



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: June 13, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: CONDITIONAL USE PERMIT (CUP 9813-2018):

A request for a Conditional Use Permit (CUP 9813-2018) to allow the operation of a boarding school on an 8.75 acre site at 2322-2350-2370 S. Garey Avenue in the Neighborhood Parkway Segment of the Pomona Corridors Specific Plan.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Conditional Use Permit (CUP 9813-2018), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location: 2322-2350-2370 S. Garey Avenue
APN Information: 8331-012-025, -026 and -027
Project Applicant: Grand Sequoia Global Holding Corp.
Property Owners: Grand Sequoia Global Holding Corp.
CC District: District # 3
Historic/CBD: Not Applicable
Specific Plan: Pomona Corridors
General Plan: Neighborhood Edge (westerly half of project) and Residential Neighborhood (easterly half of project)

PREVIOUS ENTITLEMENTS

2011: CUP 11-016 (Reso. 11-034) to allow operation of a private school. No evidence the school ever operated though some administrative functions may have been performed on the property.
1981: PM 14161 for a 2-lot parcel map for the credit union.
1966: Variance (Reso. 2448) to reduce parking ratio, waive block wall requirement along Garey Ave. and reduce the height of the

required block wall on the South property line. This was to construct the credit union complex.

1957: Rezone from R-1-7200 to C-2

PROJECT DESCRIPTION & BACKGROUND

The applicant, Grand Sequoia Global Holding Corp., is requesting a Conditional Use Permit (CUP 9813-2018) to allow the operation of a boarding school for international students at 2322-2350-2370 S. Garey Avenue. The 8.75 acre site, located at the southeast corner of Garey Avenue and East Olive Street, includes four existing buildings totaling approximately 116,800 square feet (SF). The property consists of three parcels in the Neighborhood Parkway Segment of the Pomona Corridors Specific Plan (PCSP)-(Attachment 2).

The site has previously been used as a credit union campus and as a high school (Garey Village High School). At one time the site was acquired by the Pomona Redevelopment Agency to relocate Pomona Police Department to that location. The Redevelopment Agency sold the site when this concept was abandoned.

Buildings C and D front Garey Avenue and are approximately 50 and 65 feet, respectively, from the street, with mature landscaping located in the setback area. Building B is located near the center of the campus and has limited visibility from either Garey Avenue or Olive Street. Building A located approximately 100 feet from Olive Street (see Aerial Photograph).



Tenant improvements are proposed to modify the buildings to support the proposed uses. No new floor area or exterior modifications to the buildings are proposed. Building A will be primarily devoted to classrooms and office space. Building B will contain a dining room and kitchen. Buildings C and D will be converted to dormitories (See Attachment 3 - Plans).

The school plans to house 100-300 international students in grades 6-12 and up to 30 teachers (Attachment 3—Project Narrative). Roughly half of the teachers will live on campus as chaperones. Hours of operation will be 24 hours a day/7 days a week when school is in session with lights out 10 p.m. The campus will be closed to the general public.

Applicable Code Sections

The PCSP establishes the permitted uses in the plan area. Educational facilities are classified as “Civic and Cultural” uses which are subject to approval of a Conditional Use Permit. Required findings for the issuance of a Conditional Use Permit are in Section .580.B of the Zoning Ordinance.

Surrounding Land Use Information

The following table summarizes the 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	(Vacant) commercial office buildings	Neighborhood Parkway Segment (PCSP)	Neighborhood Edge (westerly half) and Residential Neighborhood (easterly half)
North	Commercial strip mall and multi-family residential	Neighborhood Parkway and R-1-7200	Neighborhood Edge (westerly half) and Residential Neighborhood (easterly half)
South	School district facility	Neighborhood Parkway	Neighborhood Edge (westerly half) and Residential Neighborhood (easterly half)
East	Multi-family residential	R-2	Residential Neighborhood
West	Single family residential	R-1-7200	Neighborhood Edge

ZONING COMPLIANCE ANALYSIS

Site Development Standards

Since the project is a conditionally permitted use in the Neighborhood Parkway Segment of the PCSP, the proposed project is subject to development standards of that zone. No new construction is proposed that would alter the floor area of any of the buildings. 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

Development Standard	PCSP Code Requirements	Proposed Project	Compliance Determination
Lot Area	No requirement	8.75 acres	N/A
Lot Dimensions	No requirement	610.83' on Olive St., 624.40' on Garey Ave.	N/A
Height	No max. on Garey Ave.; max. 2 stories across from housing. New development shall not exceed a line: - Originating at a height of 1 floor above the height of the adjacent building's eave line; - Extending through a point located along the new development's side façade; - With a 45 degree slope.	Existing buildings are 1-2 stories tall across from 1-2 story housing, adjacent to 2 story housing. No alterations to building height proposed.	Pre-existing buildings: no alterations proposed
Building Length	Max. 120' (limited corner) Max. 80' (limited mid- block)	Existing buildings: 178' (Building C – limited corner location), 183' (Building D – limited mid- block), 192' (Building A – limited mid-bloc). No alterations to building dimensions proposed.	Pre-existing buildings: no alterations proposed

Development Standard	PCSP Code Requirements	Proposed Project	Compliance Determination
Building Massing (Height to Length ratio)	3H:2L to 5H:2L (1.5 to 2.5) on Garey; 2L:3H to 5L:2H (.67 to 2.5) all other streets	Existing buildings: Ratio of <0.2 on both frontages. No alterations to building dimensions proposed.	Pre-existing buildings: no alterations proposed
Building Orientation to Street	Required except on Garey	Provided	Pre-existing buildings: no alterations proposed
Front Setback	Corner property: 5'-15'	>60' from Olive St.	Pre-existing buildings: no alterations proposed
Side Setback	Without living space windows: 0'	>60' from easterly property line	Pre-existing buildings: no alterations proposed
Rear setback	Min. 10'	>60' from southerly property line	Complies
Frontage Coverage	No min. on Garey Min. 60% on other streets	0% on Olive St.	N/A since no alterations proposed
Build to Corner	Not required	N/A	N/A
Parking	3 min./4 max. per 1,000 SF for Civic/Cultural uses not Public Assembly, 1-1.2 spaces/room for lodging	Required: 249 spaces for Bldgs. A and B, 65 spaces for Bldgs. C and D. Total 314 spaces. Provided: 338 spaces.	Yes
Landscaping	New standards apply if rehabilitated landscape area is 2,500 SF or greater	No landscaping rehabilitation proposed	N/A

Vehicular Circulation, Access & Parking

The existing site has two driveways on Olive Street and one on Garey Avenue, each a 2-way driveway. Drive aisles on the property are over 25 feet wide throughout the site. The project provides sufficient parking to meet Code. A traffic study has not been required by Public Works because no new construction is proposed. The site likely has a considerable parking surplus, because most of the foreign students will not have cars.

Landscaping

The site has substantial mature landscaping throughout the property. The current vegetation has not been well kept and is causing damage to structures. No alterations to the existing plant palette are proposed but the applicant intends to trim back and maintain the existing landscaping.

ISSUE ANALYSIS

Issue 1: General Plan/Land Use

The General Plan land use map designates the westerly portion of the site as Neighborhood Edge and the easterly portion as Residential Neighborhood. No alterations to the existing buildings are proposed. Educational uses are conditionally permitted in this portion of the PCSP and are consistent with the following General Plan goal:

“To promote a balanced and dynamic economic growth for Pomona with continued development of commercial, professional, and industrial services to assure the expansion of local opportunities and to promote a rising standard of living for all residents in a quality environment.”

Approval of the proposed Conditional Use Permit will be consistent with past educational uses approved on the property. Renewed use of the site for educational use will not be detrimental to the City, it will promote increased diversity of educational opportunities, and will promote enhanced quality of life within the City.

Issue 2: Zoning Ordinance Compliance

Staff has evaluated the proposed project and has determined that the proposed use is consistent with the Civic and Cultural uses allowed in the Neighborhood Parkway of the PCSP. No alterations to the exterior of the buildings are proposed except for the additional windows required to comply with Building and Fire codes. (Staff has added a condition to review the impact of the changes before the applicant submits for plan check.) The surrounding commercial and residential uses are compatible with the proposed educational use of the property. The proposed educational use is a conditionally permitted use within the Neighborhood Parkway of the PCSP. As a result, the granting of this Conditional Use Permit will not adversely affect the Zoning Ordinance.

ENVIRONMENTAL ANALYSIS/DETERMINATION

The proposed project was reviewed in accordance with the California Environmental Quality Act (CEQA) guidelines. In compliance with Article 19, Section 15301, (Class 1 – Existing Facilities), the proposed project described meets the guidelines for a Categorical Exemption in that the proposed project is in an urbanized area and involves the re-use of existing buildings without new construction. The proposed project is consistent with the categorical exemption; therefore, no further environmental review is required.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on May 31, 2018 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 May 30, 2018 (Attachment 4). 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 Neighborhood Parkway Segment of the PCSP. Based on staff's analysis of the issues, the boarding school has little potential to be detrimental to the health, safety, peace and general welfare of persons residing in the area. Consequently, the project, as conditioned, will be compatible with the adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Conditional Use Permit (CUP 9813-2018), subject to Findings and Conditions of Approval.

Respectfully Submitted By:

Prepared By:

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ATTACHMENTS:

- 1) Draft PC Resolution
- 2) Location Map & Aerial Photograph
- 3) Project Narrative, Plans Reductions (8-1/2" x 11")
- 4) 400-foot Radius Map & Public Hearing Notice
- 5) Full Size Project Plans (Separate Cover)