



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** May 23, 2018

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Planning Division

**SUBJECT:** **GENERAL PLAN CONFORMITY (GPC 6123-2016):** Finding of General Plan Conformity (GPC 6123-2016) for the proposed vacation of the public alley north of Bonita Avenue and west of Melbourne Avenue in support of the development of a new 71-space surface parking lot on approximately 30,000 square feet within the Residential Transition Zone of the Pomona Corridors Specific Plan pursuant to California Streets and Highways Code Section 8313 (a) and (b), and Government Code 65402 (a).

### STAFF RECOMMENDATION

That the Planning Commission adopt the attached Resolution approving the request to vacate the existing alley (Attachment 1) approving General Plan Conformity (GPC 6123-2016).

### PROJECT/APPLICANT INFORMATION

Project Location:	The public alley north of Bonita Avenue and west of Melbourne Avenue
AIN Information:	N/A
Project Applicant:	Casa Colina Hospital and Centers for Healthcare
Property Owner:	Casa Colina Hospital and Centers for Healthcare
City Council District:	CC District # 6
Historic/CBD:	Not Applicable
Specific Plan:	Pomona Corridors Specific Plan
General Plan:	Transit Oriented District: Neighborhood

### PROJECT LOCATION

The subject project area is the first public alley north of Bonita Avenue, west of Melbourne Avenue. The alley to be vacated is north and adjacent to the proposed parking lot approved on July 12, 2016 by the Commission.

## **PROJECT DESCRIPTION AND BACKGROUND**

The proposed project is a street vacation in conjunction with a parking lot expansion serving the Casa Colina Hospital. The Planning Commission recommended approval of a Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 4920-2016), Development Plan Review (DPR 6124-2016), and Tentative Parcel Map (TPM 6122-2016) at a public hearing on July 12, 2017, for the project. The City Council approved the Change of Zone, Specific Plan Amendment, Development Plan Review and Tentative Parcel Map at a public hearing on October 2, 2017. However, staff neglected to include the resolution for the General Plan Conformity (GPC 6123-2016) finding in the Planning Commission packet. This report and attached resolution corrects that omission.

### **Applicable Code Sections**

Pursuant to California Streets & Highways Code Section 8313 (a) and (b), and Government Code 65402 (a), before the City Council vacates or abandons a street/alley, highway or public service easement, the Planning Commission must determine whether the vacation is consistent with the City's General Plan.

### **Surrounding Land Use Information**

The alley to be vacated is east of the Casa Colina Hospital property. The following table summarizes the surrounding land uses, zoning and General Plan designations for Commission consideration.

**Land Use Summary Table**

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Project Site</b>	Public Alley	PCSP Residential Transition Zone	Transit Oriented District: Neighborhood
<b>North</b>	Single Family Residential	PCSP Residential Transition Zone	Transit Oriented District: Neighborhood
<b>South</b>	Single Family Residential	PCSP Residential Transition Zone	Transit Oriented District: Neighborhood
<b>East</b>	Single Family Residential	R-1-7,500	Residential Neighborhood
<b>West</b>	Hospital	PCSP Urban Neighborhood and Residential Transition Area	Transit Oriented District: Neighborhood

## ISSUES ANALYSIS

### General Plan Conformity Assessment

The applicant proposes that the City vacate the first public alley north of Bonita Avenue running west from Melbourne Avenue because it bisects the site. The portion of the alley that used to run from Bonita Avenue north to the existing public alley was abandoned as part of the recorded Parcel Map No. 26297 on July 27, 2005.

The table below discusses the basic issues related to the proposed street closure on the existing infrastructure and circulation systems.

Issue	Discussion
Existing Utilities	There are electrical utilities in the area of the proposed closure which will be relocated during site development.
Adjacent Ownership and Access	No property owners other than the hospital abut or take access from the alley.

Since no property owners other than the hospital abut or use the alley, the alley will no longer be needed by the city to provide access to the rear of any homes. The alley is not a designated feature of the street network in the Circulation/Transportation Element of the General Plan, so vacating the alley will not be inconsistent with the goals or policies of the General Plan.

### *Required State Finding*

In accordance with the Government Code Section 65402, the Planning Commission must make a finding that the alley vacation conforms to the City's General Plan (see Attachment 1 – Resolution for General Plan Conformity). Based on the facts listed above, staff recommends that vacation of the alley be found in conformance with the goals of the Circulation and Transportation Element of the General Plan.

## RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution making findings that the Alley Vacation conforms with the City of Pomona General Plan

Respectfully Submitted By:

Prepared By:

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Planning Manager

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Jeff Hamilton  
Contract Planner

**PC ATTACHMENTS:**

- 1) Draft PC Resolution for General Plan Conformity (GPC 6123-2016)
- 2) Vicinity Map /Aerial Photo
- 3) Site Photo
- 4) Street Vacation Map