



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** January 9, 2019

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

**FROM:** Jeff Hamilton, Contract Planner

**SUBJECT:** **CONDITIONAL USE PERMIT (CUP 9649-2018):** Conditional Use Permit (CUP) to allow the construction of five (5) new two-story residences and the expansion of an existing single-family residence on the property located at 1446 West Eleventh Street.

### STAFF RECOMMENDATION

That the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 9649-2018), subject to the attached conditions.

### PROJECT/APPLICANT INFORMATION

Project Location: 1446 W. Eleventh Street  
AIN Information: 8349-026-086  
Project Applicant: George Gutierrez  
Property Owner: George Gutierrez  
**City Council District: District 2**  
Historic/CBD: Not Applicable  
Specific Plan: Not Applicable  
Zoning: R-2-S (Low Density Multiple-Family, S Overlay)  
General Plan: Residential Neighborhood

### PREVIOUS ENTITLEMENTS

9/17/07 Approval of Final Map No. 61128  
4/25/07 Time Extension for TTM 04-004  
12/13/06 CUP approved for 6 residential condominiums (revised design) (expired 12/13/07)  
4/27/05 CUP and TTM 04-004 approved for 6-unit residential condominium (expired 4/27/06)

## BUILDING PERMIT HISTORY

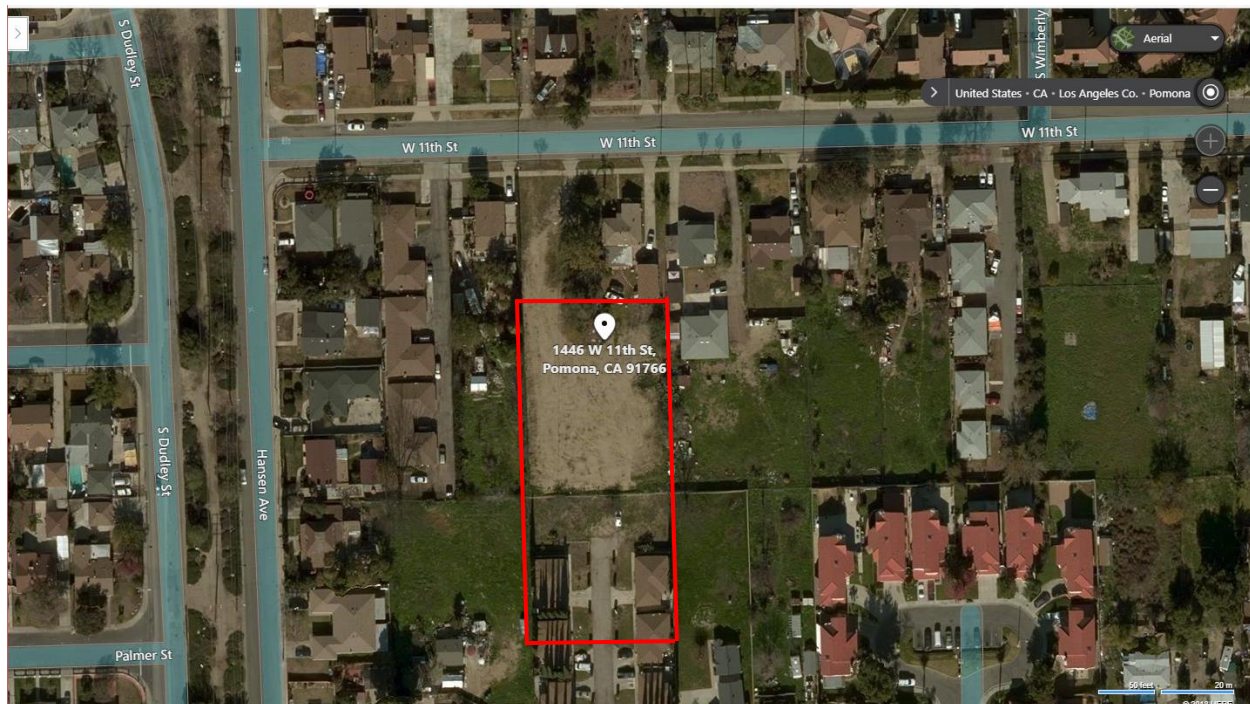
7/18/79 Building Permit 42468 for a patio cover

6/28/56 Building Permit 30516 to relocate a house and garage from N. Hollywood

## PROJECT DESCRIPTION AND BACKGROUND

The entire Project site is approximately 39,121 square feet (.90 acres) and is currently developed with one 989-square-foot one-story single-family residence with an attached two-car garage (built in 1956), located in the northeast portion of the project site. The Project site is on the south side of West Eleventh Street just east of Hansen Avenue. The site has a General Plan Land Use designation of Residential Neighborhood and a zoning designation of R-2 (Low Density Multiple-Family Zone) within the S (Supplemental Use) Overlay (see Attachment 2-Location Map and Aerial Photograph).

The site is bordered by existing single-family residential dwellings which are both one and two stories in height to the north, south, east, and west of the site. The surrounding properties have a General Plan Land Use designation of Residential Neighborhood and a Zoning Classification of R-2 (Low Density Multiple-Family Zone) within the S-Overlay to the east and west, R-2 within the S-Overlay and R-3-PD (Medium Density Multiple Family) to the north, and R-2 within the S-Overlay and R-2-PD (Low Density Multiple Family) to the south.



The project scope includes a remodel of the existing residence and construction of five two-story single-family residences, each of which will incorporate individual architectural elements and layouts. Throughout the staff report, the units will be described as labeled on the site plan callouts, with the retained and expanded single-family residence being referred to as Plan "A"

and the remaining single-family residential dwellings referred to as Plan B, Plan C, Plan D, Plan D1, and Plan D2.

- **Plan A:** The applicant proposes a partial demolition and 889 square-foot addition onto the existing single-family residence; the demolition of the existing garage and construction of a new 510 square-foot two-car garage; and construction of a 51 square-foot, unroofed patio area. The footprint of the existing residence will expand from 989 to 2,439 square feet. The addition onto the existing single-family residence will consist of the addition of new walls to create a dining room, living room, bedroom, and the creation of a master bedroom with bathroom and walk-in closet. Architectural elements which will be incorporated into the exterior will consist of a desert beige stucco element, dark brown tiled roof, vinyl windows with light brown window trim, and brick elements which will extend along various areas of the base of the residence.
- **Plan B:** The proposed single-family residence will be in the northwest portion of the project site, will have an attached 485 square-foot two-car garage, and will be two-stories in height. The first floor of the residence will be 1,025 square feet and will include a living room, dining room, kitchen, bathroom, bedroom, and a two-car garage. The second floor will include a master bedroom with a bathroom and walk-in closet, two bedrooms, family room, and laundry room. Exterior architectural elements will consist of light grey stucco elements with a dark brown tiled roof, and stone panels which will extend around the base of the residence. Architectural elements incorporated will also consist of brown colored entry and garage doors and a brown accent trim along the windows distributed throughout the exterior of the residence.
- **Plan C:** The proposed single-family residence will be located behind Plan D-1 and will have a total livable area of 1,862 square feet. The first floor will be 713 square feet and include a living room, dining room, kitchen, powder room, laundry room, and a two-car garage. The second floor will include a master bedroom with bathroom, three bedrooms, and a bathroom. Exterior architectural elements for this proposed residential plan will consist of a light brown stucco, titled room of medium brown color, dual glass windows with brown trim, and masonry limestone which will extend around the base of the residence. The residence will also have wood elements placed along the perimeter of the roof line to provide additional architectural appeal.
- **Plan D, D-1, and D-2:** The site plan and elevations will be the same for Plan D, Plan D-1, and Plan D-2. Plan D-1 is on the east portion of the site, and Plans D and D-2 are along the end of the cul-de-sac. Each residential Plan will have a total livable area of 2,307 square feet with a 975 square-foot first floor and a 1,332 square-foot second floor. The first floor for each of the units will include a living room, kitchen, dining room, family room, bedroom, bathroom, and the two-car garage. The second floor for each Plan will include a master bedroom with bathroom and walk-in-closet, three bedrooms, a bathroom, laundry room, and loft area. Exterior architectural elements for this residential concept will contain a light green exterior stucco, secondary stucco element of light

brown, grey shingled roofs, dual glass windows with white window trim, and stone elements which will extend over the main entry ways of each proposed residence.

Access for the proposed development will be along West Eleventh Street through a 26-foot-wide private road extending through the project site, terminating in a 64-foot diameter cul-de-sac. Parking for the proposed residential development will consist of two enclosed parking spaces for the existing and proposed single-family residences. In addition, six open parking spaces are proposed near the center of the project site.

The landscaping concept proposed for the project will consist of various types of trees, shrubs, and ground cover evenly distributed throughout the project site. Approximately 8,077 of the 39,121 square-foot project site will be landscaped.

Per the Pomona Zoning Ordinance (PZO) open space for the project site will consist of both private and common open space. Private open space areas for each single-family residence will consist of a 150 square-foot open space pad within the rear yard and the common open space areas will be evenly distributed through residential development.

### **Applicable Code Sections**

Per Section .441 of the PZO, the Project is subject to the submittal and processing of a Conditional Use Permit (CUP) based on the project being within the S-Overlay of the R-2 Zone. Section .580.B of the PZO establishes criteria for approval of a Conditional Use Permit.

### **Surrounding Land Use Information**

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

**Land Use Summary Table**

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Project Site</b>	Single-Family Residence	R-2/S-Overlay	Residential Neighborhood
<b>North</b>	Single-Family Residential	R-2/S-Overlay R-3-PD	Residential Neighborhood
<b>South</b>	Single-Family Residential	R-2-PD	Residential Neighborhood
<b>East</b>	Single-Family Residential	R-2/S-Overlay	Residential Neighborhood
<b>West</b>	Single-Family Residential	R-2/S-Overlay	Residential Neighborhood

## ZONING COMPLIANCE ANALYSIS

Provided below is a comparison table identifying the required Development Standards and how the Project, as designed and conditioned, complies.

**Project Summary Table**

<b>Development Standard</b>	<b>PZO Code Requirements</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
<b>Lot Area</b>	3,000 square feet	39,123 square feet	Yes
<b>Lot Area/Unit</b>	3,000/unit	5,257 square feet (net)	Yes
<b>Lot Dimensions</b>			
Width	65' minimum	132.35'	Yes
Depth	100' minimum	295.61'	
Coverage	N/A	Approx. 25%	N/A
Building Height	35'	25'2" max (Plan D)	Yes
Distance Between Buildings	15' between residential buildings	Approx. 15' between Plans D and D2; >15' between other buildings.	Yes
Parking for Unit	2 covered spaces, 20'x20'	2 covered spaces per unit, 20'x20'	Yes
Guest Parking	1 per 4 units: 2 required for project	6 proposed	Yes
Drive Width	10' minimum	Approx. 20'	Yes
Landscaping	Required	Proposed	
	Minimum landscaped area width: 3'	Min. 4'	Yes
	A min. 6% of parking area shall be landscaped (excluding setback area) with one 15-gal. (min) tree per 5 parking spaces (1 tree required)	Approx. 21%, 4 trees	Yes
	1 tree per 20' within street setback (7 trees required)	10 plus 2 street trees	Yes
	Parking areas adjacent to	5' min.	Yes

<b>Development Standard</b>	<b>PZO Code Requirements</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
	other properties along side & rear lot lines, requires a minimum 4' deep perimeter landscaping		
	1 tree per 600 square feet for balance of site (less parking area, buildings, and structures): 26 required	26	Yes
	Tree planters minimum width 5'	Approx. 5'	Yes
	Minimum of 2 five-gallon size shrubs shall be provided every 6' along perimeter planter areas	Provided in common and parking areas	Yes
	Groundcover shall be used throughout and be planted at least six inches on center. No artificial groundcover shall be accepted.	Provided	Yes
	Min. 20% of lot to be landscaped: 7,824 sf required	8,077 sf proposed	Yes
	Min. 50% of common open space area to be landscaped (3/4 lawn/turf)	100% landscaped	Yes
Private Open Space	Minimum 150 sf/unit	150 square feet per unit	Yes
Common Open Space	3,900 sf/reqd 4 bed/units: 600 sf/unit (3)=1,800 sf 5 bed/unit: 700 sf/units (3)=2,100 sf	4,139 sf proposed	Yes
Fences/Walls	<b>Permitted</b>	<b>Proposed</b>	

Development Standard	PZO Code Requirements	Proposed Project	Compliance Determination
Front, Open Fence	4'	N/A	
Front, Closed Fence	3'	N/A	
Side and Rear	6'	6' maximum	Yes
Density	Allowed: 7-15 du/ac (6-14 du/.90 ac)	Proposed: 6.0 du/ac	Yes
Min. Unit Sizes	4 bedrooms: 1,500 sf min. 5 bedroom: 1,700 sf min.	Plan A-4 bedrooms and livable area of 1,878 square feet Plan B-4 bedrooms and livable area of 2,097 square feet Plan C-4 bedrooms and livable area of 1,862 square feet Plan D (D through D2)-5 bedrooms and livable area of 2,307 square feet	Yes

## ISSUES ANALYSIS

### Issue 1: General Plan

The Project site has a Land Use designation of Residential Neighborhood and is within the T3 Typical segment of the General Plan which allows for a *variety of small scale, primarily single-family housing types as well as attached housing types (such as townhomes and multiplexes) that are sensitively designed and explicitly compatible with adjacent homes*. The designation allows for a maximum height of 2.5 floors and a housing density of 20 dwelling units per acre maximum.

The Project is consistent with the T3 typical segment of the Neighborhood Residential General Plan Land use designation as the proposed number of residential dwellings does not exceed the allowed maximum unit density nor does the project exceed the allowed height requirement.

The Project also complies with Land Use Goal 6G.G1:

*Pomona's neighborhoods are diverse and each neighborhood's character should be preserved and enhanced.*

The Project site has the required land use, zoning, and square-footage needed to accommodate the residential development. Overall, the proposed development would contribute to enhancing

the surrounding neighborhood's character through providing additional residential housing opportunities compatible with surrounding residential developments.

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

The Project has been reviewed and designed in conformance with the applicable Sections of the PZO as illustrated in the table provided above. The project provides housing density, unit size, parking, landscaping and open space that meets or exceeds the standards of the PZO.

### **ENVIRONMENTAL ANALYSIS/DETERMINATION**

The proposed Project has been 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 construction of five new residences, and the remodeling of an existing residence, 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 in the Inland Valley Daily Bulletin on December 24, 2018 and was sent to the owners of properties within a 400-foot radius of the subject site on December 19, 2018 (Attachment 3).

### **CONCLUSION**

The Project scope is for the retention and remodel of the existing single-family residence, and the construction of five single-family residential dwellings, as part of a residential condominium project on the 0.90-acre site. The Project, as designed and conditioned, will be consistent with the R-2/S-Overlay development standards and all other required City standards. The project is surrounded by residential properties of similar design and density. It will enhance the neighborhood and provide additional housing opportunities to the City.

### **RECOMMENDATION**

That the Planning Commission take the following action:

- 1) Adopt the attached Resolution (Attachment 1) approving Conditional Use Permit (CUP 9649-2018) subject to conditions.



1446 W. Eleventh Street

CUP 9649-2018

Page 9 of 9

Respectfully Submitted By:

Prepared By:

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Acting Development Services Director

Jeff Hamilton, Contract Planner

**ATTACHMENTS:**

- 1) Draft PC Resolution for Conditional Use Permit (CUP 9649-2018)
- 2) Location Map and Aerial Photograph
- 3) 400' Radius Map and Public Hearing Notice
- 4) Full Size Plans (separate cover)