



# CITY OF POMONA COUNCIL REPORT

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October 7, 2017

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Mark Lazzaretto, Development Services Director

Subject: Adopt at Second Reading Two Ordinances Related to an Expansion of the Parking Lot for Casa Colina, Approving Change of Zone (Zone 4972-2016) to Change the Zoning Classification From R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Area, and Specific Plan Amendment (SPA 4920-2016) to Expand the Boundaries of the Pomona Corridors Specific Plan Residential Transition Area for the Properties at 267, 279 and 291 E. Bonita Avenue, 2815 Melbourne Avenue and the First Public Alley North of Bonita.

## OVERVIEW

**Recommendation** –That the City Council adopt at second reading the following ordinances:

1. An Ordinance approving Change of Zone (ZONE 4972-2016) (Attachment A) from R-1-7,500 to Residential Transition Area of the Pomona Corridors Specific Plan for the properties at 267-291 E. Bonita Avenue, 2815 Melbourne Avenue, and the first public alley north of Bonita to be vacated for the project.
2. An Ordinance approving Specific Plan Amendment (SPA 4920-2016) (Attachment B) to expand the boundary of the Residential Transition Area of the Pomona Corridors Specific Plan to include the properties at 267-291 E. Bonita Avenue, 2815 Melbourne Avenue, and the first public alley north of Bonita to be vacated for the project.

**Fiscal Impact** – There are no anticipated short-term or long-term impacts associated with this action.

267, 279, 291 E. Bonita Ave. and 2815 Melbourne Ave.

ZONE 4972-2016, SPA 4920-2016

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**Public Noticing Requirements** – Pursuant to Section .571(D) of the Zoning Ordinance, a notice of public hearing is required to be published in a newspaper of local circulation, and sent to property owners within a 1,000-foot radius of the project site, at least ten days prior to the date of the public hearing. A notice was published in the Inland Valley Daily Bulletin on Saturday, July 22, 2017, and mailed to property owners on Monday, July 24, 2017.

**Previous Related Action** – On July 12, 2017, the Planning Commission reviewed Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 4920-2016), Tentative Parcel Map 74494 (PARCELMAP 6122-2016), and Development Plan Review (DPR 6124-2016). The Planning Commission unanimously voted to recommend that the City Council approve the project subject to a reduced boundary for the project such that it would not include any properties north of 2815 Melbourne Avenue. A copy of the Planning Commission staff report for July 12, 2017 and draft meeting minutes are provided for Council consideration. On August 7, 2017, the City Council opened a public hearing to receive testimony on this item and then continued the item to October 2, 2017 and directed the applicant to hold a meeting with neighboring residents to obtain their feedback on the proposed parking lot expansion. On October 2, 2017, the City Council conducted a public hearing and then voted unanimously (7-0) to introduce the two ordinances for first reading and adopt the two resolutions.

**Environmental 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 Class 3 and Class 32 Categorical Exemptions pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332, (In-Fill Development Projects) of CEQA. 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.

## **EXECUTIVE SUMMARY**

The applicant, Casa Colina, is seeking approval to expand their parking lot by adding parcels adjacent to their site located at 267-291 E. Bonita Avenue and 2815 Melbourne Avenue. (A vicinity map, project plans and site photographs are included in the attached staff report from the October 2, 2017 public hearing.) The applicant is requesting a change of zone and approval of a development plan in order to expand their parking lot to add more employee parking spaces.

On October 2, 2017, the City Council conducted a public hearing to receive input on the proposed project. The City Council unanimously voted to approve the staff's recommendation, with an added condition on the Development Plan Review resolution requiring that Casa Colina use Best Management Practices during the grading stages of the project in order to keep dust from migrating to adjacent properties.

## **DISCUSSION**

The proposed parking lot will be on the properties at 267, 279 and 291 E. Bonita Avenue, the alley to be vacated, and 2815 Melbourne Avenue. It is 30,675 square feet in area and will contain 71 compact (8.5'x16') parking spaces. Landscaped planters and a wall on the eastern edge of the property will separate the parking spaces from the sidewalks. The three existing, detached single-story, single-family homes located at the northwest corner of Melbourne and East Bonita are proposed to be demolished to create the space for the expanded parking lot. Each of the homes is owned by Casa Colina Hospital and is provided to family members of patients at the hospital. In addition, a two car garage for each of the existing homes is proposed for demolition for the project. The homes range in size from 1,186 square feet to 1,924 square feet, were built between 1952 and 1953, and are of simple ranch style design. The homes are not identified on any lists as potential historic resources to the City of Pomona.

On October 2, 2017, the City Council conducted a public hearing on the proposed project. One of the concerns that came up during the discussion was the potential for dust to blow from the project site to neighboring properties during the demolition and grading phases of the project. In order to minimize the negative effects, the requested to add a condition of approval to the Development Plan Review resolution (DPR 6124-2016) to require that the applicant use Best Management Practices for dust mitigation during the demolition and grading phases. With that alteration, the City Council voted unanimously to introduce for first reading the Zone Change and Specific Plan Amendment ordinances, and adopt the Development Plan Review and Parcel Map resolutions.

Staff is recommending that the City Council adopt at second reading the attached ordinances implementing the Zone Change and Specific Plan Amendment required to allow the project. Should the City Council approve the ordinances, they would take effect in 30 days, allowing the applicant to proceed with the expansion project shortly thereafter.

### **Attachments –**

- A. Draft City Council Ordinance ZONE 4972-2016
- B. Draft City Council Ordinance SPA 4920-2016
- C. City Council Staff Report 10/2/17, with attachments