



# CITY OF POMONA

## PLANNING COMMISSION REPORT

---

---

**DATE:** December 13, 2017

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

**FROM:** Planning Division

**SUBJECT:** **TENTATIVE TRACT MAP (TRACTMAP 7220-2017, TRACT NO. 74720) AND FINAL DEVELOPMENT PLAN (FINALDEV 7226-2017):** An application for a Tentative Tract Map (TRACTMAP 7223-2017, Tract No. 74720) and Final Development Plan (FINALDEV 7226-2017) for a residential subdivision consisting of 11 detached single-family residences and a private park, and development plans for the improvements including house plans, landscaping, and street improvements, on the 1.89 acre (82,509 square foot) site located at 990-1006 Weber Street.

### STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Tentative Tract Map (TRACTMAP 7220-2017) and Final Development Plan (FINALDEV 7226-2017) (Attachments 1 & 2).

### PROJECT/APPLICANT INFORMATION

Project Location: 990-1006 Weber Street  
AIN Information: 8358-023-017, 8358-019-008  
Project Applicant: Pomona Homes LLC  
Property Owner: Pomona Homes LLC  
City Council District: CC District # 1  
Historic/CBD: Not Applicable  
Specific Plan: Not Applicable

### PROJECT LOCATION

The subject project includes 2 parcels. The properties were rezoned to R-1-PD-6.67 in 2005 in support of an earlier version of the project. The General Plan designation is Residential Neighborhood (see Attachment 3 – Location Map and Aerial Photograph).

## **PROJECT DESCRIPTION AND BACKGROUND**

The project is a proposed single-family residential subdivision. Eleven of the lots will be improved with residences. A small lot will become an open space area, and another small lot will provide access from the subdivision to Weber Park to the south.

On June 8, 2005, the Planning Commission approved Final Development Plan (FDP 05-001) for the construction of 11 single-family residences with a Planned Development, and Tentative Tract Map (TTM 05-006) for the site. On August 1, 2005, the City Council approved a Change of Zone (CZ 04-007) from R-1-6,000 (Single-Family Residential) to R-1-PD-6.67 (Single-Family Residential with a Planned Development Overlay). The zoning designation reflects the fact that the project has an average density of 6.67 dwelling units per acre. The applicant was unable to process a Final Map in a timely manner and the Tentative Tract Map expired.

### **Applicable Code Sections**

A Tentative Tract Map is required for a subdivision of 11 residential parcels, per Pomona City Code Chapter 29.

Development standards for properties in the Planned Development (“PD”) overlay district are listed in Zoning Ordinance Section .275. Section .275 also requires Planning Commission review of the Final Development Plan.

### **Surrounding Land Use Information**

The subject site is east of Weber Street and north of Weber Park (Attachment 3—Location Map and Aerial Photograph). The project site is currently vacant but was improved with structures in the past. Other than the park site, the surrounding area is a single-family neighborhood.

The following table summarizes the surrounding land uses, zoning and general plan designations for Commission consideration.

**Land Use Summary Table**

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Project Site</b>	Vacant	R-1-PD-6.67	Residential Neighborhood
<b>North</b>	Single Family Residential	R-1-6,000	Residential Neighborhood
<b>South</b>	City Park	O-Publicly Owned Land	Open Space
<b>East</b>	Single Family Residential	R-1-6,000	Residential Neighborhood

<b>West</b>	Single Family Residential	R-1-6,000	Residential Neighborhood
-------------	---------------------------	-----------	--------------------------

## ZONING COMPLIANCE ANALYSIS

### Site Development Standards

The site is 1.89 acres (82,509 square feet) (Attachment 6—Project Plans). Cathedral Way will be extended south to connect with a new private street that will connect to Weber Street to the west. The subdivision will not be gated; the use of a private street allows for a narrower right-of-way than a public street (45' vs. 60') and also relieves the City from the burden of maintaining the sewer and water lines in the new street.

Eleven of the lots will be improved with single-family residences. Residential lots will range in size from 4,618 to 7,464 square feet. A small lot (2,221 square feet) will be an open space area for use by the public. Another small lot (1,193 square feet) will be dedicated to a path that will connect Weber Park to the new public street. This will provide easier access to the park for the project as well as existing properties north of the project site.

There will be three house plans ranging in size from 2,134 to 2,477 square feet of habitable space. Each house will have an attached two-car garage. All homes are two stories tall and have front porches ranging in size from 38 to 130 square feet. The table below details the development standards for new residential development in the R-1-PD-6.67 zone and the project's compliance with the standards.

<b>Development Standards</b>	<b>Zoning/Code Requirements</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
Site Area	1 acre	1.89 acres (82,509 sf)	Yes
Lot Area	4,500 sf	4,618-7,464 sf	Yes
Street Frontage	45'	54.82'	Yes
Lot Depth	N/A	>83'	N/A
Street Setbacks	Perimeter – 5' from existing street To garage – 18'	Perimeter - 5' To garage – 18' To front porch or living	Yes

	To front porch or any living area – 15’	area – 15-37’6”	
Interior Setbacks	Side – 5’  Distance between homes – 10’  Rear – 20’	Side – 5’ min.  Distance between homes – 10’ min.  Rear – 20’ min.	Yes
Unit Size	1,200 sf, 2 bedrooms min.	2,134 to 2,477 sf , 4-5 bedrooms	Yes
Building Height	35’ (2 stories) max.	22’9” – 27’4” (2 stories)	Yes
Lot Coverage	30 %	22.9 %	Yes
Private Open Space	200 sf/unit	Over 1,000 sf in private rear and side yards	Yes
Common Open Space	2 ½ % of the net site area (2,062 sf)	2,221 sf in open space near center of the site	Yes
Off-Street Parking	2 spaces/unit	2 spaces/unit	Yes
Street Width	36’	36’	Yes
Sidewalks	3’ min.	4’	Yes

### **Vehicular Circulation, Access & Parking**

Access to the subject site will be from a new private street that will connect from Weber Street west of the site to Cathedral Way north of the site. The private street will have a 36-foot wide street within a 45-foot right-of-way, which is permitted by the Planned Development regulations. The extension of Cathedral Way south to connect to the private street will be public and will have a 36-foot wide street within a 60-foot right-of-way, which is the standard size for local public streets. Each residential lot will have driveway access to the new streets.

A dedicated pedestrian path will provide access from Weber Park south of the site to the new street, allowing pedestrians to pass through the new subdivision to the park.

## **ISSUES ANALYSIS**

### **Issue 1: General Plan**

The proposed residential subdivision conforms to the General Plan with the “Residential Neighborhood” land use designation as shown on the General Plan Land Use Diagram. The proposed subdivision will improve a vacant property with new, attractive homes. This is consistent with goal 6G.G6 of the General Plan:

*“Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.”*

### **Issue 2: Zoning Ordinance Compliance**

Staff has evaluated the proposed subdivision design and has determined that the proposed development is in conformance with the development standards of the Planned Development Overlay Zone.

### **Issue 3: Land Use Compatibility**

The project consists of a small residential subdivision within a neighborhood of single-family homes. The average size of the lots in the proposed subdivision are similar to those found in the surrounding neighborhood (5,300 square feet versus 6,000 square feet), thus the project is compatible with the character of the neighborhood.

### **Issue 4: Tentative Tract Map**

The proposed Tentative Tract Map will merge two existing lots and re-subdivide them into 11 residential sites. The remaining acreage will be used for the new street, for a common open space parcel, the parcel serving as the path to Weber Park, and a common parcel along Weber Street that provides a necessary setback from Weber for the new subdivision.

The proposed tract map is consistent with the General Plan and meets all the development standards of the Zoning Ordinance and Subdivision Map Act.

### **Issue 5: Final Development Plan**

#### **Architectural Elevations**

The homes will be constructed in 3 floor plans. Floor Plan 1 has three exterior options that differ in the use of alternate window shapes, shutter shapes, the use of stacked stone at the base, and colors. Option A has more of a Craftsman look. Option B displays more of a Mediterranean character. Option C is a Contemporary style. Floor Plan 2 has 3 exterior options that match the styles of Floor Plan 1. Floor Plan 3 is only used on one lot. Floor Plan 1 and 2 will also be

reversed on 5 of the 11 lots to increase the variation of the streetscape. The following Table presents an overview of the proposed dwellings:

<b>Floor Plan</b>	<b># of Units</b>	<b>Living Space/Unit</b>	<b># of Bedrooms</b>
Type 1	5	2,134 sf	4
Type 2	5	2,477 sf	5
Type 3	1	2,148 sf	4

### **Design Amenities**

The proposed homes will have a variety of design amenities:

- Concrete tile roofs
- Window treatments such as shutters and wood trim
- Divided light windows
- Moldings to add interest
- Stacked stone around the base of the homes, and corbels under the eaves, on Style 1 of floor plans 1 and 2 and on Style 3
- Brick on the base of the homes on Style 3 of Floor Plans 1 and 2

The overall impression is a clean, attractive project that will enhance the neighborhood.

### **Landscaping**

The developer proposes to plant turf and two trees in the front yards of the homes. The open space area adjacent to Cathedral Way will have a turf area, a decomposed granite path, trees and low-water using shrubs. The path from the new street to Weber Park will be landscaped in a similar manner. Most of the landscaping will be the responsibility of the new homeowners.

A new 6-foot tall split-face concrete block wall will be built around the perimeter of the site. Vinyl fencing 5-6 feet tall will separate the side yards and connect to the houses with returns.

### **Lighting**

Street lights will be installed in two locations along the street, one roughly midblock between Weber Street and Cathedral Way, and one nearer to Cathedral Way.

The proposed residential development meets the standards for a Planned Development including setbacks, unit size, building height, private/common open space, and landscaping. The path to Weber Park creates a valuable linkage beneficial to the greater neighborhood. The project will create an aesthetically pleasing residential development.

### **Consistency with Conceptual Development Plan**

The Final Development Plan appears to be consistent with the Conceptual and Final Development Plans approved in 2005 (Attachment 5—2005 Plans). The prior plans and the current one both call for 11 residential lots and access with a street from Weber connecting to an extension of Cathedral Way. The house plans are similar, with the new plans utilizing increased detailing and optional elevations not present previously. Section .275.F.4 of the Zoning Ordinance provides that the Planning Commission “may disapprove the final development plans only if they determine that such plans are not in substantial conformance with the preliminary plans.”

### **ENVIRONMENTAL ANALYSIS/DETERMINATION**

The proposed project was reviewed in accordance with the California Environmental Quality Act (CEQA) guidelines. The proposed project meets the criteria for a Categorical Exemption under Section 15332 (Class 32 – In-fill development projects in urbanized areas) of the CEQA Guidelines in that the proposed project is in an urbanized area and is a small residential subdivision within a larger single-family neighborhood. The proposed project is consistent with the categorical exemption; therefore, no further environmental review is required.

### **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on November 30, 2017 and was sent to the owners of properties within a 400-foot radius of the subject site on November 30, 2017 (Attachment 4). The applicant also posted a public hearing notice for the proposed project on the subject site. The applicant also conducted a door-to-door outreach campaign with residents within the neighborhood in the weeks leading up the hearing.

### **CONCLUSION**

The project residential subdivision is consistent with the General Plan, meets the standards of the Zoning Ordinance, and will be compatible with adjacent land uses. The project provides a beneficial connection to Weber Park to the south. The quality of the design will enhance the site and the City as a whole and provide new home ownership opportunities.

### **RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following actions:

- 1) Adopt the attached PC Resolution (Attachment 1) approving Tentative Tract Map (TRACTMAP 7220-2017, Tract No. 74720), subject to conditions;
- 2) Adopt the attached PC Resolution (Attachment 2) approving Final Development Plan (FINALDEV 7226-2017), subject to conditions.

Respectfully Submitted By:

Mark Lazzaretto  
Development Services Director

Prepared By:

Jeff Hamilton  
Contract Planner

**PC ATTACHMENTS:**

- 1) Draft PC Resolution for Tentative Tract Map (TRACTMAP 7220-2017, Tract No. 74720)
- 2) Draft PC Resolution for Final Development Plan (FINALDEV 7226-2017)
- 3) Location Map and Aerial Photograph
- 4) 400' Radius Map and Public Hearing Notice
- 5) 2005 Plans
- 6) Project Plan Reductions and Colored Elevations
- 7) Full Size Plans (separate cover)