



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** October 10, 2018

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

**FROM:** Development Services Department, Planning Division

**SUBJECT:** **CONDITIONAL USE PERMIT (CUP 5344-2016)**: Request for a Conditional Use Permit to allow two attached single-family dwelling units on a property in the Mixed-Use Arterial Retail (MU-AR) zoning district of the Downtown Pomona Specific Plan (APN: 8335-022-008)

### STAFF RECOMMENDATION

That the Planning Commission approve the attached Resolution approving Conditional Use Permit (CUP 5344-2016), with conditions.

### PROJECT/APPLICANT INFORMATION

Project Location: 665 E. Sixth St.  
AIN Information: 8335-022-008  
Project Applicant: Tim Law  
Property Owner: 665 6<sup>TH</sup> LLC  
City Council District: District # 2  
Historic/CBD: Not Applicable  
Specific Plan: Downtown Pomona Specific Plan  
General Plan: Neighborhood Edge

### PREVIOUS PLANNING ACTIONS

1. PC Resolution No. 07-44 – Tentative Parcel Map (TPM 07-002, PM No. 68887) for residential condominium purposes. Currently active; will be submitted to City Council for approval once Planning Commission completes review of CUP 5344-2016.

### PROJECT DESCRIPTION AND BACKGROUND

The applicant is seeking a conditional use permit to develop two new single-family dwelling units to be located at 665 East Sixth Street. The site is within the Mixed-Use Arterial (MU-AR) zoning district of Downtown Pomona Specific Plan and Neighborhood Edge General Plan Land Use designation of the Pomona General Plan.

The property is 7,800 square feet and currently vacant. The proposal will consist of two attached condominium units. Unit A is located on the southerly half of the lot with a porch oriented towards Sixth Street set back ten feet from the property line with a walkway. It is a two-story unit, with 780 square feet of first floor area, and 977 square feet of second floor area, with an attached 440 square foot garage. The total footprint of Unit A is 1,232 square feet. Unit B is located on the northerly half of the lot. It is a two-story unit, with identical specifications to Unit A.

Access is provided from a public alley to 20-foot concrete driveway. A single guest parking space is located adjacent to the alley along the northern property line. Landscaping consists of edge treatment with 15-gallon trees along the eastern property line and 24-inch box trees in the front yard along Sixth Street. In addition, two yards provide private open space separated by a six-foot garden block wall. The design of both units includes river rock treatment along the front edge of the units and wrapping around the front door, two-inch recessed windows with first floor wood trim, concrete roof tiles, and stucco cladding.

#### **Applicable Code Sections**

Pursuant to the Downtown Pomona Specific Plan, attached single-family dwelling units in the MU-AR zoning district must seek a Conditional Use Permit per Pomona Zoning Ordinance (PZO) Section .580(J).

#### **Surrounding Land Use Information**

The proposed site is a vacant lot within a larger residential neighborhood block developed with single and multiple family dwelling units to the west, south, and east, and mixed uses north along Mission Boulevard (Table 1).

**Table 1. Surrounding Land Uses**

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Project Site</b>	Vacant	Downtown Pomona Specific Plan Mixed-Use Arterial (MU-AR)	Neighborhood Edge
<b>North</b>	Residential/ Commercial	Pomona Corridors Specific Plan Midtown Segment	Neighborhood Edge
<b>South</b>	Residential	R-3	Residential Neighborhood
<b>East</b>	Residential	Downtown Pomona Specific Plan Mixed-Use Arterial (MU-AR)	Neighborhood Edge
<b>West</b>	Residential	Downtown Pomona Specific Plan Mixed-Use Arterial (MU-AR)	Neighborhood Edge

## ANALYSIS

### Zoning Ordinance Compliance

Staff has reviewed the proposed project against the development standards of the Mixed-Use Arterial Retail Zoning District of the Downtown Pomona Specific Plan. Table 2 illustrates project compliance.

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

Standard	Mixed Use Arterial Retail (MU-AR)	Proposed Project	Compliance Determination
Maximum Building Height	45 feet (or three stories)	25'-6" (two stories)	Yes
Minimum Building Height	25 feet (or two stories)	25'-6" (two stories)	Yes
Maximum Allowable Density	12 du/acre	11.7 du/acre	Yes
Front Yard Setback	10'	10'	Yes
Side Yard Setback	0'	N/A	Yes
Rear Yard Setback	0'	N/A	Yes
Parking	Guest Parking (1 space)	Guest Parking (1 space)	Yes

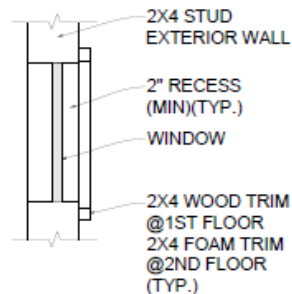
### Downtown Pomona Specific Plan Design Guidelines

As the proposed project includes an existing condominium subdivision, the project is defined under the Downtown Pomona Specific Plan as “attached single family dwelling,” which refers to *“a structure designed and used for shelter or housing for one family intended for individual ownership, and is attached to one or more other structures or dwellings by a common roof or wall. Each dwelling may be located on a separate lot or parcel as in the case of town homes or paired homes, or multiple dwellings may be located on one lot as in the case of condominiums. This use does not include apartments.”* As such, the project is subject to the Design Guidelines of “Single Family Residential” units.

The proposed project meets the Design Guidelines of Single Family Residential Units, as noted below:

- a) *Single-family residential units shall be limited to two stories in height.*  
The proposed project is two stories in height.

- b) Window treatments and other articulation should be consistent, compatible and authentic with the building's established style. Exterior window bars, grills and gates are prohibited.***



The proposed windows on both units will include wood trim on the first floor, vinyl trim on the second floor, and a two-inch recess. This is consistent and compatible with adjacent residential structures, which includes elements of Craftsman-style architecture. Bars, grills, and gates will not be located on any window.

- c) Building size and mass should complement surrounding existing structures.***

The surrounding structures are mostly single-family residential dwelling units. These units are setback from the right-of-way with a walkway and porch entry. The proposed project has been designed so that Unit A will be facing Sixth Street with a walkway and porch entry, which will complement the adjacent homes along the street.



***d) Building architecture, materials, and colors shall be complementary to its surroundings.***

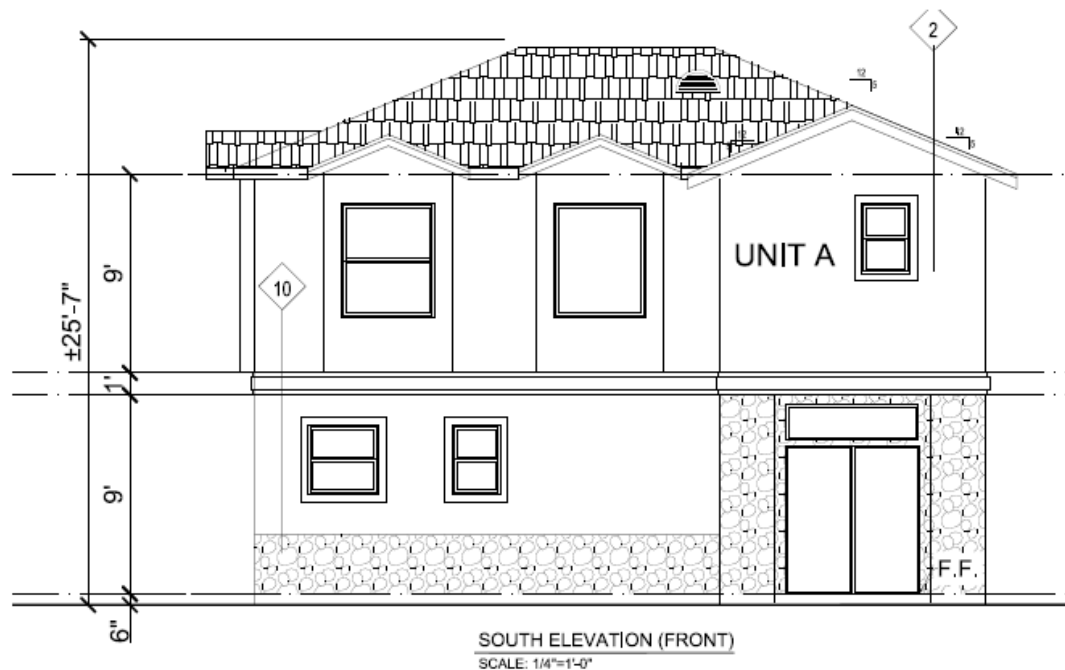
The surrounding residential properties mostly consist of Craftsman-style single-family residential dwelling units. The applicant has proposed a river rock wrap to complement adjacent properties with a similar design.



***e) Special attention should be paid to elevations so as to create a visual balance and sense of cohesion. Design elements, styles and materials should not adversely contrast, resulting in visual chaos. Chain link fencing is prohibited.***

The proposed elevations are intended to create a visual balance and rhythm that are not visually inconsistent. The proposed project will not contain any new chain link fencing.

See building elevation on next page.



### **General Plan Conformity**

The proposed site is designated “Neighborhood Edge,” which is defined in the Pomona General Plan as major vehicular corridors that *“connect employment and mixed-used activity centers with each other, freeway interchanges, transit stations, and Downtown.”*

The proposed use conforms to the following General Plan policies:

*“Require development with reduced height and intensity on portions of properties adjacent to stable residential neighborhoods. Permitted heights and intensities in these locations should be compatible with the scale of the existing residential neighborhood.”* (Policy 6D.P2)

The proposed project would match the scale and uses of the existing residential neighborhood along Sixth Street and further the protection of a stable residential neighborhood.

*“Where appropriate, extend housing, office, and/or lodging entitlements to properties currently zoned to permit retail but which are no longer advantageously positioned for new retail investment.”* (Policy 6D.P4)

The existing zoning (Mixed-Use Arterial Retail) allows and encourages retail uses. However, the existing parcel is surrounded by residential uses, and is thus not advantageously positioned for new retail investment. Therefore, an entitlement for housing is appropriate.

## **ENVIRONMENTAL ANALYSIS/DETERMINATION**

The project has been reviewed in conformance with the guidelines of the California Environmental Quality Act (CEQA). Staff has determined that the Project complies with the criteria for a Class 32-In-Fill Development (Section 15332) CEQA Exemption. 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 in the Inland Valley Daily Bulletin on September 29, 2018 and was sent to the owners of properties within a 400-foot radius of the subject site on September 27, 2018 (Attachment 3). Staff has not received any correspondence regarding this application to date.

## **CONCLUSION**

The proposed project is consistent with the requirements of the Mixed Use Arterial Retail zoning district of the Downtown Pomona Specific Plan. 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 By:

Prepared By:

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## **ATTACHMENTS:**

- 1) Draft Resolution for Conditional Use Permit (CUP 5344-2016)
- 2) Location Map and Aerial Photograph
- 3) Public Hearing Notice and Radius Map
- 4) Project Plan Reductions