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# CITY OF POMONA

## COUNCIL REPORT

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Date: October 1, 2018

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Mario Suarez, AICP, Development Services Director

Subject: **SECOND READING AND ADOPTION OF CHANGE OF ZONE (ZONE 6154-2016) TO REZONE ONE PARCEL WITH A R-1-6,000 (SINGLE-FAMILY RESIDENTIAL DISTRICT) ZONING DESIGNATION TO R-1-E OVERLAY (SINGLE-FAMILY RESIDENTIAL OVERLAY DISTRICT) ZONING DESIGNATION FOR A PROPERTY LOCATED AT 1538 SOUTH TOWNE AVENUE**

### OVERVIEW

**Recommendation** – That the City Council adopt at second 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).

**Fiscal Impact** – Normal permit fees will be collected and there will be 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 B)

**Previous Council Action** – 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 E).

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On September 10, 2018, the City Council considered Change of Zone (ZONE-6154-2016) and Conditional Use Permit (CUP-9774-2018). The City Council voted unanimously to approve the project. A copy of the City Council staff report for September 10, 2018 is provided for Council consideration (Attachment D).

**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 Commission staff report for May 9, 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).

## **EXECUTIVE SUMMARY:**

Adopting this Ordinance, at second reading this evening, will approve a Change of Zone (ZONE 6154-2016) from R-1-6,000 to R-1-E Overlay for property located at 1538 South Towne Avenue and allow construction of two detached single-family structures, construction of a six car garage, as well as associated site improvements behind the existing home on South Towne Ave.

## **PROJECT DESCRIPTION AND BACKGROUND**

The subject site is located at 1538 South Towne Avenue and is currently improved with one single-family residence approximately 1,088 square feet in area as well as a garage, two patios and a storage structure.

The applicant is requesting to change the zoning district of the subject property from R-1-6,000, Single-family residential district to R-1-E Overlay, Single-family residential overlay district. The R-1-E Overlay district is intended to provide for the development of deep lots where the opening of interior streets is physically impossible (i.e. the lot cannot be subdivided into more than one separate lot with frontage on a dedicated street). In this case, the subject property does meet the minimum criteria to be considered a deep lot as well as all other applicable development criteria.

The request also includes a proposal to allow for the construction of two detached single-family structures, construction of a six car garage, as well as associated site improvements (Attachment E). The two, single-family structures will be approximately 3,400 square feet in area and are proposed to include two-stories with a maximum height of 21 feet. Each new structure will consist of five bedrooms and four bathrooms. The six car garage shall be approximately 1,280 square feet in area with a maximum height of 14 feet. The project is designed to include a common drive along the northern portion of the property that will lead to the garage proposed at the rear of the property. Access to the property will be provided via a common driveway along Towne Avenue.

The existing single-family structure shall remain, but all other accessory structures and site improvements will be demolished in order to accommodate the two new single-family structures and garage.

### **ENVIRONMENTAL ANALYSIS/DETERMINATION**

Upon submittal, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examination, 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).

### **PUBLIC COMMUNICATIONS**

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 B)

### **CONCLUSION**

After revision of exterior architecture was completed by the applicant's designer, the proposed project is consistent with the place type designation contained in the City's General Plan and meets or exceeds the minimum development standards of the 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. On September 10, 2018, the City Council considered Change of Zone (ZONE-6154-2016) with introduction of first reading and approval of Conditional Use Permit (CUP-9774-2018), subject to findings and conditions of approval.

### **ATTACHMENTS**

- A. Draft City Council Ordinance adopting ZONE 6154-2016
- B. Public Hearing Notice and 400' Radius Map
- C. Planning Commission staff report cover with no attachments for May 9, 2018
- D. City Council staff report cover with no attachments for June 16, 2018
- E. City Council staff report cover with no attachments for September 10, 2018
- F. Conceptual Project Plans