



CITY OF POMONA COUNCIL REPORT

May 21, 2018

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Mario Suarez, AICP, Development Services Director

Subject: ADOPT AT SECOND READING TWO ORDINANCES RELATED TO THE “RIO RANCHO III PROJECT” (PROJECT), APPROVING ZONING CODE AMENDMENT (CODE 8025-2017) AND A CHANGE OF ZONE (ZONE 7828-2017) FOR THE SITE AT 1901 S. WHITE AVE.

OVERVIEW

Recommendation – That the City Council adopt at second reading the following ordinances, and adopt a resolution:

1. An Ordinance approving Zoning Code Amendment (CODE 8025-2017) (Attachment A) to adopt the Small Lot Residential zone; and
2. An Ordinance approving Change of Zone (ZONE 7828-2017) (Attachment B) from C-4 (Highway Commercial) to Small Lot Residential.

Fiscal Impact – There are no anticipated short-term or long-term impacts associated with this action.

Public Noticing Requirements – Pursuant to Section .571(D) of the Zoning Ordinance, a notice of public hearing is required to be published in a newspaper of local circulation, and sent to property owners within a 400-foot radius of the project site, at least ten days prior to the date of the public hearing. A notice was published in the Inland Valley Daily Bulletin on Saturday, April 14, 2018, and mailed to property owners on Monday, April 13, 2018.

Previous Related Action – On March 14, 2018, the Planning Commission reviewed the General Plan Amendment (GPA 8024-2017), Zoning Code Amendment (CODE 8025-2017), Change of Zone (ZONE 7828-2017), Conditional Use Permit (CUP 8026-2017), Tentative Tract Map 74606 (TRACTMAP 7828-2017), and Environmental Impact Report (ENV 8028-2017). The Planning Commission voted 4-1 to recommend that the

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City Council approve the Project. On April 23, 2018, the City Council conducted a public hearing to receive testimony on the item and then voted 6-0-1 (Ontiveros abstaining) to introduce two ordinances for first reading and adopt four resolutions certifying the Environmental Impact Report and approving the General Plan Amendment, Conditional Use Permit, and Tentative Tract Map (Attachment C).

Environmental Determination - Pursuant to the provisions of the California Environmental Quality Act, CEQA, found in the California Public Resources Code, a Final Environmental Impact Report (FEIR) has been prepared for this project. The FEIR determined that there are two unavoidable, potentially significant impacts to Transportation/Traffic. At the public hearing of April 23, 2018, the City Council certified the FEIR, adopted Findings of Fact, a Statement of Overriding Considerations, and the Mitigation Monitoring Program.

EXECUTIVE SUMMARY

The Project is a proposed 110-lot residential subdivision located on an 11.90 acre property at 1901 S. White Avenue. The applicant has applied for 1) an amendment of the General Plan to change the designation from Transit Oriented District: Neighborhood to Residential Neighborhood; 2) a zoning code amendment to add a new Small Lot Residential zone to the zoning ordinance; 3) a change of zone for the property from C-4 (Highway Commercial) to the new Small Lot Residential zone; 5) a Conditional Use Permit to build 10 or more dwelling units on the property; and 6) a Tentative Tract Map to subdivide the property. In support of these actions, an Environmental Impact Report was prepared.

DISCUSSION

The proposed Rio Rancho III Residential Project (Project), including all facilities proposed within the Project site, on- and off-site supporting improvements, and associated discretionary actions comprise the Project. Primary uses proposed by the Project include:

- 110 Single-Family Dwelling Units and supporting facilities;
- On-site parking totaling 360 spaces – comprising 220 garage spaces (one 2-car garage/dwelling unit), 86 driveway spaces, and 54 guest parking spaces; and
- Site amenities including two private recreation areas and dog park.

The subject Project consists of three vacant lots. The site is bordered by State Route 71 to the west, Lexington Avenue to the north, White Avenue to the east, and graded but undeveloped commercial lots to the southeast. Access to the site will be from the northerly terminus of Rancho Valley Drive. The proposed residential lots range in size from 2,214 to 4,523 square feet. The homes will range in size from 1,948 to 2,742 square feet.

On April 23, 2018, the City Council conducted a public hearing on the proposed Project. Although concerns were expressed about the proposed access gate, the City Council voted 6-0-1 (Ontiveros abstaining) to certify the FEIR, including adopting Findings of Fact, a Statement of Overriding Considerations and the Mitigation Monitoring Program; and approve the General Plan Amendment, Conditional Use Permit and Tentative Tract Map.

Staff recommends that the City Council adopt at second reading the attached ordinances implementing the Zoning Code Amendment and Zone Change required for the Project. Should the City Council approve the ordinances, they would take effect in 30 days, allowing the applicant to proceed with the Project shortly thereafter.

Attachments – A. Draft City Council Ordinance CODE 8025-2017
 B. Draft City Council Ordinance ZONE 7828-2017
 C. City Council Staff Report dated April 23, 2018, with attachments