



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: November 28, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: CONDITIONAL USE PERMIT (CUP 7718-2017)

Request for a Conditional Use Permit (CUP 7718-2017) to permit the construction of a new single-story 14,000 square foot government and commercial retail building in the Transit Oriented District-Neighborhood zone of the Phillips Ranch Specific Plan.

STAFF RECOMMENDATION

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

PROJECT/APPLICANT INFORMATION

Project Location: 38 Rancho Camino Drive
APN Information: 870-8027-004
Project Applicant: YK America Group, Inc. (David Wang, Representative)
Property Owner: YK America Group, Inc.
City Council District: District #5
Historic/CBD: Not Applicable
Specific Plan: Phillips Ranch Specific Plan – Transit Oriented District: Neighborhood
General Plan: Transit Oriented District: Neighborhood

EXISTING ENTITLEMENTS

None.

PROJECT DESCRIPTION

The subject site is 2.04 acres located within a regional shopping center along Rio Rancho Road in the Phillips Ranch Specific Plan. The flagship operators of the shopping center include Wal-Mart and WinCo Foods. The site is currently vacant and sits along Rancho Camino Drive, a private road that provides access to various pads within the shopping center.

The proposed project is a mixed-use commercial and civic and cultural building. The civic and cultural use is proposed to be an 11,120 square foot government building. The applicant has indicated that the Social Security administration is a possible tenant. The commercial use includes two retail tenant spaces, one at 1,451 square feet and the one at 1,470 square feet, both of which will share a wall with the proposed government building. The combined building square footage is 14,041 square feet.

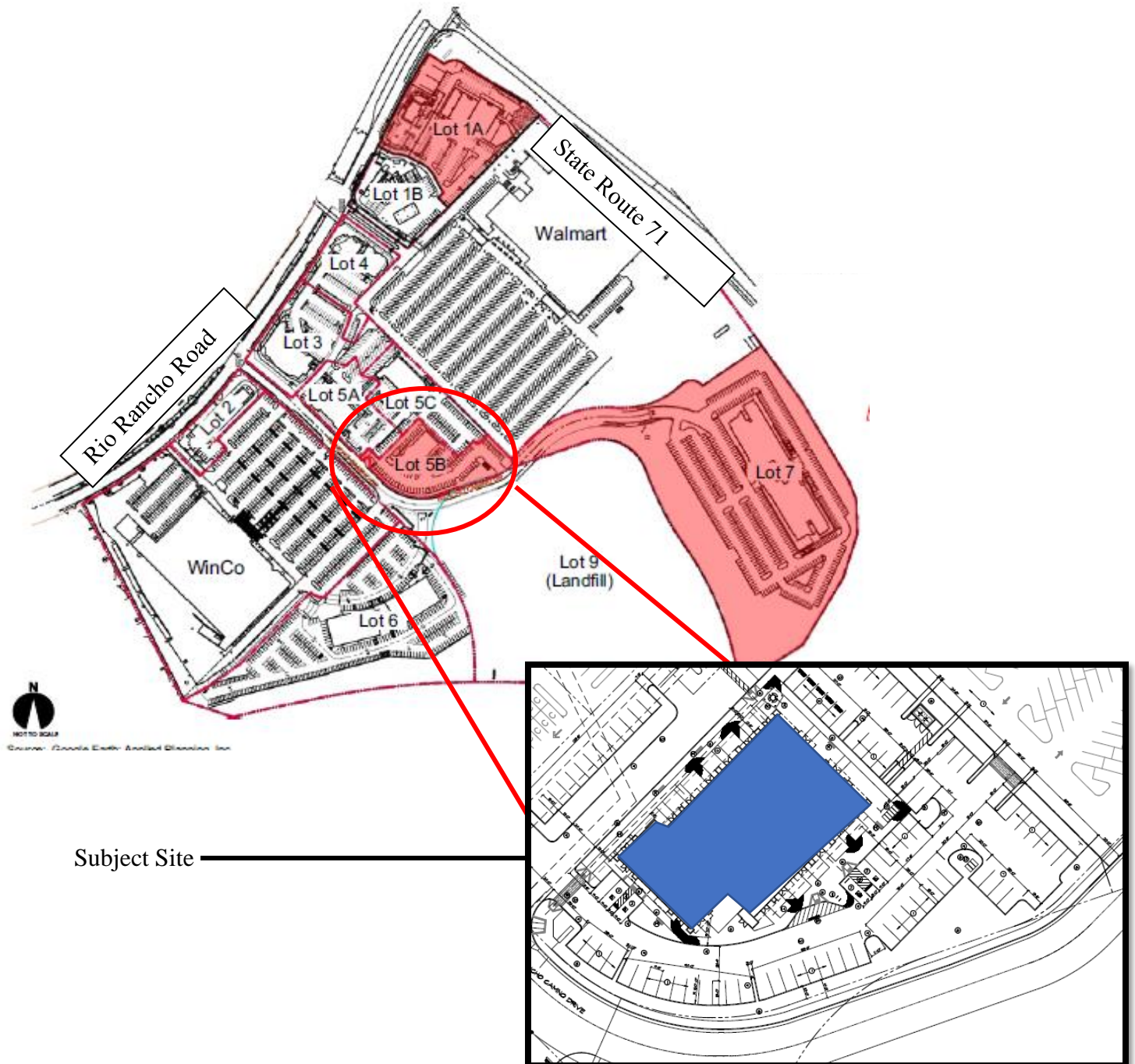


Table 1 illustrates the existing land use, zoning, and General Plan designations for the subject property and surrounding properties

Table 1. Surrounding Land Uses

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Vacant	Transit Oriented District: Neighborhood	Transit Oriented District: Neighborhood
North	Commercial (Various Commercial)	Transit Oriented District: Neighborhood	Transit Oriented District: Neighborhood
South	Vacant (Proposed Hotel/Mixed-Use)	Transit Oriented District: Neighborhood	Transit Oriented District: Neighborhood
East	Commercial (Wal-Mart)	Activity Center	Activity Center
West	Commercial (WinCo Foods)	Transit Oriented District: Neighborhood	Transit Oriented District: Neighborhood

COMPLIANCE

The Phillips Ranch Specific Plan (PRSP), as amended most recently by the 2016 Specific Plan Amendment (SPA), establishes the permitted uses and development standards for the site. Civic and Cultural uses proposed in the Phillips Ranch Specific Plan require a Conditional Use Permit.

Project Summary Table

Development Standard	PRSP Code Requirements	Proposed Project	Compliance Determination
Building Height	Maximum 6 stories	1 story	Yes
Building Length	300 ft. on a street	164'-8"	Yes
Building Massing	1L:3H to 3L:1H (0.3 to 3)	1L:3H to 3L:1H	Yes
Front Setback	10' min.	10' min.	Yes
Side Setback	10' min.	10' min.	Yes
Rear setback	5' min.	5' min.	Yes
Frontage Coverage	70% min.		
Parking Configuration	Surface Lot – Side or Rear	Side and Rear	Yes

Development Standard	PRSP Code Requirements	Proposed Project	Compliance Determination
Parking	Restaurant: 3-10/1000sf Civic & Cultural--Other: 3-4/1000sf (43 spaces required)	91 spaces	Yes

Design

The Specific Plan Amendment to the Phillips Ranch Specific Plan indicates that “*designs and security requirements of state and federal government buildings are subject to design regulations and requirements of using government agencies, precluding strict application of the Specific Plan Amendment Development Standards,*” and that such standards “*may be applied as guidelines rather than as strict requirements when designing and evaluating state and federal development proposals.*” The proposed project is intended to house a future Social Security field office, and has been designed to substantially comply with all development standards found in the Transit Oriented District-Neighborhood district of the Phillips Ranch Specific Plan. Due to the irregular shape of the lot, and its adjacency to Rancho Camino Drive, which is not a public street, the front yard has been established along the northern elevation of the proposed project, which fronts a shared driveway with an adjacent commercial shopping center.

The architecture has been designed to provide a variation in building massing to increase visual interest of the building, and to allow for outdoor sitting areas. The north and south elevations of the proposed government building will include six entrance doors. Access for the two proposed retail tenant spaces will be provided from western, northern, and southern doors. A landscape barrier will separate parking areas from the sidewalk along Rancho Camino Drive. Parking on this lot must also comply with existing Conditions, Covenants, and Restrictions set forth by the Wal-Mart shopping center pertaining to shared parking agreements. (See perspective below of the southeast building elevation)



General Plan Conformity

With respect to government buildings and uses, the Specific Plan Amendment to the Phillips Ranch Specific Plan also indicates that *“development proposals must nonetheless be compatible with other Specific Plan Amendment uses, reflect the development intensities and development forms anticipated for the encompassing General Plan T-5 Transect Zone, and otherwise demonstrably support the General Plan Vision for the Transit Oriented District: Neighborhood.”*

The proposed project conforms to the General Plan and to the goals and policies of the Transit Oriented District: Neighborhood. Specifically, the following are some of these goals and policies:

“Establish a pattern of retail centers that is based on existing conditions, aligned with investor preferences, and will satisfy current and future market demand.”
(Goal 6A.31)

“Over time, concentrate retail investment in “activity centers” that provide a variety of shopping environments that conveniently serve the regional and local community.” (Goal 6A.G2)

“Improve the physical quality and shopping experience of existing and new activity centers throughout the City.” (Goal 6A.G5)

“Establish a pattern of development that takes advantage of local and regional transportation infrastructure.” (Goal 6B.G1)

“Ensure that higher intensity transit-oriented development is built with the care and quality that reflects the City’s values and community pride.” (Goal 6B.G3)

“Create evenly spaced and well-distributed activity cluster destinations that anchor the east and west ends of the Holt Avenue corridor and the SR-71/SR-60 to strengthen the gateway function of these locations.” (Goal 6B.G12)

“Use a variety of regulatory tools to encourage specific types of retail development in locations where it is most feasible and compatible with the pattern of activity centers identified in the Pomona Tomorrow diagram, and discourage it in other locations.” (Policy 6A.P1)

“Strategically identify locations for activity centers that maximize both neighborhood and vehicular accessibility and visibility.” (Policy 6A.P2)

ENVIRONMENTAL ANALYSIS AND DETERMINATION

As part of the project submittal, the applicant completed an Environmental Information Form (Attachment 6). Upon receipt of the form, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. An addendum to a previously adopted Environmental Impact Report considering the proposed land use was prepared and approved consistent with CEQA Section 15164. Therefore, no further environmental review is required.

PUBLIC COMMUNICATIONS

A notice of public hearing was sent to owners and occupants of properties within a 400-foot radius of the subject site on November 16, 2018 (Attachment 4). No correspondence has been received to date.

CONCLUSION

The proposed project is consistent with the Transit Oriented District: Neighborhood place type contained in the City's General Plan and meets or exceeds the minimum development standards of the Phillips Ranch 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:

Prepared By:

Mario Suarez, AICP, CNU-A
Development Services Director

Ata Khan
Senior Planner

ATTACHMENTS

- 1) Draft Resolution for DPR 6897-2017
- 2) Location Map and Aerial Photograph
- 3) Project Plans
- 4) 400' Radius Map and Public Hearing Notice