



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: May 9, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: (MISC 9798-2018): Review of a parking study to approve a reduced parking requirement (from 21 to 14) allowing for a 996 square foot coffee shop on a property in the C-4 (Highway Commercial) zone located at 1180 North White Avenue (Council District 1)

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution (Attachment 1) recommending approval of the parking reduction.

PROJECT/APPLICANT INFORMATION

Project Location:	1180 North White Avenue (2 properties)
APN Information:	8340-003-002, 017
Project Applicant:	Jean Ndjongo
Property Owner:	Jean Ndjongo
CC District:	District # 1
Redevelopment Area:	Not Applicable
Historic/CBD:	Wilton Heights Historic District
Specific Plan:	Not Applicable
General Plan	Residential Neighborhood
Zoning:	C-4 (Highway Commercial)

PROJECT BACKGROUND AND DESCRIPTION

On October 1, 2008, the Historic Preservation Commission approved Major Certificate of Appropriateness (MISC 08-163) to relocate the former automotive service station from its location at 1212 North White Avenue to 1180 North White Avenue. The Historic Resource Evaluation that was prepared at that time indicated that the former automotive service station is currently a Contributor to the Hacienda Park Historic District.

The two properties are under the same ownership, have one address, and will function as one project. The applicant, Mr. Jean Ndjongo, is proposing to establish a coffee shop in the former automotive service station building and canopy structure at the rear of the lot at 1180 North

White Avenue, located on the east side of White Avenue, between Orange Grove and West Columbia Avenue (Attachment 4). He currently operates a barbeque (BBQ) restaurant in a separate building on the property. A condition had been added to merge the lots.

The relocated 996 square foot service station building and its canopy structure consists of two automotive bays, a lobby, storage space, and office area. It is proposed that the automotive bays will be used as dining areas, the office as customer entrance, and the other rooms as kitchen and restroom area. The canopy of the building will provide a shaded seating area.

The BBQ restaurant, opened in 2009, operates in a building that was originally a residence and was formerly used as a rental car agency office. A Conditional Use Permit application for a rental car agency location in the service station building was denied in 2008. A Conditional Use Permit application for a muffler shop in the service station building was withdrawn in 2016.

The proposed hours of operation for the coffee shop are from 6:00 am - 5:00 pm, daily. It will operate with no more than two employees per shift. The hours of operation for the BBQ restaurant are Tuesday to Friday from 11:00 am – 8:00 pm, and 12:00 pm - 8:00 pm on weekends. It operates with no more than two employees per shift.

This application is specifically for the parking reduction. Any exterior changes to the structure will require a Certificate of Appropriateness to be reviewed by staff (Minor) or the Historic Preservation Commission (Major). Building permits must be obtained prior to construction, when structural changes are made to the building. Cosmetic changes do not require a Building Permit.

Applicable Code Sections

Pomona Zoning Ordinance (PZO) Sections .503-H.F.4 and .503-H.F.5 outline procedures for the Planning Commission to approve a reduction on the required parking with a parking study. An analysis of a parking study for the Planning Commission to consider approval is included on page 4, second paragraph under the off-street parking table.

Surrounding Land Use Information

The project is located within a commercially zoned intersection near White and Orange Grove Avenues. Beyond the intersection, the immediate area is predominantly zoned for residential purposes. The nature of the surrounding uses, zoning and General Plan land use designations are delineated in the following table for Planning Commission consideration.

Land Use Summary Table

	Existing Land Use	Zoning Designation	General Plan Designation
Subject Site	Vacant building/parking	C-4 (Highway Commercial)	Residential Neighborhood

	Existing Land Use	Zoning Designation	General Plan Designation
North	Commercial	C-4	Residential Neighborhood
South	Residential	C-4	Residential Neighborhood
East	Residential	R-1-6000, 7200	Residential Neighborhood
West	Commercial	C-4	Urban Neighborhood

ZONING COMPLIANCE ANALYSIS

The project site is currently zoned C-4 (Highway Commercial). The proposed project is subject to specific development standards of the C-4 zone. Staff evaluated the proposed project to confirm compliance with the minimum development standards of the C-4 zone. Staff has concluded that the physical development of the site meets and/or exceeds the applicable development standards of the C-4 zone. The following table summarizes the proposed project and its compliance with the C-4 development standards:

Project Summary Table

Development Standards	Zoning/Code Requirements	Proposed Project	Compliance Determination
Site area	No Requirement	11,454 sq. ft. (.27 acre)	Yes, existing
Setbacks	Front: none Sides: none Rear: (When abutting residential 10')	Front: 20'-10" Sides: 5' Rear: 3'-8" – 14'5"	Yes, existing Yes, existing N/A, existing legal non-conforming
Minimum Bldg. Size	No Requirement	Restaurant: 720 sq. ft. Service Station: 996 sq. ft. Storage Bldg.: 360 sq. ft.	Yes, existing Yes, existing Yes, existing
Building Height	6 stories (75 ft.)	1 Story (12'-10")	Yes, existing
Walls	6' Block wall	6' Block wall	Yes
Access	Driveway Min. 20 feet wide	21'-8"	Yes, existing

Vehicular Circulation & Access

Access to the site will occur from White Avenue. The existing roadway system and right-of-way traffic improvements have been determined by the Public Works Department to be capable of handling the traffic generated by the proposed coffee shop. All employees and customers will take access to parking spaces from the private driveway. The driveway is wide enough (21'-8") to ensure that all vehicles will have sufficient maneuverability to safely enter and exit the

property. The proposed vehicle access and circulation of the project site will adequately serve the proposed use.

Off-Street Parking

The PZO required off-street parking for restaurants is outlined in the chart below:

Use	Square Footage	Parking Ratio	Required Off-Street Parking	Off-Street Parking Provided
Existing BBQ Restaurant:	1,080 SF	1 space for each 100 square feet of gross floor area, with a minimum of ten spaces	11 spaces	14 spaces
Proposed Coffee Shop:	996 SF		<u>10 spaces</u> 21 spaces TOTAL	TOTAL (5 compact)

For uses that provide more than ten spaces, the Code allows 25% of the spaces in excess of ten to be compact spaces. As outlined above, the proposed use does not have the PZO required number of off-street parking spaces for the proposed coffee shop or the allowed ratio of compact to standard size spaces.

Per Section .503-H.F.4 and .503-H.F.5, the Planning Commission may approve a prescribed parking study prepared by a registered traffic engineer that includes the basis for the recommended number of off-street parking spaces when the proposed development does not meet Code requirements. The applicant has provided a parking demand study (Attachment 2) completed by a licensed traffic engineer stating that their off-street parking needs are less than what the PZO requires due to the fact that the two businesses have staggered operating hours, different peak hours, and that most of the BBQ restaurant customers utilize on-line ordering and pick-up so they are only parked in the lot briefly. The applicant is requesting relief from the minimum parking requirement through the parking study.

Staff has determined the parking study meets the requirements as outlined in the Code. The study was reviewed by the Public Works Department who provided comments and suggestions such as including additional daily counts. The site plan was also revised to add another parking space. The additional information is included as Attachment 3.

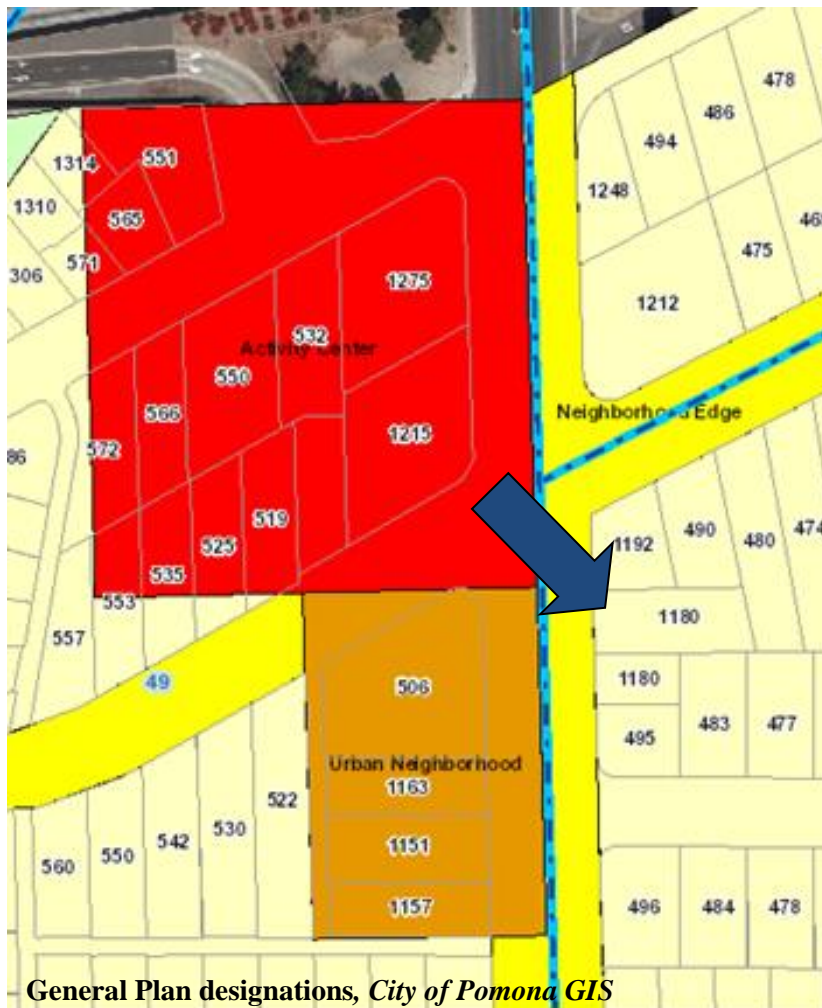
It is staff's opinion that the proposal meets the required findings, as provided in the attached resolution.

ISSUES ANALYSIS

Issue 1: General Plan Conformity

The proposal is consistent with the following Guiding Themes of the General Plan:

- *A Diverse City with a Complete Array of Uses and Amenities for Local and Regional Needs;*
- *A Development Plan Responsive to New Opportunities That Embrace Change and Innovation;*
- *A City with Neighborhoods Where People Thrive; and*
- *A Community That Celebrates and Protects its Living Heritage and Culture.*



Although the General Plan identifies this property as Residential Neighborhood, these two properties are zoned commercial and function more as an extension of the General Plan designations of Activity Center (to the northwest) and Urban Neighborhood (to the west).

It is also consistent with the Economic Development priority 7: *Remove Potential Barriers to New Investment and Economic Prosperity* which discusses “costly minimum parking requirements” as a barrier.

The proposed application will allow the applicant to establish a coffee shop in an underutilized building. The structure was moved to this location before the General

Plan update in 2014 and the owner has been attempting to find a suitable use. Staff is supportive of this proposal that is compatible with the abutting neighborhood uses and provides for an additional walkable use.

Issue 2: Zoning Ordinance Compliance

Staff has evaluated the proposed site design and has determined that the proposed development complies with the development standards of the proposed C-4 (Highway Commercial) zone. The proposed project conforms to the Zoning Ordinance and the reduction in parking is warranted based on its location, size, and proximity to adjoining neighborhood uses.

Issue 3: Land Use Compatibility in the Context of the Neighborhood

The applicant is proposing to establish a coffee shop in a former automotive service station building and canopy structure that is located within a commercially zoned portion of White Avenue. The proposed use is compatible with the adjacent uses that include other retail and service uses.

Issue 4: Off-Street Parking Impacts

Based on the parking justification study that was submitted by the applicant, the required findings can be made as outlined in the attached draft resolution (Attachment 1).

ENVIRONMENTAL ANALYSIS/DETERMINATION

In accordance with the California Environmental Quality Act (CEQA) guidelines, the proposed project, under the Conditional Use Permit request, would be categorically exempt under Article 19, Section 15301 (Existing Facilities), because the proposed project will utilize existing structures where all public services and facilities are available to serve the project.

CONCLUSION

The proposed project is consistent with the intent of the City's General Plan and meets or exceeds the minimum development standards of the Zoning Ordinance. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed project will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding uses. Further, the project has been designed in a manner that will enhance the aesthetics of the site, and complement the existing commercial character of the surrounding area.

RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution (Attachment 1) recommending approval of the parking reduction (MISC 9798-2018), subject to conditions.

Prepared By and Respectfully Submitted:

Emily Stadnicki
Development Services Manager

PC ATTACHMENTS:

- 1) Draft PC Resolution for MISC 9798-2018
- 2) Parking Demand Study completed by K2 Traffic Engineering, Inc.
- 3) Parking Demand Study Amendments
- 4) Vicinity Map and Aerial Photograph
- 5) Site Photographs
- 6) Site Plan (8-1/2" x 11") Reductions