

PC RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT (GPA 8024-2017) TO CHANGE FROM TRANSIT ORIENTED NEIGHBORHOOD: DISTRICT TO RESIDENTIAL NEIGHBORHOOD FOR THE PROPERTIES AT 1901 S. WHITE AVENUE

WHEREAS, the applicant, LVD Rio Rancho III, LLC, has submitted an application for a General Plan Amendment (GPA 8024-2017) to change the General Plan land use designation from Transit Oriented Neighborhood: District to Residential Neighborhood for the 11.90 acre site at 1901 S. White Avenue;

WHEREAS, the applicant has concurrently submitted an application for a Zoning Code Amendment (CODE 8025-2017) to add the Small Lot Residential Zone to the zoning ordinance; Change of Zone (ZONE 7828-2017) to rezone the property from C-4 (Highway Commercial) to Small Lot Residential; Conditional Use Permit (CUP 8026-2017) to build 10 or more units on the property; Tentative Tract Map (TRACT 7828-2017, No. 74606) for a 110-unit residential subdivision; and an Environmental Impact Report (ENV 8028-2017) for the project;

WHEREAS, the subject properties are located within the C-4 (Highway Commercial) Zoning District and proposed to be changed to “Small Lot Residential” in conjunction with the accompanying Planning Commission Resolution;

WHEREAS, the subject properties are designated “Transit Oriented District: Neighborhood” by the City’s General Plan;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on March 14, 2018 concerning the requested General Plan Amendment (GPA 8024-2017) and Environmental Impact Report (ENV 8028-2017) for the project;

WHEREAS, the Planning Commission of the City of Pomona has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California, as follows:

SECTION 1. In accordance with the California Environmental Quality Act, CEQA, a Draft Environmental Impact Report (DEIR) was prepared for the proposed project and released to the public on November 20, 2017, for 60-day review period, comments received have been reviewed and responded to in the Final Environmental Impact Report (FEIR). All required notifications were provided pursuant to CEQA (Public Resources Code Section 21092.5) and all comment letters were incorporated into the Final EIR.

SECTION 2. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby makes the following findings:

1. The proposed project is consistent with Goals of Residential Neighborhoods such as:
 - Residential Neighborhoods are described in the General Plan as having “a mix of densities, street network types, housing types, and architectural styles.” The project has higher density than tradition single-family neighborhoods, a dense street network, clustered housing and traditional architectural styles. The project will provide new home ownership opportunities for residents.
 - Goal 6G.G6—“Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.” The project is an infill lot located adjacent to an existing single-family neighborhood. The site fits into the existing street network without requiring any alterations to the network. The site is also located near commercial development on Rio Rancho Road, providing easy pedestrian access not only to the commercial area but to transit lines.
 - Goal 6G.G8—“Ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods.” The proposed project will provide homes sized for families, with 3-5 bedrooms. Recreational open space is provided in the development to serve the new homes. The clustered nature of much of the project and the overall density makes the project very walkable and human scaled.
2. Although the project has design characteristics that are potentially inconsistent with some General Plan policies, various factors mitigate the issues. Although the project provides no new connections to the existing street network, the project will not interrupt pedestrian flows as the existing street network will not change. Therefore, the internal circulation proposed may be reasonable in this case in order to promote greater security since the development is near the freeway and commercial development to the south.
2. All the garages in the project either face the new private street network or the alleys serving the clustered development. While several of the house plans have 50% or more of the façade occupied by the garage, to a significant extent this is a result of the small lot sizes proposed. The project has been designed specifically to take advantage of the Small Lot Residential zoning proposed for the site; this will inevitably result in a non-traditional site plan. All the houses in the project face inward to the site; none face existing public streets fronting the site. Since no houses face the public streets fronting the site, the potential inconsistency with the General Plan Policy does not appear to be significant.
3. The project is consistent with multiple Goals and Policies of the General Plan. By being located close to major streets and the Rio Rancho Town Center shopping area, the project promotes a “walkable and accessible street environment” (Goal 7D.G20). The project will be required to use high-quality materials and shows excellent design (Goal

7F.G4). By implementing the new Small Lot Residential Zone, the project will “promote diversity in parcel and home sizes, with careful transitions between developments at different scales and densities” (Policy 7F.P2).

In summary, the potential inconsistencies with the General Plan do not appear to be significant, and Commission finds that the proposed General Plan Amendment is in the public interest and in the interest of the furtherance of the public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

SECTION 3. The Planning Commission hereby recommends City Council approval of General Plan Amendment (GPA 8024-2017) to change the land use designation from Transit Oriented Neighborhood: District to Residential Neighborhood for the properties at 1901 S. White Avenue as per Attachment 4a.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 14TH DAY OF MARCH, 2018

LUIS M. JUAREZ
PLANNING COMMISSION CHAIRPERSON

ATTEST:

EMILY STADNICKI
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)

PC Resolution No.
1901 S. White Ave. (GPA 8024-2017)
Page 4 of 4

COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

"Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6."