



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: May 9, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: **CHANGE OF ZONE (ZONE-6154-2016), CONDITIONAL USE PERMIT (CUP-9774-2018):** A request to change the zoning district from R-1-6,000, Single-family residential district to R-1-E Overlay, Single-family residential overlay district for a property located at 1538 South Towne Avenue. The request also includes the proposed construction of two detached single-family structures, construction of a six car garage as well as associated site improvements.

STAFF RECOMMENDATION

The Planning Division recommends the Planning Commission adopt the attached draft Resolutions recommending the City Council approve Change of Zone (ZONE-6154-2016) and Conditional Use Permit (CUP-9774-2018) (Attachment 1), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location:	1538 South Towne Avenue
APN Information:	8328-007-006
Project Applicant:	Hung Kwan Ku
Property Owner:	Hung Kwan Ku
City Council District:	District 3 – Cristina Carrizosa
Redevelopment Area:	Not Applicable
Historic/CBD:	Not Applicable
Specific Plan:	Not Applicable
General Plan:	Residential Neighborhood
Zoning:	R-1-6,000, Single-family residential district

PROJECT DESCRIPTION

The subject site is located at 1538 South Towne Avenue and is currently improved with one single-family residence approximately 1,088 square feet in area as well as a garage, two patios and a storage structure (Attachment 2).

The applicant is requesting to change the zoning district of the subject property from R-1-6,000, Single-family residential district to R-1-E Overlay, Single-family residential overlay district. The R-1-E Overlay district is intended to provide for the development of deep lots where the opening of interior streets is physically impossible. In this case, the subject property does meet the minimum criteria to be considered a deep lot as well as all other applicable development criteria.

The request also includes a proposal to allow for the construction of two detached single-family structures, construction of a six car garage, as well as associated site improvements. The two, single-family structures will be approximately 3,400 square feet in area and are proposed to include two-stories with a maximum height of 21 feet. The six car garage shall be approximately 1,280 square feet in area with a maximum height of 14 feet. The project is designed to include a common drive along the northern portion of the property that will lead to the garage proposed at the rear of the property. Access to the property will be provided via a common driveway along Towne Avenue.

The existing single-family structure shall remain, but all other accessory structures and site improvements will be demolished in order to accommodate the two new single-family structures and garage.

Applicable Code Sections

Section .270 R-1-E Overlay - Single-family residential overlay district of the Pomona Zoning Ordinance requires a Change of Zone to apply the R-1-E Overlay, Single-family residential overlay district over the base zoning district, in this case, R-1-6,000, Single-family residential district. In addition a Conditional Use Permit is required to approve the proposed development as detailed in the Project Description section above. As established in Section .270, any proposed development shall conform to the standards of the base zoning district, in this case, R-1-6,000, Single-family residential district.

Surrounding Land Use Information

The zoning, General Plan land use designation and existing uses for the surrounding properties are identified in the following table:

Land Use Summary Table

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Single-Family	R,1-6,000	Residential Neighborhood
North	Single-Family	R,1-6,000	Residential Neighborhood
South	Single-Family	R,1-6,000	Residential Neighborhood
East	Single-Family	R,1-6,000	Residential Neighborhood
West	Single-Family	R,1-6,000	Neighborhood Edge / Residential Neighborhood

ZONING COMPLIANCE ANALYSIS**Site Development Standards**

Based on staff's analysis, the project meets and/or exceeds the minimum development standards of the R-1-E Overlay as well as the R-1-6,000 district. In order to provide the Planning Commission with a comparison of the required development standards and that of the proposed project, staff has prepared the following table for consideration.

Project Summary Table

Standard	Zone Requirement	Proposed Project	Compliance Determination
Lot Area	6,000 sf min.	19,694 sf	Yes
Pop. Density	6,000 sf min. per unit	6,564 sf per unit	Yes
Lot Width	60' min.	65'	Yes
Lot Depth	175' min.	280'	Yes
Front Yard	25' min.	15'-8" existing, legal, non-conforming	N/A
Side Yard	5' min.	5'-6"	Yes
Rear Yard	25'	64'-4"	Yes
Coverage	35% max.	29%	Yes
Building Height	35' / 2 stories max.	21' / single-story	Yes
Min. Drive Width	20'	20'-6"	Yes
Off-Street Parking	Two covered spaces per unit	Six covered spaces total	Yes

ISSUES ANALYSIS**Issue 1: General Plan Conformity**

The project conforms to the City's General Plan in that the proposed R-1-E Overlay and associated residential development is consistent with the "Residential Neighborhood" place type as identified on the General Plan Land Use Map. The project would also promote the following General Plan goals and policy:

Goal 6D.G2: Maximize the value of all properties along the City's most visible and prominent corridors.

Goal 6G.G3: Improve neighborhoods exhibiting substandard conditions and declining private reinvestment.

Goal 6G.G8: Ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods.

Goal 7B.G6: Maximize property values throughout the City.

Goal 7F.G4: Ensure high quality new development and redevelopment throughout the City that is designed appropriately to add value to its surrounding context.

Goal 7F.P8: Ensure that garages do not dominate streetscapes.

Issue 2: Zoning Ordinance Compliance

Staff has evaluated the proposal in terms of conformance to the development standards of the R-1-E Overlay district and the base R-1-6,000 district. As provided in the Zoning Compliance Analysis section, the project conforms to the applicable development standards of the respective district. Therefore, the granting of the Change of Zone and Conditional Use Permit will not adversely affect the intent and purpose of the Pomona Zoning Ordinance (Attachments 1a and 1b).

Issue 3: Land Use Compatibility

The subject site is located in an area with properties used, zoned, and planned for residential uses. The proposed total of three units on the subject property is compliant with the density permitted for the R-1-6,000 district. Based on these factors, staff finds that the residential project is compatible in the context of the surrounding neighborhood and will be a positive addition to the area.

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 has determined that the proposed project meets the criteria for a Class 3 Categorical Exemption pursuant to Section 15303, (Class 3 – New Construction or conversion of Small Structures). 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 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on April 26, 2018 (Attachment 3).

CONCLUSION

The proposed project is consistent with the place type designation contained in 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 development will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods (Attachment 4). Further, the project has been designed in a

manner that will enhance the aesthetics of the site and complement the existing character of the surrounding area.

RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached draft Resolution recommending the City Council approve Change of Zone (ZONE-6154-2016) and Conditional Use Permit (CUP-9774-2018), subject to conditions.

Respectfully Submitted:

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ATTACHMENTS:

- 1) Draft PC Resolutions for ZONE-6154-2016 and CUP-9774-2018
- 2) Location Map and Aerial Photograph
- 3) Public Hearing Notice and 400' Radius Map
- 4) Conceptual Project Plans