



CITY OF POMONA COUNCIL REPORT

Date: September 10, 2018 (Continued from August 6, 2018)

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Mario Suarez, Development Services Director

Subject: **INTRODUCTION AND FIRST READING OF CHANGE OF ZONE (ZONE-6154-2018) AS WELL AS CONSIDERATION OF CONDITIONAL USE PERMIT (CUP-9774-2018) FOR A PROPERTY LOCATED AT 1538 SOUTH TOWNE AVENUE.**

OVERVIEW

Recommendation – That the City Council open the public hearing and after receiving testimony and public comment close the public hearing and take the following actions:

1. Introduce for first reading an Ordinance approving Change of Zone (ZONE-6154-2016) from R-1-6,000 to R-1-E Overlay for the property located at 1538 South Towne Avenue (Attachment A).
2. Adopt a resolution approving Conditional Use Permit (CUP-9774-2018) to allow the construction of two detached single-family structures, construction of a six car garage as well as associated site improvements (Attachment B).

Fiscal Impact – There are no anticipated short-term or long-term impacts associated with this action other than normal permit fees and an increase in assessed value on the annual property tax roll for local government.

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 Friday, June 8, 2018, and mailed to property owners on Wednesday, June 6, 2018.(Attachment E)

Previous Related Action – On May 9, 2018, the Planning Commission considered Change of Zone (ZONE-6154-2016) and (CUP-9774-2018). The Planning Commission voted 4-2 recommending the City Council approve the project. A copy of the Planning

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Commission staff report for May 9, 2018 is provided for Council consideration (Attachment H).

On June 18, 2018, the City Council considered Change of Zone (ZONE-6154-2016) and (CUP-9774-2018). At that time Council directed staff to work with the applicant to make enhancements to the exterior elevations of the project and the project was continued to July 16, 2018 City Council meeting. The applicant was not able to complete the enhancements and the project was subsequently continued to August 6, 2018 City Council meeting and finally the September 10, 2018 City Council meeting. A copy of the City Council staff report for June 16, 2018 is provided for Council consideration (Attachment C).

Environmental Determination - 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, staff is recommending that the City Council adopt a Categorical Exemption for the proposed project.

EXECUTIVE SUMMARY:

Introduction and first reading of this proposed Zone Change Ordinance would 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 recommended Resolution would approve a Conditional Use Permit to allow the construction of two detached single-family structures, construction of a six car garage as well as associated site improvements.

PROJECT DESCRIPTION AND BACKGROUND – PROJECT ELEVATIONS

As noted in the “Previous Related Action” section above, City Council considered the project on June 18, 2018. At that time Council directed staff to work with the applicant to prepare enhancements to the exterior elevations. Staff worked closely with the applicant to ensure significant enhancements were made to the building elevations, including:

1. Two unique color palettes for each of the new structure.
2. The addition of an enclosed patio with decorative archways and tile roof.
3. The addition of sills and lintels to the majority of the windows.
4. The addition of decorative iron work to several of the windows.
5. The addition of Spanish style molding and iron work.
6. The addition of Spanish style, decorative, rounded tiles.
7. The addition of a decorative pop-out feature on the second floor.
8. The addition of decorative lighting fixtures.
9. The addition of wooden doors, including a front door with iron work and rustic antique finish.

The following graphics reflect the changes now being proposed as part of the project:

The architectural drawings show four elevations of a two-story building. The West Elevation features a central entrance with a pediment and a chain-link fence. The East Elevation shows a side entrance. The South Elevation shows a side entrance with a small porch. The North Elevation shows a side entrance with a small porch. All elevations include height markers and a 1/2 inch scale bar.

WEST ELEVATION (FRONT) SCALE: 1/4"=1'

EAST ELEVATION

SOUTH ELEVATION (SIDE - FACE TO NEIGHBOR) SCALE: 1/8"=1'

NORTH ELEVATION (SIDE - FACE TO DRIVEWAY) SCALE: 1/8"=1'



Original Elevations – Building B (June 16, 2018 City Council Meeting-Attachment F)



Revised Elevations – Building B (September 10, 2018 City Council Meeting-Attachment G)



ATTACHMENTS

- A. Draft City Council Ordinance for first reading to introduce ZONE 6154-2016
- B. Draft CC Resolution for CUP 9774-2018
- C. City Council staff report cover with no attachments for June 16, 2018
- D. Location Map and Aerial Photograph
- E. Public Hearing Notice and 400' Radius Map
- F. Conceptual Project Plans – Original
- G. Conceptual Project Plans – Revised
- H. Planning Commission staff report for May 9, 2018