



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: January 23, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: CONDITIONAL USE PERMIT (CUP 6174-2016), TENTATIVE TRACT MAP NO. 74732 (TRACTMAP 10594-2018):

A request to construct three attached, two-story single-family townhomes, totaling six units, as well as associated on site improvements for a property located at 636 E. Grand Ave. The request also includes a proposed subdivision of the subject site for condominium purposes.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached draft Resolutions approving Conditional Use Permit (CUP 6174-2016), Tentative Tract Map No. 74732 (TRACTMAP 10594-2018) (Attachments 1 and 2), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location:	636 E. Grand Ave.
APN Information:	8333-024-033
Project Applicant:	Michael You, BYLD Holdings
Property Owner:	Meiloon Atlantic, LLC
City Council District:	District 3 – Nora Garcia
Historic/CBD:	Not Applicable
Specific Plan:	Not Applicable
General Plan:	Residential Neighborhood
Zoning:	R-2, Low Density Multiple Family district; S, Supplemental Use Overlay district

PREVIOUS ENTITLEMENTS

5/3/2017 HPC Resolution No. 17-003: A resolution of the Historic Preservation Commission of the City of Pomona, California approving Major Certificate of Appropriateness

(MAJCOA 6175-2016) to allow for the demolition of one pre-1945 residence located at 636 East Grand Avenue.

PROJECT DESCRIPTION

The subject site is located at 636 E. Grand Ave. within the R-2, Low Density Multiple Family and S, Supplemental Use Overlay District (Attachment 3). The property is currently improved with one single-family residence approximately 800 square feet in area. According to City of Pomona building permit records, the existing structure was originally constructed in 1936. All existing structures and on-site improvements will be demolished to accommodate the proposed project.

A Major Certificate of Appropriateness is required prior to demolition of any structure constructed prior to 1945. Because the existing single-family residence was constructed in 1936, approval of a Major Certificate of Appropriateness is required in order to demolish the structure. On May 3, 2017, the Historic Preservation Commission (HPC) determined that demolition of the existing single-family residence would not cause a potentially significant impact to a historic resource and approved HPC Resolution 17-003 allowing for the demolition of the existing single-family residence at the subject site (Attachment 4).

The applicant is requesting approval to construct three attached, two-story single-family townhomes, totaling six units, as well as associated on site improvements (Attachments 5 and 6). The floor area for each unit will range from 2,077 to 2,148 square feet in area and will consist of three bedrooms, two and one-half baths, kitchen, dining area, living room, and two-car garage. The maximum height of the two-story townhomes is 25 feet. Common open space is provided primarily in the rear, southern portion of the property as well as in areas between the three townhomes. Private open space is provided adjacent to each unit along the eastern portion of the property. The project is designed to include a common drive along the western portion of the property that will lead to the rear of the property and two guest parking stalls. Access to the property will be provided via a common driveway along E. Grand Ave.

Applicable Code Sections

Pursuant to Section .440 of the Pomona Zoning Ordinance (PZO), the approval of a Conditional Use Permit by the Planning Commission is required for new residential development projects within the S, Supplemental Use Overlay district. Section .580 of the PZO establishes criteria for approval of a Conditional Use Permit and Section .280 of the PZO establishes requirements for the R-2, Low Density Multiple Family district.

Surrounding Land Use Information

The zoning, General Plan land use designation, and existing uses for the surrounding properties are identified in the following table:

Land Use Summary Table

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Single-Family	R-2, S Overlay	Residential Neighborhood
North	Single-Family	R-2	Residential Neighborhood
South	Single-Family	R-2, S Overlay	Residential Neighborhood
East	Single-Family	R-2, S Overlay	Residential Neighborhood
West	Single-Family	R-2, S Overlay	Residential Neighborhood

ZONING COMPLIANCE ANALYSIS**Site Development Standards**

The project meets and/or exceeds the minimum development standards of the R-2 district as summarized below in “Project Summary Table.”

Project Summary Table

Standard	Zone Requirement	Proposed Project	Compliance Determination
Lot Width	70' min.	66'	Legal, non-conforming
Lot Depth	100' min.	356'	Yes
Density	7-15 per acre	11 per acre	Yes
Site Area	3,000 sf min.	23,496 sf	Yes
Lot Area	3,000 sf per unit min.	3,916 sf per unit	Yes
Unit Size	1,300 sf min.	2,077 sf to 2,148 sf	Yes
Front Yard	25' min.	25.5'	Yes
Side Yard	8'-6" min.	8'-6"	Yes
Rear Yard	17' min.	32'-6"	Yes
Building Separation	15' min.	22' to 25'	Yes
Building Height	35' or Two-stories	25' Two-stories	Yes
Private Open Space	150 sf per unit	414 sf to 571 sf per unit	Yes
Common Open Space	500 sf per unit 3,000 sf min. total	3,475 sf total	Yes
Off-Street Parking	2 covered spaces per unit	2 covered spaces per unit	Yes
Guest Parking	1 space per 4 units	2 spaces	Yes

ANALYSIS

Zoning Ordinance Compliance

Staff has evaluated the proposal in terms of conformance to the development standards of the R-2 district. As provided in the Zoning Compliance Analysis section, the project conforms to the applicable development standards of the respective district. Therefore, the granting of the Conditional Use Permit will not adversely affect the intent and purpose of the PZO.

Land Use Compatibility

The subject site is located in an area with properties used, zoned, and planned for residential uses. The proposed total of six units on the subject property is compliant with the density permitted for the R-2 district. Based on these factors, staff finds that the residential project is compatible in the context of the surrounding neighborhood and will be a positive addition to the area.

Architectural Review

The proposed project will consist of three attached, two-story single-family townhomes, with two units per structure. The townhomes have been designed with Craftsman influenced architecture and include vinyl siding, brick veneer, wood trim, and concrete tile roofing. The roof incorporates a cross gabled design. Windows include a combination of multi-paned, vertical and horizontal sliding windows. Additional features include covered porch, decorative entry doors with side lights, ornamental braces underneath gables, gable pediment, as well as a decorative chimney with brick veneer and cap. A new, split-face block wall is proposed along the east, west, and southern property lines. The townhomes have been configured so that the garage entry doors do not face Grand Ave. which is consistent with General Plan, Community Design Policy 7F.P8: "Ensure that garages do not dominate streetscapes."

Conditional Use Permit Findings

The Planning Commission has the authority to conduct public hearings to consider Conditional Use Permit applications pursuant to Pomona Zoning Code Section .580 which states in part: "*Prior to the granting of a conditional use permit, the planning commission shall make the following findings of fact.*" Therefore, in approving a Conditional Use Permit, the Commission should consider the findings as prescribed below as included in the attached resolution:

- 1. That the proposed use at the particular location will contribute to the general well-being of the neighborhood or community.***

The proposed use of the subject site for residential development, specifically, the development of six new residential units at this particular location will contribute to the general well-being of the neighborhood and the community by expanding housing opportunities for residents by enhancing the appearance of the general area.

2. ***That such use will not, under the circumstances of the particular case be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity or detrimental to the use, valuation or enjoyment of property or improvements in the vicinity.***

The project will not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity since the project is in full conformance with the development standards and use requirements of the R-2 district. The project will not be detrimental to the use, valuation, and enjoyment of property and improvements in the vicinity since the subject site is consistent with the surrounding properties which are zoned and planned for residential uses by the General Plan. The project, as designed, will enhance the neighborhood.

3. ***That the site of the proposed use is of adequate topography, size and shaped to accommodate said use as well as all yards spaces, walls, fences, parking, loading, landscaping and any other features necessary to allow said use with the land and uses in the neighborhood and make it compatible thereto.***

The subject site is rectangular in shape and relatively flat with an area of approximately 23,496 square feet. Therefore, the site has the adequate topography, size and shape to accommodate the proposed residential development project.

4. ***That the site abuts streets and highways are adequate in width and improvements to carry traffic generations typical of the proposed use.***

The subject site has street access directly to Grand Ave. (a collector street), which is of adequate width and improvements to carry traffic generations typical of residential development projects.

5. ***That granting of such conditional use permit will not adversely affect the General Plan of the city and conforms to the provisions of the zoning ordinance.***

The granting of the conditional use permit will not adversely affect the General Plan and conforms to the provisions of the Pomona Zoning Ordinance. The proposed residential use is consistent with the "Residential Neighborhood" place type as designated on the General Plan Land Use Map.

Goal 6G.G8: "Ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods."

The project will include private open space and common open space consisting of landscaping and decorative hardscape, pedestrian access to the adjacent sidewalk along Grand Ave., as well as a Craftsman style influenced two-story townhomes incorporating human-scale elements (through the use of varying materials, articulation and massing). The project will develop a site that is currently underutilized into an aesthetically pleasing

development that contributes to the City's housing stock which the General Plan identifies as being under supplied. Therefore, the project furthers the goals and objectives of the General Plan by allowing a development that would ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods.

Tentative Tract Map Findings

Pursuant to Section 66474 of the California Government Code (Subdivision Map Act) and the City's Subdivision Ordinance, the Planning Commission must make seven findings in order to approve Tentative Tract Map No. 74732 (TRACTMAP 10594-2018). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. The proposed tentative tract map is consistent with the general plan and applicable specific plan.

The project is consistent with the General Plan place type of Residential Neighborhood in the T-3 (Typical) Transect Zone. The location of the site is not located in a Specific Plan. The T-3 (Typical) Transect Zone prescribes the typical development type as:

"A variety of small scale, primarily single-family housing types as well as limited attached housing types (such as townhomes and multiplexes) that are sensitively designed and explicitly compatible with adjacent homes"

The project is an appropriate development within the area because it is under the maximum allowable height of 2.5 stories allowed in the T-3 transect zone, and the proposed development is within a neighborhood that includes residential projects to the north, south, east, and west of the subject site. With the conditions of approval, the proposed residential development will positively affect the general welfare of the community and improve the aesthetics of the immediate neighborhood.

Goal 7F.G4: "Ensure high quality new development and redevelopment throughout the City that is designed appropriately to add value to its surrounding context."

The subject site is 23,496 square feet in area and is located within the R-2, Low Density Multiple Family district which allows for densities between seven to fifteen units per acre. However, the site is currently improved with one single family structure that was originally constructed in 1936. The subject site has a development potential to provide seven to fifteen units per acre. As such, the subject site is currently underutilized in terms of the number of units that can be constructed on the site. The proposed project will provide six units, or the equivalent of eleven units per acre. Additionally, the project will include private open space and common open space consisting of landscaping and decorative hardscape, pedestrian access to the adjacent sidewalk along Grand Ave., as well as a Craftsman style influenced two-story townhomes incorporating human-scale elements (through the use of varying

materials, articulation and massing). The project will develop a site that is currently underutilized into an aesthetically pleasing development that contributes to the City's housing stock which the General Plan identifies as being under supplied. Therefore, the project furthers the goals and objectives of the General Plan by allowing a development that is high quality, designed appropriately, and adds value to its surrounding context.

2. *The design or improvement of the proposed subdivision is consistent with the general plan and applicable specific plan.*

The design and improvements of the proposed subdivision are consistent with the General Plan in that on-site improvements, such as driveways, sidewalks and drainage facilities will be designed and constructed in accordance with City standards. In addition, the project design, which is intended for multiple-family residential development, provides for satisfactory pedestrian and vehicular circulation.

3. *The site is physically suitable for the type of development.*

The site is physically suitable for the development in that the proposed subdivision is planned for multiple-family residential development. Given the shape and topography of the site, at approximately 23,496 square feet in size, the subdivision design accommodates adequate land for six dwelling units, accompanying driveways and open space areas to service the development. Further, the site is relatively flat which will allow for minimal grading and compatible building pad heights with adjacent properties surrounding the project site.

4. *The site is physically suitable for the proposed density of development.*

The site is physically suitable to accommodate the proposed density resulting from the subdivision. The subdivision proposes six dwelling units on a 0.54 acre property, which results in a density of approximately eleven units per acre. This density is consistent with the City's General Plan and Zoning Ordinance.

5. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project will comply with the policies and regulations of the Pomona City Code and General Plan and with all local or regional plans, policies, regulations, and any requirements by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Based on these factors, the proposed subdivision will not cause substantial environmental damage or injure wildlife or their habitat.

6. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The design of the subdivision and the type of improvements are not likely to cause serious problems to public health because the building and infrastructure improvements shall be constructed to conform to all City standards. The adopted City standards relating to the Uniform Building Code and Grading Code are designed to protect the public health and welfare and have been approved by the City.

7. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Upon submittal of the project, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, 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). In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. 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 January 10, 2019 and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on January 9, 2019 (Attachment 7).

Respectfully Submitted:

Anita D. Gutierrez, AICP
Planning Manager

Prepared By:

Vinny Tam, MURP, AICP
Senior Planner

ATTACHMENTS:

- 1) Draft PC Resolution for CUP 6174-2016
- 2) Draft PC Resolution for TRACTMAP 10594-2018
- 3) Location Map and Aerial Photograph
- 4) HPC Resolution No. 17-003
- 5) Conceptual Project Plans, Reduction
- 6) Conceptual Project Plans, Full Size (Separate Cover)
- 7) Public Hearing Notice and 400' Radius Map