility for future tenants; however, each space provides the necessary infrastructure (i.e., grease hood installation, roof vents, etc.) to support future restaurants.

Applicable Code Sections

Section .580(j) of the Pomona Zoning Ordinance (PZO) states that commercial facilities of four or more commercial units or more than 20,000 square feet of lot area require a CUP. The proposed application was received prior to the adoption of the PRSP 2016 Amendment. Therefore, the project is subject to the regulations of the previously amended PRSP (amended October 2015). The project is subject to regulations contained within the R-C district of the PRSP. The R-C district is intended to provide for the commercial needs of the City and surrounding region. The applicable requirements for approval of the project are:

- 1) **Building Height:** 2 stories or 40 feet maximum
- 2) **Parking:**
 - a. Number of parking spaces: One space for each one hundred square feet of gross floor area, with a minimum of ten spaces = 61 spaces
 - b. Number of handicapped accessible spaces: 3
 - c. Size of open parking space: 9.5 feet by 18 feet
 - d. Size of handicapped accessible parking: 14 feet by 18 feet
 - e. Aisle width: 25 feet
- 3) **Loading:** 1 space; 10 feet wide by 20 feet long by 14 feet high.
- 4) **Trash Facilities:** 1 required (see conditions of approval for additional requirements)
 - a. Enclosed by a 5-foot high solid masonry, brick or concrete wall
 - b. Provide access through solid decorative gates of same height
- 5) **Landscaping:** (see conditions of approval for additional requirements)
 - a. A minimum of 6% of parking area shall be landscaped with at least one 15-gallon tree per each five parking stalls, protected by a 6-inch PCC curb
 - b. Setback areas required to be landscaped

Surrounding Land Use Information

The properties to the north, east, south and west of the subject site are all within the PRSP area. The following table summarizes the surrounding land uses, zoning and general plan designations for Planning Commission consideration.

Land Use Summary Table

	Existing Land Use	Zoning Designation	General Plan Designation
Subject Site	Vacant	PRSP/Regional Commercial (R-C)	Activity Center-Regional Center
East	Commercial	PRSP/R-C	Activity Center-Regional Center
North	Commercial (Sonic Drive-In)	PRSP/R-C	Activity Center-Regional Center
South	Commercial (IHOP, Bank of America)	PRSP/R-C	Activity Center-Regional Center
West	Single-Family Residential	PRSP/Single Family Residential	Residential Neighborhood

ISSUE ANALYSIS

Issue 1: General Plan/Land Use

The General Plan land use map designates the subject site as Activity Center-Regional Center. Due to its high visibility from the SR-71 and SR-60 interchange, the General Plan envisions this area for further intensification to accommodate regional activity. It specifies that retail investment should be concentrated in “centers” clustered at crossroads that satisfy investor preferences and target the local community; and that the form of new retail development shall not negatively impact the character of surrounding districts or neighborhoods (Goals 6A.G1 and 6A.G2). The project is consistent with the General Plan as it supports the intensification of regional activity through the provision of new retail and restaurant space. The proposed commercial center is clustered with other similar uses in the existing Pomona Ranch Plaza Shopping Center, and is similar in scale and character with surrounding uses.

The General Plan also establishes land use density/intensity standards by transect zone. The transect is a system of classification that uses the concept of place types that range from rural (T1) to urban (T6). The proposed project is located in the T6-B Transect Zone, which supports commercial block buildings of 2 floors or 24-feet minimum and 6 floors maximum. The proposed 24-foot commercial building is consistent with the density/intensity standards of the T6-B Transect Zone. Therefore, the proposed project is consistent with the General Plan.

Issue 2: Zoning Ordinance Compliance

Staff has evaluated the proposed project and has determined that the proposed use is in compliance with the applicable code sections of the PZO and PRSP. Commercial facilities on lots greater than 20,000 square feet are permitted with the approval of a CUP. The project complies with applicable development standards of the PRSP as follows:

1. Proposed building height: 1 story and 24 feet
2. Proposed parking:
 - a. Number of spaces: 61
 - b. Number of handicapped accessible spaces: 4
 - c. Size of open parking space: 9.5 feet by 18 feet
 - d. Size of handicapped accessible parking: 14 feet by 18 feet
 - e. Aisle width: 25 feet minimum
3. Proposed Loading: 1 space; 10 feet wide by 20 feet long by 14 feet high.
4. Proposed Trash Facilities: 1 enclosure, surrounded by a 5-foot solid CMU block wall with a 5-foot solid decorative gate.
5. Proposed Landscaping:
 - a. The parking area contains 15% of the parking area; and provides thirteen (13) 24" box Crape Myrtle and Chinese Flame trees in the parking area, which is approximately one tree per 5 parking spaces. Two additional Queen Palm trees are also provided.
 - b. The setback area fronting Rio Rancho Road and south of the building and parking area is also landscaped with a mix of trees, shrubs, succulents, ornamental grasses, vines and groundcovers.

As demonstrated above, the proposed use conforms to the Specific Plan and Zoning Ordinance, and as a result, the granting of this Conditional Use Permit, subject to conditions, will not adversely affect the Zoning Ordinance.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), an addendum to a previously adopted Environmental Impact Report considering the proposed land use has been prepared and approved consistent with CEQA Section 15164. Therefore, no further environmental review is required.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on June 2, 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 June 1, 2017 (Attachment 4). As of the date of this staff report, staff has not received any correspondence either supporting or opposing the proposed project.

CONCLUSION

The proposal is consistent with the allowed uses and development standards of the Phillips Ranch Specific Plan. Based on staff's analysis of the issues, the proposed project is compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Conditional Use Permit (CUP 7029-2017), subject to conditions.

Respectfully Submitted By:

Prepared By:



Brad Johnson
Development Services Manager



Nancy Lee
Associate Planner

ATTACHMENTS:

- 1) Draft PC Resolution
- 2) Location Map & Aerial Photograph
- 3) Project Plans Reductions (8-1/2" x 11")
- 4) 400-foot Radius Map & Public Hearing Notice
- 5) Full Size Project Plans (Separate Cover)