



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: June 26, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: **CONDITIONAL USE PERMIT (CUP 11327-2019) AND TENTATIVE TRACT MAP (TRACTMAP 11071-2018)**

An application for a Conditional Use Permit (CUP 11327-2019) and Tentative Tract Map (TRACTMAP 11071-2018) to allow a condominium conversion and subdivision of a 10-unit residential development in the R-2 (Low Density Multiple Family) Zoning District located at 1361 - 1379 Laurel Avenue (APN 8357-003-043, 8357-003-044).

STAFF RECOMMENDATION

The Planning Division recommends the Planning Commission adopt the attached PC Resolutions approving Conditional Use Permit (CUP 11327-2019) and Tentative Tract Map (TRACTMAP 11071-2018) (Attachment 1 & 2), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location: 1361 - 1379 Laurel Avenue
APN Information: 8357-003-043, 8357-003-044
Project Applicant: Dana Hurt
Property Owner: Dana Hurt
City Council District: District #1
Historic/CBD: Not Applicable
Specific Plan: Not Applicable
Zoning: R-2, Low Density Multiple Family

PROJECT DESCRIPTION & BACKGROUND

The project site is located along Laurel Avenue, north of Holt Avenue and south of Orange Grove Avenue in the R-2 (Low Density Multiple Family) Zoning District (Attachment 3). The subject site is currently developed with ten (10) detached residential units on two (2) parcels totaling approximately 37,500 square-feet. The tentative tract map will involve both the merging of the

subject parcels and the 10-unit subdivision. The proposed conversion does not involve any physical changes to the existing site constructed in 1959, except for minor changes as required by conditions of approval by the Los Angeles County Fire Department, Fire Prevention Unit (Attachment 4).

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, as the development is currently occupied by tenants. Subdivision Map Act Section 66427.1 establishes requirements for notice to tenants and right of tenants to exclusive contract for purchase in condominium, community apartment or stock cooperative projects and requires subdividers to give written notice to existing tenants prior to filing tentative map pursuant to Section 66452.18.

Surrounding Land Use Information

The subject site is surrounded by the following land uses:

Land Use Summary Table

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Multi-Family Residential	R-2 Low Density Multiple Family	Residential Neighborhood
North	Multi-Family Residential	R-2 Low Density Multiple Family	Residential Neighborhood
South	Single Family Residential	R-2 Low Density Multiple Family	Residential Neighborhood
East	Multi-Family Residential	R-2 Low Density Multiple Family	Residential Neighborhood
West <i>5 parcels</i>	Single Family Residential	R-2 Low Density Multiple Family	Residential Neighborhood

Compliance with Pomona Zoning Ordinance

The existing 10-unit residential development was legally established in 1959, and is not proposing any new construction, thus it is not subject to any new Pomona Zoning Ordinance Development Standards (Attachment 5). To ensure adequate fire access, the Los Angeles County Fire Department, Fire Prevention Unit has conditioned that fire sprinklers be installed in all units per fire code 13D prior to final map recordation.

Conformity with General Plan

The condominium conversion conforms to the “Residential Neighborhood” place type of the City of Pomona’s General Plan. The conversion of existing multiple dwellings to condominiums meets 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. Required notices to current occupants are attached to this report (Attachment 6).

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 26, 2019.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on June 14, 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 June 12, 2019 (Attachment 7). In addition, the applicant has notified tenants pursuant to the Subdivision Map Act Section 66427.1 and Section 66452.18 through mail on February 8, 2019.

CONCLUSION

The proposed project is consistent with the Subdivision Map Act and the City of Pomona General Plan. 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 11327-2019) and Tentative Tract Map (TRACTMAP 11071-2018), subject to conditions.

Respectfully Submitted:

Prepared By:

Anita D. Gutierrez, AICP
Development Services Director

Alina Barron
Assistant Planner

ATTACHMENTS:

- 1) Draft PC Resolution for CUP 11327-2019
- 2) Draft PC Resolution for TRACTMAP 11071-2018
- 3) Location Map & Aerial Photograph
- 4) Project Plan 11" x 17"
- 5) Site Photographs
- 6) Current Occupant 60 Day Notice
- 7) 400' Radius Map and Public Hearing Notice