



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: June 12, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: CONDITIONAL USE PERMIT (CUP 011186-2018) AND TENTATIVE TRACT MAP (TRACTMAP 9725-2018)

An application for a Conditional Use Permit (CUP 011186-2018) and Tentative Tract Map (TRACTMAP 9725-2018) to allow condominium conversion and subdivision of a 12-unit residential development in the R-2 (Low Density Multiple Family) Zoning District located at 1452 S. White Avenue (APN 8343-008-020).

STAFF RECOMMENDATION

The Planning Division recommends the Planning Commission adopt the attached PC Resolutions approving Conditional Use Permit (CUP 011186-2018) and Tentative Tract Map (TRACTMAP 9725-2018) (Attachment 1 & 2), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location:	1452 S. White Avenue
APN Information:	8343-008-020
Project Applicant:	Jim Moran
Property Owner:	Joe Wilkins
City Council District:	District #2
Historic/CBD:	Not Applicable
Specific Plan:	Not Applicable

EXISTING ENTITLEMENTS

1. CUP-006726-2017, Conditional Use Permit for the development of 12 residential units, approved August 9, 2017 (Attachment 3).

PROJECT DESCRIPTION

The subject site is located along the eastern portion of White Avenue on a 35,190 square foot lot located in the R-2-S (Low Density Multiple Family with Supplemental Overlay) Zoning District

(Attachment 4). The applicant was approved for a Conditional Use Permit (CUP-006726-2017) to develop 12 residential units on the subject site in 2017 and construction was completed in 2018. The housing development is currently in operation as rental units (Attachment 5). The applicant subsequently applied for the conversion of the existing rental units into condominiums. The conversion does not involve any physical changes to the existing site (Attachment 6).

Applicable Code Sections

Section .580-J of the Pomona Zoning Ordinance (PZO) requires a Conditional Use Permit for conversion to condominiums, subject to provisions Section .58012. This project is also subject to the Subdivision Map Act Section 66427.1, which establishes requirements for notice to tenants and right of tenants to exclusive contract for purchase in condominium, community apartment or stock cooperative projects, and Section 66452.18, which requires subdividers to give written notice to existing tenants prior to filing tentative map. This section of the code was triggered as the development is currently occupied by tenants.

Surrounding Land Use Information

The subject parcel is surrounded by the following land uses:

Land Use Summary Table

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

Compliance with Pomona Zoning Ordinance

The development of the 12 residential units was approved through a CUP on August 9, 2017, and meets the development standards of the Pomona Zoning Ordinance. Adequate utilities, access roads, drainage, and other necessary facilities have been provided through the construction of the development, and conversion of this development to condominiums will not impact the existing infrastructure or modify the existing footprint. The proposed multiple dwellings comply with the development and use standards of the R-2 zoning district.

Conformity with General Plan

The condominium conversion conforms to the “Residential Neighborhood” place type of the City of Pomona. The conversion of existing multiple dwellings to condominiums meets the General Plan Goal #8 which allows development to, “*ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods.*” It also meets General Plan Goal #1 in that the subdivision will ensure that “*Pomona’s neighborhoods are diverse and each neighborhood’s character [are] preserved and enhanced.*” The project is consistent in design and density with the surrounding residential properties which are zoned and planned for by the General Plan.

Compliance with the Subdivision Map Act

The applicant sent out notification materials per Subdivision Map Act Section 66427.1 and Section 66452.18. Certified mail notices are attached to this report (Attachment 7).

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 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, Section 15301(k); and a General Rule Exemption pursuant to Article 5, 15061(b)(3) which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Therefore, no further environmental review is required. Both the General Rule Exemption and Categorical Exemption will be considered by the Planning Commission at the public hearing for this project scheduled for June 12, 2019.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on May 31, 2019 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 May 28, 2019 (Attachment 8). Applicant has also notified tenants pursuant to the Subdivision Map Act Section 66427.1 and Section 66452.18 through certified mail on February 19, 2019.

CONCLUSION

The proposed project is consistent with the Subdivision Map Act, City of Pomona General Plan, and meets or exceeds the minimum development standards of the Pomona Zoning Ordinance. Based on staff’s analysis of the issues and the recommended conditions of approval, the proposed development will be compatible with existing and adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods.

RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached PC Resolutions approving Conditional Use Permit (CUP 011186-2018) and Tentative Tract Map (TRACTMAP 9725-2018), subject to conditions.

Respectfully Submitted:

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ATTACHMENTS:

- 1) Draft PC Resolution for CUP 011186-2018
- 2) Draft PC Resolution for TRACTMAP 9725-2018
- 3) Resolution for CUP 6726-2017
- 4) Location Map & Aerial Photograph
- 5) Site Photographs
- 6) Project Plan Reduction
- 7) Certified Mail Notices
- 8) 400' Radius Map and Public Hearing Notice