



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: June 28, 2017

TO: Chairman and Members of the Planning Commission

FROM: Planning Division

SUBJECT: CONDITIONAL USE PERMIT (CUP 7491-2017):

A request for a Conditional Use Permit to allow the construction of a new, consolidated Water and Wastewater Operations corporate yard facility on the site of the existing City Yard facility, located at 148 N. Huntington Street in the C-IND (Commercial and Industrial) and O (Publicly Owned Land) zones.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving the Conditional Use Permit (CUP 7491-2017), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location:	148 N. Huntington St.
APN Information:	8340-032-909, 8348-013-901 -902 & -903
Project Applicant:	City of Pomona—Water & Wastewater Operations Department
Property Owner:	City of Pomona
CC District:	District # 1
Historic/CBD:	Not Applicable
Specific Plan:	Not Applicable

BACKGROUND

Several of the existing buildings on the property either are structurally damaged and at risk of collapse or have outlived their useful life. Other buildings are modular offices that have been used for some time pending construction of permanent structures.

PROJECT LOCATION

The proposed project will be located on a portion of the City Yard property located along Commercial Street between Huntington Street and Hamilton Boulevard, and on Huntington Street north of Commercial Street to Monterey Avenue. Several structures on the property nearest to White Avenue will not be altered or removed as a result of the project (see Attachment 2).

PROJECT DESCRIPTION

It has been determined that the buildings, shops, warehouses, laydown areas and vehicle parking and maneuvering areas are substandard for existing operations at the City's corporate yard facility. The existing yard facilities are inappropriately sized and configured for current and projected operations. An overview of the existing Water/Wastewater facility (the "Water Yard") reveals the following substandard conditions:

1. The Administrative building is a single-story unreinforced brick building which does not meet current earthquake design standards for an *essential facility*.
2. A portion of the Administrative building has been "red tagged" as structural deficient and cannot be occupied *full-time*.
3. The office space is a limited and cannot properly accommodate the existing staff, and thus employees are sharing desks and enduring disruptive and cramped conditions.
4. The two-story warehouse structure lacks the necessary sound/weather insulation requirement for its purpose.
5. The Annex shops lack adequate power and lighting to effectively perform shop maintenance activities.
6. Rolling equipment of substantial valuable is stored outdoors and exposed to the elements when they should be stored under cover.
7. Parking for customers and employees is inadequate.
8. The yard's layout and configuration does not provide the traffic patterns or support the required work sequences to provide efficient operations.
9. The water and electrical features are substandard and do not accommodate effectively for a post-2000 working environment.

The City is proposing to construct a new, consolidated Water and Wastewater Operations corporate yard facility on the site of the existing corporate yard facility. On the Annex Lot (the westerly portion of the site), an administration building, an employee support and training building, and a warehouse would be built, totaling approximately 19,928 square feet. On the Water Yard Lot (the central portion of the site), a material storage area, yard bins, workshops and a trash and recycling collection area would be constructed, totaling approximately 15,630 square feet in the C-IND (Commercial and Industrial) and O (Publicly Owned Land) zones.

To make room for the new structures, the following structures will be demolished:

- The vehicle sheds west of the administration building along the railroad tracks on the south side of the property;

- The existing administration building and the 2-story warehouse along the railroad tracks on the south side of the property next to the administration building;
- The buildings and vehicle canopy attached to the warehouse, extending to the north;
- The small buildings, including the modular office, near Huntington Street and due north of the existing administration building.

The Project will be phased to accommodate the remediation efforts that are required for contamination associated with the former Pomona Manufactured Gas Plant operated on this site from 1887 to 1917. The remediation efforts will be undertaken by the Southern California Gas Company under regulatory guidance of the California Department of Toxic Substances Controls which will consist of the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of soil. An estimated additional 3,000 tons of clean soils may be excavated as part of geotechnical engineering requirements for support of structures this site. All existing buildings on the westerly and central portions of the site will be demolished before the excavation of impacted soils can proceed. All existing asphalt and concrete curbs, gutters and swales in the parking and vehicle storage areas will be removed in this area. To accommodate Water/Wastewater Operations at the site, the demolition will be done in two separate phases. Existing structures and facilities on the easterly portion of the existing yard facility, such as the old stables building, will not be altered by this project.

Applicable Code Sections

Pursuant to Section .580 of the Pomona Zoning Ordinance, approval by the Planning Commission is required for a Conditional Use Permit for new public facilities in the C-IND and O zones.

Surrounding Land Use Information

To the north of the Project site, across Commercial Street, properties are developed with single family homes and contractor storage yards. Properties north and west of the site facing Monterey Avenue are developed with single family housing and low-density multi-family housing (2-5 units/lot). The railroad tracks are immediately to the south; properties south of the tracks along 1st Street are developed with a mix of industrial facilities and single family housing. East of the site is the remainder of the City Yard that will not be altered as part of the project; the Post Office is further east across White Avenue (Attachment 2).

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	City Yard	C-IND	Urban Neighborhood

North	Single and Low Density Multi-Family	C-IND and R-2 (Low Density Multiple Family)	Urban Neighborhood
South	Industrial and Single Family	C-IND	Urban Neighborhood
East	City Yard, Post Office across White Avenue	O-Publicly Owned Land; Downtown Specific Plan across White Avenue	Urban Neighborhood; Transit Oriented District: Neighborhood across White Avenue
West	Industrial and Single Family	C-IND; M-1 Light Industrial across Hamilton Boulevard	Urban Neighborhood

ISSUES ANALYSIS

Issue 1: General Plan Conformity

The proposed new structures are compatible with and will help promote the following Community Design policy of the General Plan:

“Provide visual interest and express the human scale in building design with:

- Architectural building base treatments*
- Varied building colors, materials, and site landscaping treatments”*

The new structures use a clean, Contemporary design that also incorporates physical elements from the existing buildings, providing a link to the design of the older structures. Therefore, approval of the proposed project is consistent with the City policy of quality architectural design in new development.

The proposed project is also compatible with and will help promote the following Noise and Safety policy of the General Plan:

“Support and encourage the seismic retrofitting and strengthening of essential facilities such as hospitals and schools to minimize damage in the event of seismic or geologic hazards.”

The new structures will meet all current construction codes, reducing the hazards to employees that currently use these facilities.

Issue 2: Zoning Ordinance Compliance

Since the project involves the improvements to a C-IND and O zoned property, the proposed project is subject to specific development standards for C-IND and O zoned land contained in

Section .393 of the Pomona Zoning Ordinance. With the recommended conditions of approval, the project will conform to the standards of the Zoning Ordinance.

Project Summary Table

Development Standards	Zoning/Code Requirements	Proposed Project	Compliance Determination
Lot Area	No requirement	Approximately 5.4 acres	Yes
Lot Dimensions	No requirement	Approximately 642' of frontage and 140' deep along Commercial Street; approximately 491' of frontage and 225' deep along Huntington Street.	Yes
Front Setback	No requirement	Admin. bldg. - approx. 8', warehouse - approx. 15' from Commercial	Yes
Interior Setbacks	None required except when abutting a residential district then 10' min.	West – approx. 8' (new wastewater and production bldg. near Huntington) where 0' is required East – over 200' to White Avenue where 0' required South – approx. 8' (new warehouse, admin. bldg.) where 0' required North – approx. 150' (new shop buildings near site center)	Yes
Population Density	No requirement	No residential units	Yes
Building Height	75' (6 stories) max.	31' (Two-stories)	Yes
Distance Between Buildings	No requirement	Approx. 10' (new admin. and warehouse); approx. 40' (new shop buildings near Huntington)	Yes
Lot Coverage	50 %	15 %	Yes
Off-Street Parking	No standard for municipal uses	76 (4 accessible) spaces for staff, 6 guest spaces (1 accessible) adjacent to new admin. bldg.; 16 uncovered, 11 covered	Yes

Development Standards	Zoning/Code Requirements	Proposed Project	Compliance Determination
		spaces adjacent to new warehouse; 13 covered, 8 uncovered spaces and 18 large (10x40 or larger) spaces south of new structures near Huntington; 16 large (10x40 or 20x30) spaces north of the new structures near Huntington	
Parking Space Dimensions	9.5' x 18' for guest and employees	9.5' x 18'. Larger spaces for large vehicles	Yes
Loading Space	No requirement for municipal use	Several large areas suitable for loading	Yes
Walls	6' decorative masonry wall along property line when abutting residential zone	Approx. 6' tall wall along all property lines except where connected to buildings.	Yes
Landscaping of Parking Lot	6%	Approx. 11%	Yes
Perimeter Planters Around Parking Lot	10' along street right-of-way	8' along Commercial, 0' along Hamilton	NO—plans will be modified by condition to conform
Access	Driveway min. 25' wide	25' – 46' wide	Yes

Issue 3: Land Use Compatibility

The City is proposing to demolish the existing storage sheds and buildings on the westerly and central portions of the project site and construct new, modern structures including an administration building, warehouse, shops and covered parking areas for equipment. The new structures will replace old, dangerous structures with modern facilities.

The project site is in an industrial area bordered by industrial and multi-family uses to the north and west, commercial areas to the east, and industrial areas to the south. The proposed City Yard improvements will be complimentary and compatible with the mixed nature of development of the neighborhood and adjacent land uses subject to the conditions of approval proposed (attached to the Resolution).

Issue 4: Architectural Elevations

The new buildings are modular concrete structures designed in a Contemporary style. Exterior walls are smooth plaster with metal windows. The aged corrugated metal panels from the old warehouse have been integrated in an attractive way on the exterior of both the new administration and warehouse building. Bricks from the old administration building will be used on the exterior of the new administration building. These design features will enhance the aesthetic interest of the new buildings and provide a visual link to the previous structures.

Issue 5: Vehicular Circulation, Access & Parking

The existing development site has a driveway to Commercial Street, two driveways at the intersection of Commercial and Huntington Streets, and one to Monterey. Each driveway is over 25 feet wide. The proposed new construction will not reduce the width of the driveways. Drive aisles will be a minimum of 25 feet wide throughout the new project.

There is no parking requirement for municipal facilities such as this. To accommodate staff, and to enable the training room in the new administration building to be available for use by other city departments, a parking lot with 76 spaces is proposed west of the new administration building. The current design lacks adequate perimeter landscaping. As a condition of approval, 10' wide planters will be required along the Commercial Street and Hamilton Boulevard frontages of the parking lot. This will result in the loss of approximately 4 parking spaces, for a total of 72.

In addition to the parking lot west of the new administration building, the new site design includes substantial parking and storage areas for many city vehicles including large equipment. Eleven covered, and 16 uncovered, standard-size (10'x20') spaces will be located adjacent to the warehouse. A covered area for equipment will be near the railroad tracks. A shed for large equipment will be constructed along the railroad tracks with 16 10'x40' spaces. Thirteen standard sized covered spaces will be in a shed in the center of the project site just north of the shed along the railroad tracks. Additional uncovered parking will be in the center of the site and north of the new shop buildings near the center of the site.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Initial Study was prepared consistent with CEQA Section 15070 to assess the potential effects of this project on the environment. The study determined that all potential environmental effects could be reduced to less than significant levels with appropriate mitigation measures. A Mitigated Negative Declaration has been prepared (see Attachment 7).

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on June 18, 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 15, 2017 (Attachment 4). As of the date of this staff report, staff has not received any correspondence either for or against the proposed project.

CONCLUSION

The replacement of the old structures on the City Yard, and the remediation of the site, are both necessary to enable the City to perform the various functions of the City Yard. The new buildings will meet all current construction codes, reducing the hazards to employees that currently use these facilities. Remediation of the site will reduce or eliminate existing environmental hazards. Design elements from the old structures, such as the corrugated metal and bricks, will be reused on the new buildings to provide a link to the past and enhance the aesthetics of the new structures. With the recommended conditions of approval, the project will conform to the zoning and general plan of the City.

RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving the Conditional Use Permit (CUP 7491-2017), subject to conditions.

Respectfully Submitted:

Prepared by:



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Jeff Hamilton
Contract Planner

PC ATTACHMENTS:

- 1) Draft PC Resolution for CUP 7491-2017
- 2) Project Vicinity Map and Aerial Photo
- 3) Project Plan Reductions
- 4) 400' Radius Map and Public Hearing Notice
- 5) Site Photographs
- 6) Final Initial Study Mitigated Negative Declaration
- 7) Full Size Plans (Separate Cover)