



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** August 9, 2017

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Planning Division

**SUBJECT:** CONDITIONAL USE PERMIT (CUP 6726-2017)

An application for a Conditional Use Permit (CUP 6726-2017) for a proposed 12-unit residential development at 1452 S. White 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 4574-2016) (Attachment 1), subject to conditions.

### PROJECT/APPLICANT INFORMATION

**Project Location:** 1452 S. White Avenue

**APN Information:** 8347-027-025

**Project Applicant:** Adam Brown

**Property Owner:** Lewis A. Ortiz

**City Council District:** District #2

**Redevelopment Area:** Not Applicable

**Historic/CBD:** Not Applicable

**Specific Plan:** Not Applicable

### PROJECT DISCRIPTION

The subject site is located on the east side of White Avenue, south of Grand Avenue and north of Phillips Boulevard (Attachment 2). The applicant is proposing to construct 12 new two-story residential units with two-car garages in four buildings. 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 White Avenue. The project is designed with common areas, including driveways, walkways, guest parking, planting, and recreational amenities (Attachment

3). 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 12 residential units on the project site.

### **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 in all directions 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**

	<b>Existing Land Use</b>	<b>Zoning</b>	<b>General Plan Designation</b>
<b>Subject Site</b>	Single-Family Residence	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
<b>North</b>	Residential, Multiple-Family	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
<b>South</b>	Residential, Multiple-Family	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
<b>East</b>	Vacant	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
<b>West</b>	Residential, Multiple-Family / Vacant	Both 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**

<b>Stand ard</b>	<b>R-2 Zone Requirement</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
<b>Lot Size</b>	3,000 sf min.	35,190 sf (0.81 acres)	Yes
<b>Lot Width</b>	70' min.	122'	Yes
<b>Lot Depth</b>	100' min.	288.45'	Yes
<b>Density</b>	7-15 units per net acre	14.8 units/acre	Yes
<b>Unit Size</b>	1,300 sf for 3 bedrooms, 1,500 sf for 4 bedrooms	1,800 sf for 3 and 4 bedrooms	Yes
<b>Front Yard</b>	25' min.	25'	Yes
<b>Side Yard</b>	9'-3", based on equal to 1/2 adjacent building wall height (18'-6")	10'	Yes
<b>Rear Yard</b>	18'-6" based on the height of the wall facing the rear yard (18'-6")	31'-4"	Yes
<b>Building Separation</b>	15 ft between buildings	27'	Yes
<b>Building Height</b>	35 ft/ 2 stories	25'-6" / 2 stories	Yes
<b>Private Open Space</b>	150 square feet, minimum per unit	160-164 sf / unit	Yes
<b>Common Open Space</b>	5,600 sf	5,605 sf	Yes
<b>Off-Street Parking</b>	Two-car garage per each unit 1 guest parking / 4 units	Two-car garage/unit, 3 standard guest, 1 accessible guest	Yes

### **Site Plan**

The site is generally flat and will not require any major grading, or the import and export of soil. The applicant is proposing to construct a total of 12 residential dwelling units. The size of each unit is 1,800 square feet. Each unit will have an attached two-car garage. All 12 units will be two stories in height, and each unit will have private open space of at least 150 square feet. The fence plan includes a three foot wall within the front yard setback, and a 16" split face pilaster along the perimeter split face block wall.

The applicant is proposing to provide common open space areas throughout the project, including pedestrian walkways. The remaining open space areas are spread out throughout the site and consist of landscaped open areas. The project meets the common open space requirements.

## **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 identified 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**

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. Therefore, the granting of the Conditional Use Permit will not adversely affect the intent and purpose of the Pomona Zoning Ordinance.

### **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 12 units on the subject site, equal to a density of approximately 14.8 units per acre, is consistent with the densities allowed on surrounding properties also zoned R-2. 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: Project Circulation & Access**

The entrance to the project site will be located on White Avenue. The garages for the units and the guest parking spaces will be accessed from the proposed 30 foot wide driveway, which also allows 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.

### **Issue 5: Architectural Elevations**

The proposed architecture of the project can generally be described as Spanish style. Features include arched entryways, fabric awnings with spears, prefinished piping, and wall sconces that increase the aesthetic value of the site in relation to adjacent residential uses.

## **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 July 27, 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 July 27, 2017 (Attachment 4).

## **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. 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 6726-2017), subject to conditions.

Respectfully Submitted:

Prepared By:

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Brad Johnson  
Development Services Manager

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Ata Khan  
Associate Planner

**ATTACHMENTS:**

- 1) Draft PC Resolution for CUP 6726-2017
- 2) Location Map and Aerial Photograph
- 3) Project Plan Reductions
- 4) 400' Radius Map and Public Hearing Notice
- 5) Site Photographs
- 6) Full Size Plans (Separate Cover)

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