

## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE (ZONE 7828-2017) TO REZONE THREE PROPERTIES FROM C-4 TO SMALL LOT RESIDENTIAL FOR THE PROPERTIES AT 1901 S. WHITE AVENUE**

**WHEREAS**, the applicant, LVD Rio Rancho III, LLC, has submitted an application for a Change of Zone (ZONE 7828-2017) to rezone three properties from C-4 (Highway Commercial) to Small Lot Residential on the 11.90 acre site at 1901 S. White Avenue;

**WHEREAS**, the applicant has concurrently submitted an application for a General Plan Amendment (GPA 8024-2017) to change the designation from Transit Oriented Neighborhood: District to Residential Neighborhood; Zoning Code Amendment (CODE 8025-2017) to add the Small Lot Residential Zone to the zoning ordinance; Conditional Use Permit (CUP 8026-2017) to build 10 or more units on the property; Tentative Tract Map (TRACTMAP 8027-2017, No. 74606) for the development of 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;

**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 February 14, 2018 concerning the requested Change of Zone (ZONE 7828-2017) 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.** The Planning Commission exercising their independent judgment has determined that pursuant to the provisions of the California Environmental Quality Act, CEQA, found in the California Public Resources Code, a Draft Environmental Impact Report (DEIR) and Final Environmental Impact Report (FEIR) have been prepared for this project. The DEIR determined that there are two potentially significant, unavoidable effects, dealing with Transportation/Traffic, as listed in Table 1.10-1 on pages 1-39 and 1-40.

Intersection/Roadway Segment/Turn Lane Impacts

Under one or more of the Project Traffic Impact Analysis (TIA) scenarios, (Existing Conditions, Opening Year Conditions, or Horizon Year Conditions), Project contributions to traffic impacts at the following TIA Study Area (Study Area) facilities/locations would be cumulatively considerable, and impacts would be cumulatively significant and unavoidable:

- SR-71 Northbound (NB) Ramps / Rio Rancho Road Intersection (Study Area Intersection No. 3);
- Rancho Valley Drive/Auto Center Drive/Rio Rancho Road Intersection (Study Area Intersection No. 7);
- Roadway Segment of Rio Rancho Road from Rancho Valley Drive to SR-71 NB (Study Area Roadway Segment No. 4); and
- Westbound (WB) Left Turn Lanes at SR-71 SB Ramps at Rio Rancho Road (WB Turn Lanes at Study Area Intersection No. 2).

Congestion Management Plan (CMP) Facilities Impacts

The SR-71 NB Ramps / Rio Rancho Road intersection and the WB left turn lanes at SR-71 SB Ramps at Rio Rancho Road are Congestion Management Program (CMP) facilities. Impacts to these CMP facilities are coincident with impacts to other Study Area facilities. Consistent with other analyses presented herein, Project contributions to traffic impacts at the affected CMP facilities would be cumulatively considerable, and traffic impacts would be cumulatively significant and unavoidable.

Mitigation Measures are proposed for the following EIR Topical Issues:

- Transportation and Traffic (mitigation measures 4.2.1-4.2.6);
- Air quality (mitigation measures 4.3.1-4.3.4);
- Noise (mitigation measure 4.5.1);
- Biological resources (mitigation measure BIO-1); and
- Cultural resources (mitigation measures CR-1 and CR-2).

The Mitigation Monitoring Program (pages 4-1 through 4-11 of the FEIR) lists all mitigation measures. With adoption of these mitigation measures, potential environmental impacts will be reduced to less than significant levels for all issues other than Transportation and Traffic.

**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 finds that the proposed Change of Zone 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 Change of Zone (ZONE 7828-2017) to rezone 3 properties from C-4 (Highway Commercial) to the Small Lot Residential for the properties at 1901 S. White Avenue.

**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 FEBRUARY, 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     )  
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 Sec. 1094.6 C.C.P."