



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** November 28, 2018

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

**FROM:** Planning Division

**SUBJECT:** **CONDITIONAL USE PERMIT (CUP 10271-2018):**

A request for a Conditional Use Permit (CUP 10271-2018) to allow a 37,651 square foot, 2-story addition of warehouse and manufacturing area to an existing 1-story warehouse and manufacturing building, with 85 parking spaces, on a 1.8 acre site at 1485 E. Third Street.

### STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Conditional Use Permit (CUP 10271-2018), subject to conditions.

### PROJECT/APPLICANT INFORMATION

<b>Project Location:</b>	<b>1485 E. Third St.</b>
APN Information:	8326-015-044
Project Applicant:	Domenico Mimmo Bruno
Property Owners:	Domenico Mimmo Bruno
<b>CC District:</b>	<b>District # 3</b>
Historic/CBD:	Not Applicable
Zoning:	M-2 (General Industrial)
General Plan:	Workplace District

### PREVIOUS ENTITLEMENTS

None.

### BUILDING PERMIT HISTORY

1485 E. Third St.

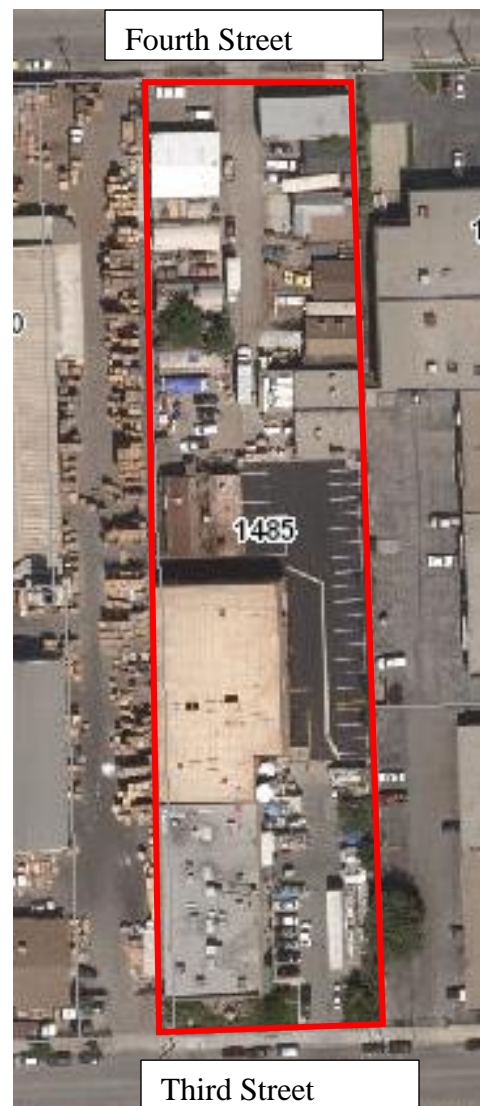
2015:	Permit B-3096-2015—Addition of office, mezzanine, manufacturing area, storage area, refrigeration area, and canopy
1999:	Permit B99-1587—Demo 2,580 sf building

1997:	Permit M397-0313—Cert. of Occupancy for machine shop Permit B99-0381—New 7,200 sf sprinklered industrial building Permit B97-1964—Demo residence
<u>1480 E. First St.</u>	
1966:	Permit 66935—Construct Quonset hut
1963:	Permit 32233—Construct Quonset hut
1961:	Permit 3780—Construct steel building Permit 3779—Construct steel building Permit 3067—Construct Quonset hut
1953:	Permit 25391—Stucco frame building 35'x28' rest room Permit 26282—Addition to shop building

## PROJECT DESCRIPTION & BACKGROUND

The applicant, Domenico Mimmo Bruno, is requesting a Conditional Use Permit (CUP 10271-2018) to allow a 37,651 square foot, 2-story addition of warehouse and manufacturing area to an existing 1-story warehouse and manufacturing building, with 85 parking spaces. The 1.8 acre site is a through-lot, with frontage on both Third Street to the south and First Street to the north. In addition to the primary building used as a cheese manufacturing plant, there are numerous small buildings on the site. (see aerial to the right) The applicant intends to demolish all the minor buildings, located north of the primary building, in preparation for the construction of the new additions (Attachment 5).

The construction is proposed to occur in two phases. In Phase 1, all minor buildings will be demolished, totaling 13,106 square feet. The Phase 1 addition will total 21,973 square feet in two stories, plus a small mezzanine, with 11,963 square feet of warehousing and 10,010 square feet of manufacturing space. A total of 68 parking will be constructed in Phase 1. Landscaping will be added along the easterly property line, near First Street, and between First Street and the new addition. In Phase 2, a 2-story addition including a small mezzanine, totaling 15,678 square feet, will be added, with 8,517 square feet of warehouse space and 7,161 square feet of manufacturing. The new addition will replace approximately half of the landscaping planted in Phase 1 north of the new addition.



### **Applicable Code Sections**

Section .580.B of the Zoning Ordinance establishes criteria for approval of a Conditional Use Permit. A Conditional Use Permit is required since the proposed industrial addition is greater than 20,000 square feet.

### **Surrounding Land Use Information**

The following table summarizes the surrounding land uses, zoning and general plan designations for Planning Commission consideration.

**Land Use Summary Table**

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Subject Site</b>	Industrial buildings	General Industrial (M-2)	Workplace District
<b>North</b>	Industrial	Light Industrial (M-1)	Workplace District Edge
<b>South</b>	Industrial	Light Industrial (M-1)	Workplace District
<b>East</b>	Industrial	Light Industrial (M-1)	Workplace District
<b>West</b>	Industrial	General Industrial (M-2)	Workplace District

### **ZONING COMPLIANCE ANALYSIS**

#### **Site Development Standards**

Since the project is a conditionally permitted use in the General Industrial (M-2) zone, the proposed project is subject to development standards of that zone. In order to provide the Planning Commission with a comparison of the required development standards and that of the proposed project, staff has prepared the following table for consideration.

**Project Summary Table**

<b>Development Standard</b>	<b>Zoning/Code Requirements</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
Lot Area	No requirement	1.8 acres	Yes
Lot Dimensions	No requirement	Frontage of 130', depth of 592'	Yes
Building Coverage	No requirement	Approx. 44%	Yes

Development Standard	Zoning/Code Requirements	Proposed Project	Compliance Determination
Height	Max. 75' or 6 stories	2 stories, approx. 43'6"	Yes
Front Setback	Min. 25' for new construction and for parking lot	25'	Yes
Side Setback	No requirement	Approx. 53' from easterly property line, 0' from westerly property line	Yes
Rear setback	No requirement	Approx. 90'	Yes
Building Separation	No requirement	N/A	N/A
Parking	Warehousing: 1/1000 s.f. Manufacturing: 1/500 s.f.	84 spaces required based on use breakdown; 68 spaces provided	Yes*
Parking Area Landscaping	Min. 6% of parking area to be landscaped Min. planter width: 3' Min. planter width adjacent to side and rear property lines: 5' Min. planter width between street and parking area: 10' One tree per 5 parking spaces Min. width of tree planters: 5' Min. 40% of the parking area to be shaded by trees at 15 years after planting	Phase 1: Compliant Phase 2: Compliant with deviations related to developing an existing, improved industrial site	Yes
Parcel Landscaping	All unpaved areas not used for vehicular and pedestrian access shall be landscaped At least 15% of parcel to be landscaped and one tree per 600 s.f., other than parking area and planters in parking area	Phase 1: Compliant Phase 2: Compliant with deviations related to developing an existing, improved industrial site	Yes

\*With Minor Deviation Variance to allow 20% parking reduction

### **Vehicular Circulation, Access & Parking**

The existing site has driveways two Third Street and First Street. Each is a 2-way driveway. Drive aisles on the property are over 25 feet wide throughout the site. The project will provide 68 parking spaces where 84 are required. The applicant applied for a Minor Deviation Variance (MDV) to reduce the parking requirement by 20%, from 84 to 68 spaces.

### **Landscaping**

The site has mature landscaping along the Third Street frontage. During Phase 1, the applicant will install a 5' wide landscape strip along the easterly property line in front of the new parking spaces located along that side of the property (Attachment 5). Over 20 new trees will be planted along this side of the property, providing additional shading for the parking spaces. In addition, a 10' wide planter will be created along the First Street frontage on the north side of the property, including several trees. Finally, approximately 5,700 square feet of landscaping will be installed north of the Phase 1 addition in an area approximately 37'x155' square. This will be reduced by roughly half when the Phase 2 construction is complete.

Six percent of the parking area must be landscaped, or 2,321 square feet for this site. The project will provide over 3,000 square feet in the parking areas, including substantial numbers of new trees. The landscape requirement for the property, other than the parking areas, is another 15%, or 5,800 square feet. The project will provide a total of 8,337 square feet in Phase 1, but this will be reduced to approximately 5,487 square feet in Phase 2. Although the project will have less than the total landscaping required, staff believes the applicant has diligently attempted to provide as much landscaping as is feasible. The landscaping will benefit the public along the streets and the employees in the parking area. It should also be noted that the landscaping standard is quite burdensome on large industrial projects like this where the buildings dominate the property, but their floor area is not exempted from the landscaping standard.

## **ISSUE ANALYSIS**

### **Issue 1: General Plan/Land Use**

The General Plan land use map designates the site as Workplace District. Industrial uses are encouraged in this area. Improvements to such properties are consistent with the following General Plan goal:

*"To promote a balanced and dynamic economic growth for Pomona with continued development of commercial, professional, and industrial services to assure the expansion of local opportunities and to promote a rising standard of living for all residents in a quality environment."*

Approval of the proposed Conditional Use Permit will allow for the expansion of an existing industrial facility that provides valuable jobs in the community.

## **Issue 2: Zoning Ordinance Compliance**

Staff has evaluated the proposed project and has determined that the proposed use is consistent with the Industrial uses allowed in the General Industrial (M-2) zone. The surrounding industrial uses are compatible with the existing and expanded use of the property. The proposed expansion of the industrial building is a conditionally permitted use within the General Industrial zone. As noted in the table above, the project complies with all standards of the Zoning Ordinance, except that in Phase 2 it will fall approximately 300 feet short of the total landscaping requirement. Despite this, staff believes that the project meets the intent of the Zoning Ordinance and that the landscaping provided will be an attractive addition to the site.

## **ENVIRONMENTAL ANALYSIS/DETERMINATION**

The proposed project was reviewed in accordance with the California Environmental Quality Act (CEQA) guidelines. The proposed project meets the criteria for a Categorical Exemption under Section 15332 (Class 32 – In-fill development projects in urbanized areas) of the CEQA Guidelines in that the proposed project is in an urbanized area and involves the addition to an existing building on a site of less than 5 acres; the site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is adequately served by all required utilities and public services. The proposed project is consistent with the categorical exemption; therefore, no further environmental review is required.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on November 17, 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 November 15, 2018 (Attachment 4). As of the date of this staff report, staff has not received any correspondence either supporting or opposing the proposed project.

## **CONCLUSION**

The proposal is consistent with the allowed uses and development standards of the General Industrial zone, with the exception noted above regarding total landscaped area in Phase 2. The addition to the industrial building has no potential to be detrimental to the health, safety, peace and general welfare of persons residing in the area. Consequently, the project, as conditioned, will be compatible with the adjacent land uses and will not result in any adverse impacts to the surrounding area.

Respectfully Submitted By:

Prepared By:

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Mario Suarez, AICP, CNU-A  
Development Services Director

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Jeff Hamilton  
Contract Planner

**ATTACHMENTS:**

- 1) Draft PC Resolution
- 2) Location Map & Aerial Photograph
- 3) Project Plans
- 4) Radius Map & Public Hearing Notice