



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: March 28, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **CONDITIONAL USE PERMIT (CUP 7353-2017) AND TENTATIVE PARCEL MAP (PM 7354-2017):**

A request for a Conditional Use Permit (CUP 7353-2017) to allow the development of approximately 16,433 square feet of new retail space in two new buildings and one existing building on a 1.45 acre lot; and a Tentative Parcel Map (PM 7354-2017) to combine two lots into one lot on parcels located at 888 W. Mission Boulevard in the Midtown Segment of the Pomona Corridors Specific Plan and the Mixed-Use Arterial Retail Zone in the Downtown Pomona Specific Plan.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolutions (Attachments 1-2) approving Conditional Use Permit (CUP 7353-2017) and Tentative Parcel Map (PM 7354-2017), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location: 888 W. Mission Boulevard
APN Information: 834-201-3020 & 834-201-3021
Project Applicant: ATC Design Group
Property Owners: Mission White, LLC
CC District: District # 2
Historic/CBD: Not Applicable
Specific Plan: Pomona Corridors Specific Plan and Downtown Pomona Specific Plan

PROJECT DESCRIPTION

The applicant, ATC Design Group, is requesting a Conditional Use Permit (CUP 7353-2017) to allow the development of approximately 16,433 square feet (SF) of new retail space in two new

buildings and one existing building on a 1.45 gross acre lot; and a Tentative Parcel Map (PARCELMAP 7354-2017) to combine two lots into one lot on parcels located at 888 W. Mission Boulevard in the Midtown Segment of the Pomona Corridors Specific Plan and the Mixed-Use Arterial Retail Zone in the Downtown Pomona Specific Plan (Attachment 4).

The proposed project consists of three one-story retail buildings. The “Major 1” building, as shown on the Site Plan in Attachment 4, would include a new, approximately 8,559 SF Family Dollar Store located at the southwest corner of Mission Boulevard and Cypress Street. The primary entrance to the building is provided at the northwest corner of the building facilitating convenient access for both pedestrians entering from Mission Avenue, and those parked in the parking lot interior to the site.

The Pad 1A and 1B building would be an approximately 5,550 SF sit-down restaurant located at the southeast corner of Mission Boulevard and White Avenue. Pad 1A is an existing structure located at the corner of Mission Boulevard and White Avenue that would be expanded on the south and east sides, retaining the front facades facing both streets. Pad 1B would be a new addition connected to the expanded south side of Pad 1A. The existing entrance to Pad 1A would be retained on the north side facing Mission Boulevard; and an entrance to Pad 1B would be provided on the south side of the Pad 1B building. Entrances are placed to be visible and accessible to both pedestrians and drivers to the site.

The Pad 2 building would be a new, approximately 2,324 SF laundromat located at the northeast corner of White Avenue and W. 6th Street. Entrances to the building would be provided from the north and west side of the building, in order to provide a convenient corner entrance for pedestrians as well as a visible entrance to those entering from the parking lot.

The project site currently has six driveways. The proposed project would remove two and reconfigure four driveways around the perimeter of the site. Vehicular access to the site would be provided from all four perimeter streets. Decorative paving would be provided at each entrance. The project would include approximately 6,511 SF of landscaping, or 10.3% of the parking lot area. Two public open space areas would be provided totaling approximately 1,071 SF. A total of 65 parking spaces, including 60 standard spaces and 5 accessible stalls, would also be provided onsite.

All buildings, including the expansion to building Pad 1A, would be built to a similar architectural style that is intended to preserve and be compatible with the existing Pad 1A historic building onsite. That includes a brick base, with middle and upper portions of the buildings clad in cement plaster. The color tones would be neutral, with the roof fascia, foam trims and foam cornice mouldings in complementary colors. Metal canopies would be located over windows and doors near the entrances to provide shade. Windows would be in a storefront glazing system. Articulation would be provided through varying roof planes and wall segments. Trees would be provided in the notches of buildings to add interest and color to plain building walls.

Landscaping onsite would consist of a combination of trees, shrubs, vines and groundcovers within setback areas and in the parking lot planters. All proposed landscaping materials are drought tolerant.

Applicable Code Sections

The proposed project currently has two different zoning designations. The portion of the site between Mission Boulevard and the centerline of the existing alley, which bisects the property from east to west, is within the Midtown Segment of the Pomona Corridors Specific Plan (PCSP) and the portion of the site between 6th Street and the centerline of the existing alley is within the MU-AR (Mixed-Use Arterial Retail) zone of the Downtown Pomona Specific Plan (DPSP). The project has been reviewed utilizing the requirements of both the PCSP and the DPSP, as demonstrated in the Zoning Compliance Analysis below. The PCSP provides the standards for the Midtown Segment in Section 2.1.11, which includes regulations for building use, building scale, frontage and building placement, street improvements, open space, parking, architectural treatments, and signage. The DPSP provides the standards for the MU-AR zone in Section 6, which includes regulations for building use, building height, minimum setbacks and parking.

Surrounding Land Use Information

The subject site is bordered by Mission Boulevard on the north, White Avenue on the west, 6th Street on the south and Cypress Street on the east (Attachment 3). A single abandoned historic retail building sits on the northwest portion of the site. The properties that surround the site include commercial to the north and west, and single-family residential to the south and east. The following table summarizes the subject site and surrounding land uses, zoning and general plan designations for Planning Commission consideration.

Land Use Summary Table

	Existing Land Use	Zoning Designation	General Plan Designation
Subject Site	Retail	Midtown Segment – PCSP And MU-AR (Mixed-Use Arterial Retail) – DPSP	Neighborhood Edge
East	Single-Family Residential	Midtown Segment – PCSP	Residential Neighborhood
North	Commercial	Midtown Segment – PCSP	Urban Neighborhood
South	Single-Family Residential	R-3 Medium- Density Multi- Family Residential	Residential Neighborhood

	Existing Land Use	Zoning Designation	General Plan Designation
West	Commercial	Midtown Segment – PCSP	Neighborhood Edge

ZONING COMPLIANCE ANALYSIS

Site Development Standards

As specified above, the project has two zoning designations. The portion of the site between Mission Boulevard and the centerline of the existing alley is within the Midtown Segment of the PCSP. This includes the Pad 1A, Pad 1B and Major 1 buildings and associated parking, landscaping and open space. Table 1 below details the development standards of the PCSP's Midtown Segment and the project's compliance with the standards.

Table 1: Project Summary Table for PCSP

Section	Development Standard	PCSP Requirements	Proposed Project	Compliance Determination
2.2.1	Use Type: Retail	Permitted Use	Retail	Yes
2.3.1	Building Height	Min: 1 story Max: 3 stories Ground floor retail: 14'	One story; 14' for ground floor (floor-ceiling)	Yes
2.3.3	Building Length	Max: 180' Limited Corner Building (Major 1): 120'	Pad 1A: 79' max Pad 1B: 48' max Major 1: 104' max	Yes
2.3.5	Building Massing	3L:2H to 5L:2H – Mission 2L:3H to 5L:2H– other streets Major 1 on Mission: H: 25' allowed L= 37.5-62.5' Major 1 on Cypress: H: 23' allowed L = 15-57.5' Pad 1A on Mission: H: 20'	Major 1: L on Mission: 50.9' L on Cypress: 33.25' Pad 1A/1B L on Mission: N/A - Existing L on White: 35'-10.5"	Yes; however, a condition has been added to ensure that each major primary volume provide the required building massing elements, including a major façade offset, notch, and façade composition change (see Pg. 61 of the

Section	Development Standard	PCSP Requirements	Proposed Project	Compliance Determination
		<p>Allowed L = 30-50'</p> <p>Pad 1A/1B on White: H: 15' allowed L = 10-37.5'</p> <p>*Only one primary volume (the longest) must comply.</p>		PCSP).
2.4.1	Building Orientation to street	Required	Generally Proposed	Yes
2.4.2	Front Vehicular Door	Limited – 2 single garage doors or 1 double-garage door permitted.	1 double garage door proposed	Yes
2.4.3	Corner Setback	5' min; 15' max	5-10'	Yes
2.4.7	Frontage Coverage	70% Mission = 181' White: 87'	Mission: 183' White: 127'	Yes
2.4.8	Minimum Space Between Buildings	20'	Pad 1A/Mission: 42' Pad 1B/Pad 1:100'+	Yes
2.4.9	Build to Corner	Required	Proposed	Yes
2.5.1	Improvements to Existing Streets	Meet all Midtown Blvd. requirements (Pg. 75, 2.5H)	No improvements proposed at this stage	* A condition has been added to require applicant to meet streetscape improvements per Public Works standards.
2.5.3	Block Size	Max Vehicle Size: 2000' Max Pedestrian Size: 1600'	1,008.5'	Yes
2.6.1	Provision of public open space	N/A Building square footage is less than 20,000 SF	1,071.7 SF	N/A

Section	Development Standard	PCSP Requirements	Proposed Project	Compliance Determination
2.6.6	Setback Area Landscaping Types	A. Boulevard Landscaping required B. Interior Block—Groundcover, moderate or heavy screening required(see pg. 87 – 2.6.6	Boulevard landscaping, groundcover and screening.	*Condition added to provide along Mission Blvd. one tree per 40 feet of street frontage, in addition to the existing palm trees. This is required to unify the landscaping palette and provide shade over the public right of way. Evergreen trees are recommended
2.7.1	Parking	3/1,000 Min = 50 spaces 4/1,000 Max = 66 space	65 spaces provided: 60 standard, 5 accessible	Yes
2.7.2	Parking Types	Rear and Side Surface Parking Permitted	Rear and Side Surface Parking	Yes; however, parking also fronts onto W. 6 th Street and Cypress Street where no buildings are located in order to meet required parking.
2.8.1-2.8.3	Architectural Regulations	See Section 2.8.2 for architectural guidelines	Architectural style is compatible with existing building.	Yes

Section	Development Standard	PCSP Requirements	Proposed Project	Compliance Determination
2.9	Signage	Building signage shall be consistent with the types and regulations found on pg. 51 and Section 2.9 of the PCSP.	Nothing proposed at this stage.*	Condition added that a Master Sign Program shall be required.

The portion of the property between 6th Street and the centerline of the existing alley is within the MU-AR district of the DPSP. This includes Pad 2 and associated parking and landscaping. The MU-AR district is intended to accommodate offices, restaurants and general retail uses, such as grocery stores, electronics stores, appliance stores, convenience stores and neighborhood/personal services. The table below details the development standards of the DPSP's MU-AR district and the project's compliance with the standards.

Table 2: Project Summary Table for DPSP

Section	Development Standard	DPSP Requirements	Proposed Project	Compliance Determination
6.A	Use Type: Retail	Permitted Use	Retail	Yes
6.B	Building Height	Min: 25 feet or 2 story Max: 45 feet or 3 story	20'	No
6.B	Min Building Setbacks	Front: 0' Side: 0'	Front: 10' Side: 10'	Yes
.503-H	Parking	4 per 1,000	65 Total for Lot	Yes

As shown in Table 1 above, the proposed project is largely compliant with the development standards of the PCSP. As shown in Table 2 above, the proposed project is compliant with the development standards of the DPSP, with the exception of the minimum height for the Pad 2 building, which specifies 25 feet or 2 stories. The proposed building height of Pad 2 is 20 feet, falling short of the required height minimum by 5 feet or 20%. While the PCSP contains a provision whereby the Development Services Director may approve a deviation, up to 20% of any single standard, the same exception is not granted in the DPSP. The DPSP incorporates the provisions of the City's Zoning Ordinance, which would allow the deviation with approval of a Minor Deviation Variance (MDV). Therefore, Staff has made a condition that the applicant shall apply for an MDV. Due to the proposed 1-story retail building, Staff believes a 20-foot building is appropriate and compatible with other onsite development and would support approval of the MDV.

Several conditions have been recommended to ensure: that streetscape improvements are made pursuant to Public Works requirements, that a Master Sign Permit is obtained, and that one tree

is planted along Mission Boulevard per 40 feet of street frontage, in addition to the existing palm trees; this is required to unify the landscaping palette and provide shade over the public right of way. Evergreen trees are recommended.

In the applicant's original submittal to the Planning Division, Staff recommended that existing curb cuts on Mission Boulevard be removed and all access to parking areas be taken from White Avenue, Cypress Street or 6th Avenue. Staff maintains this recommendation for Planning Commission consideration as sufficient access to the site can be accommodated by removing the curb cut on Mission Boulevard, allowing this area to be used as an extension of public open space. This would maintain the flow of traffic on Mission Boulevard and provide a continuous landscaped edge along the streetscape and a larger public open space area that screens the parking from the street.

ISSUE ANALYSIS

Issue 1: General Plan/Land Use

The General Plan land use map designates the subject project as Neighborhood Edge. "Neighborhood Edge" is defined as edge properties that are adjacent to City neighborhoods that will accommodate larger scale development that is more suitable for wider, more heavily trafficked roadways and will function as buffers for residential neighborhoods behind them. These areas anticipate a reasonable amount of infill development emphasizing streetscape improvements to add visual appeal and value, develop continuity along the street edge, and provide buffering and compatibility with adjacent development.

The retail development project is consistent with the City's General Plan because it would stabilize and strengthen the neighborhood character of the surrounding area with an infill project that is compatible with existing surrounding commercial and residential uses. The proposed project would improve the currently underutilized site with new commercial buildings, adding services and public open space within walking distance to nearby businesses and residents. Furthermore, the project is consistent with the following goals and policies of the General Plan:

"Improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors" (Goal 6D.G1)

"Ensure that new development helps establish an appropriate edge to protect and buffer adjacent stable residential neighborhoods" (Goal GD.D5)

"Promote the economic vitality and pedestrian-oriented design of commercial development." (Goal GD.G7)

"Encourage development with parking located to the side or rear of buildings, in shared parking facilities, and in parking structures" (Policy GD.P14)

“Encourage rehabilitation and façade improvements of existing commercial centers along corridors.” (Policy GD.P8)

The proposed project fulfills the intent of the General Plan in that it would improve the physical character and economic vitality of an existing underutilized property, including improving the façade of an existing abandoned building onsite. The landscaped setbacks and one-story buildings would provide an appropriate edge to protect adjacent residential uses. The landscaping, entrances oriented towards the street and public open space areas would also create a pedestrian-friendly environment. Parking would largely be located internally behind and to the side of buildings to the extent possible.

The Mission Boulevard corridor is also identified in the General Plan as a Priority 5-Corridors Strategic Action Area (SAA). The proposed retail project is consistent with the following planning approach of the Corridors SAA:

“Establish segments in between centers, where each segment has its own distinct character and clear market focus.”

“Make sure that new commercial investment between centers is consistent and compatible with each segment’s market focus.”

“Ensure that new development helps establish an appropriate edge to adjacent stable neighborhoods.”

The proposed retail uses would create a clear retail market focus and establish an appropriate edge to adjacent neighborhoods. Therefore, the proposed project would be consistent with the General Plan.

Issue 2: Zoning Ordinance Compliance

Staff has evaluated the proposed project, as provided above in the Zoning Compliance Analysis above, and has determined that the proposed use is in compliance with the PCSP Midtown Segment and DPSP MU-AR district, as conditioned. As a result, the granting of this Conditional Use Permit, subject to conditions, would not adversely affect the Zoning Ordinance.

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 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.

Traffic Impact Study

Staff required that the applicant verify that the proposed project would have no significant traffic impacts through the preparation of a Traffic Impact Study (TIS), which is included as Attachment 6. The TIS was developed based on requirements established in the *City of Pomona Traffic Impact Study Guidelines* (City of Pomona, February 2012). The TIS determined that the addition of estimated project traffic does not exceed the City's thresholds of significance for signalized and unsignalized intersections. Net new project trips would add an overall 75 AM and 117 PM peak hour trips. The distribution of trips on the roadway network would not exceed the thresholds of significance in accordance with the City of Pomona Traffic Impact Study Guidelines; therefore, there are no changes to the existing baseline conditions that would require mitigation.

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 February 19, 2018 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 1,000-foot radius of the subject site on March 13, 2018 (Attachment 6). The applicant also posted a public hearing notice for the proposed project on the subject site. As of the date of this staff report, staff has not received any correspondence either supporting or opposing the proposed project.

CONCLUSION

The proposal is consistent with the allowed uses and development standards of the PCSP and DPSP, as conditioned. Based on staff's analysis, the proposed project would be compatible with adjacent land uses, considerably improve an existing underutilized site and would not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission adopt the attached Resolutions (Attachment 1-2) approving Conditional Use Permit (CUP 7353-2017) and Tentative Parcel Map (PM 7354-2017), subject to conditions.

Respectfully Submitted By:

Prepared By:

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ATTACHMENTS:

- 1) Draft PC Resolution CUP 7353-2017
- 2) Draft PC Resolution PARCELMAP 7354-2017
- 3) Location Map & Aerial Photograph
- 4) Project Plans Reductions
- 5) Traffic Impact Study
- 6) 1,000-foot Radius Map & Public Hearing Notice
- 7) Full Size Project Plans (Separate Cover)

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