



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: June 27, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: CONDITIONAL USE PERMIT (7915-2017)

An application for a Conditional Use Permit (7915-2017) for the construction of seven detached condominium units in the R-2-S (Low Density Multiple-Family Residential with Supplemental Overlay) zoning district on property measuring 30,189.35 square feet located at 590 West Grand Avenue.

STAFF RECOMMENDATION

The Planning Division recommends Planning Commission adopt the attached PC Resolution (Attachment 1) approving Conditional Use Permit (CUP 7915-2017), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location: 590 W. Grand Ave.
APN Information: 8343-005-127
Project Applicant: Pomona Development, Inc.
Property Owner: Pomona Development, Inc.
City Council District: District #2
Historic/CBD: Not Applicable
Specific Plan: Not Applicable
General Plan: Residential Neighborhood

EXISTING ENTITLEMENTS

01-24-2005 Final Tract Map No. 54172 (Recorded December 20, 2005) approved by the City Council and recorded to allow seven condominiums. (Attachment 6)
01-22-2003 Tentative Tract Map (TTM 02-008) to allow seven condominiums was approved by the Planning Commission. (Attachment 7)
01-22-2003 Conditional Use Permit (CUP 02-045, Expired) to allow seven condominiums was approved by the Planning Commission. (Attachment 8)

PROJECT DESCRIPTION AND BACKGROUND

The site is currently undeveloped with a relatively flat topography draining in a south to west direction. The proposed residential density is at 10.14 units per acre to be constructed with a combination of three and four bedroom two-story condominium units (air rights) for sale. The applicant previously received a Conditional Use Permit (CUP 02-045) for a seven-unit condominium project with an identical site footprint but did not act upon the permit within an allowable two-year timeframe, citing the economic downturn, causing the permit to expire. As the proposed project consists of an identical footprint as the previous approval, an existing, recorded final map (Final Map No. 54172) will be used for subdivision of the lot for residential condominium purposes.

Applicable Code Sections

Section .440 of the Pomona Zoning Ordinance requires the approval of a conditional use permit by the Planning Commission is required for residential projects in zones with an “S” – Supplemental Overlay. Section .580 of the Pomona Zoning Ordinance establishes criteria for approval of a Conditional Use Permit and Section .280 of the Pomona Zoning Ordinance establishes requirements for the R-2 zone.

Surrounding Land Use Information

The site is located in a residential neighborhood north of Phillips Boulevard between White and Garey Avenues. The surrounding parcels in all directions are currently developed with multiple-family residential uses (See Table 1). The General Plan designates the parcel as Residential Neighborhood, with a T-3 “Typical” transect, which contemplates “a variety of small scale, primarily single family housing types, as well as limited attached housing types (such as townhomes and multiplexes) that are sensitively designed and explicitly compatible with adjacent homes.”

The proposed homes are of a scale and layout similar to that of multi-family residential home construction to the immediate east and west of the property. Each unit will consist of two stories, with a 4:12 pitch asphalt shingle roof, stucco siding, aluminum windows with wood trim, solid wood entry door, and wood accent trims along the front, side, and driveway sides. “Type B” units, which represent the first five units on the property, will include a front porch entry with gabled roof. “Type A” units, which represent the two rear units, will include a smaller porch entry but larger private patio. The architectural style of the proposed units is similar to that approved in 2003, which conditioned hard wood front doors, wood paneled garage doors, and decorative block wall fencing.

As the proposed units will be sold as condominiums, Conditions, Covenants, and Restrictions (CC&Rs) will be recorded on the deed and submitted to the Planning Division for review prior to issuance of certificates of occupancy. At minimum, the CC&Rs will establish a Homeowner’s Association, incorporate conditions identified in the resolution for the Conditional Use Permit, and provide reciprocal access easements and facilitate the use and maintenance of common areas, such as recreational open space and guest parking.

Table 1. Land Use Summary

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Vacant	R-2-S	Residential Neighborhood
North	Multiple-Family	R-3	Residential Neighborhood
South	Multiple-Family	R-2-S	Residential Neighborhood
East	Multiple-Family	R-2-S	Residential Neighborhood
West	Multiple-Family	R-2-S	Residential Neighborhood

ANALYSIS

Zoning Ordinance Compliance

The proposed project meets the minimum development standards of the Pomona Zoning Ordinance and all applicable code sections (Table 2). The lot is of sufficient width and depth to accommodate seven units. The proposed three-bedroom (1,631 square feet) and four-bedroom (1,647 square feet) units exceed the minimum unit size requirements for the zone. Each unit is separated by approximately 15 to 30 feet and includes at least 150 square feet of private open space and a two-car garage. The site will include two guest parking stalls and approximately 4,002 square feet of common open space, which will include recreational amenities, such as benches and a barbecue grill. Access will be provided by a shared driveway entry that will run down the center of the site, with a fire turnaround access at the southern end.

Table 2. Project Zoning Code Compliance (*Construction of seven condominium units*)

Standard	R-2 Zone Requirement	Proposed Project	Compliance Determination
Lot Size	3,000 sf min.	30,189 sf (0.81 ac)	Yes
Lot Width	70' min.	98.33'	Yes
Lot Depth	100' min.	306.92'	Yes
Density	7-15 units per net acre	10.14 units/acre	Yes
Unit Size	1,300 sf for 3 bedrooms, 1,500 sf for 4 bedrooms	3 br = 1,631 sf 4 br = 1,647 sf	Yes
Front Yard	25' min.	25'	Yes
Side Yard	1/2 adjacent building wall height (4'-1/4")	5'-6", 5'-10" (Type A) 7'-10" (Type B)	Yes
Rear Yard	Equal to height of the wall facing the rear yard (17'-6")	20'	Yes
Building Separation	15 ft between buildings	15'-30'	Yes

Standard	R-2 Zone Requirement	Proposed Project	Compliance Determination
Building Height	35 ft/ 2 stories	22'-6" / 2 stories	Yes
Private Open Space	150 square feet, minimum per unit	ranges from 227-1103 sf	Yes
Common Open Space	4,000 sf	4,002 sf	Yes
Off-Street Parking	Two-car garage per each unit 1 guest parking / 4 units	Two-car garage/unit 2 guest parking	Yes

General Plan Conformity

The proposed project conforms to the policies and goals identified in the Residential Neighborhood land use designation in the Pomona General Plan. Specifically, the proposed project addresses Goal 6G.G8, to “ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods.” The project will develop a site that is currently underutilized into a residential development that fits the character and scale of the existing neighborhood and that contributes to the City’s housing stock, which the General Plan identifies as being under supplied.

ENVIRONMENTAL 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’s Environmental Information Form (Attachment 4), staff determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The proposed project is consistent with the City’s General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. 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 on June 15, 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 June 11, 2018 (Attachment 3). As of the date of this staff report, staff has not received any letters of support or opposition to the project.

CONCLUSION

The proposed project is consistent with the City’s General Plan and meets or exceeds the minimum development standards of the Pomona 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.

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.

Respectfully Submitted:

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ATTACHMENTS:

- 1) Draft PC Resolution for CUP 7915-2017
- 2) Location Map and Aerial Photograph
- 3) 400' Radius Map and Public Hearing Notice
- 4) Environmental Information Form
- 5) Project Plan Reductions
- 6) Final Tract Map No. 54172
- 7) Resolution 9083 for Tentative Tract Map (TTM 02-008)
- 8) Resolution 9082 for Conditional Use Permit (CUP 02-045)

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