



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** June 26, 2019

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

**FROM:** Planning Division

**SUBJECT: CONDITIONAL USE PERMIT (CUP 8366-2017):** Conditional Use Permit (CUP 8366-2017) to construct one apartment unit in addition to the five existing apartments on the property located at 1194 West Grand Avenue.

### STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the attached PC Resolution (Attachment No. 1) approving Conditional Use Permit (CUP 8366-2017), subject to the attached conditions.

### PROJECT/APPLICANT INFORMATION

Project Location:	1194 W. Grand Ave.
AIN Information:	8343-013-053
Project Applicant:	Carlos & Tomas Ursua
Property Owner:	Carlos & Tomas Ursua
City Council District:	District 2- Victor Preciado
Historic/CBD:	Not Applicable
Specific Plan:	Not Applicable
Zoning:	R-2-S (Low Density Multiple-Family, S Overlay)
General Plan:	Residential Neighborhood

### PREVIOUS ENTITLEMENTS

None

### BUILDING PERMIT HISTORY

5/5/89	Building Permit #B89-0683 for 200 linear feet of 6' block wall and 55 linear feet of 4' pilasters with wrought iron between pilasters
7/27/88	Certificate of Occupancy for a five-unit apartment building
7/13/88	Building Permit #65051 for 6'x20' trash enclosure
3/17/87	Building Permit #61814 for 5-unit apartment building
3/1/74	Demolition Permit #30510

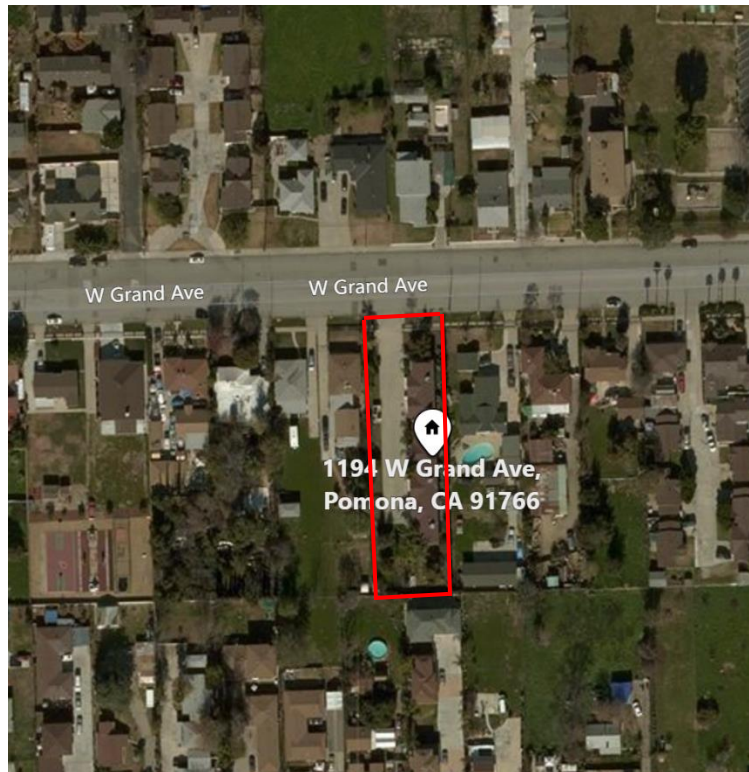
## **PROJECT DESCRIPTION AND BACKGROUND**

The Project site is approximately 23,086 square feet (0.53 acres) and contains an existing five-unit, two-story apartment building served by a common driveway. There are four existing 2-bedroom apartments and one 3-bedroom unit on the site. Each existing unit has a two-car garage; one guest space is located near the street. The Project site is on the south side of West Grand Avenue Street between Buena Vista Avenue to the west and Hamilton Boulevard to the east. 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-Overlay (see Attachment No. 2 - Location Map and Aerial Photograph). The neighborhood contains a mix of apartments and single-family dwellings.

The project will add a new 1,600 square feet, 3 bedroom, 2½ bath, two-story apartment unit with a two-car garage at the rear of the site. Two additional visitor parking spaces will be added.

### **Applicable Code Sections**

Per Section .441 of the Pomona Zoning Code (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 site is bordered by apartments to the west and south and single-family dwellings to the east and north. 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>	5-unit apartment building	R-2/S-Overlay	Residential Neighborhood
<b>North</b>	Single and Multi-Family Residential	R-2	Residential Neighborhood
<b>South</b>	Single and Multi-Family Residential	R-2-S-Overlay	Residential Neighborhood
<b>East</b>	Single and Multi-Family Residential	R-2/S-Overlay	Residential Neighborhood
<b>West</b>	Single and Multi-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	23,086 square feet	Yes
<b>Lot Area/Unit</b>	3,000/unit (conventional)	3,847 square feet (net)	Yes
<b>Lot Dimensions</b>			
Width	65' minimum	82.2'	Yes
Depth	100' minimum	280.8'	Yes
<b>Density</b>	Allowed: 7-15 du/ac	Proposed: 11.5 du/ac	Yes
<b>Coverage</b>	N/A	Approx. 26%	N/A
<b>Building Height</b>	35'	21'1" max	Yes
<b>Distance Between Buildings</b>	15' between residential buildings	Approx. 17'6"	Yes
<b>Parking for Unit</b>	2 covered spaces, 20'x20'	2 covered spaces, 20'x20'	Yes
<b>Guest Parking</b>	1 per 4 units: 2 required for project	3 proposed	Yes

<b>Development Standard</b>	<b>PZO Code Requirements</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
<b>Drive Width</b>	10' minimum	26'	Yes
<b>Landscaping</b>	<b>Required</b>	<b>Proposed</b>	
	Minimum landscaped area width: 3'	10'	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, 1 proposed; approx. 90% parking area landscaped	Yes
	1 tree per 20' within street setback	3 required, 3 existing	Yes
	Parking areas adjacent to other properties along side & rear lot lines, requires a minimum 4' deep perimeter landscaping	15'	Yes
	1 tree per 600 square feet for balance of site (less parking area, buildings, and structures)	5 trees required, 4 proposed	No, but condition will ensure compliance
	Tree planters minimum width 5'	15'	Yes
	Minimum of 2 five-gallon size shrubs shall be provided every 6' along perimeter planter areas	Provided in common and parking areas	No, but condition will ensure compliance
	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	39% proposed	Yes

<b>Development Standard</b>	<b>PZO Code Requirements</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
	Min. 50% of common open space area to be landscaped (3/4 lawn/turf)	100% landscaped	Yes
	Trash enclosure screened by landscaping	Existing enclosure not screened	No, but condition will ensure compliance
<b>Private Open Space</b>	Minimum 150 sf/unit	943 square feet for new unit	Yes
<b>Common Open Space</b>	3 bed/units: 500 sf/unit (2)=1,000 sf 2 bed/unit: 400 sf/unit (4)=1,600 sf	2,600 sf/reqd, 3,013 sf proposed	Yes
<b>Fences/Walls</b>	<b>Required</b>	<b>Proposed</b>	
<b>Front, Open Fence</b>	4'	N/A	
<b>Front, Closed Fence</b>	3'	N/A	
<b>Side and Rear</b>	6'	6' maximum	Yes
<b>Min. Unit Sizes</b>	2 bedrooms: 1,100 sf min. 3 bedroom: 1,300 sf min.	1,600 sf for new unit	Yes

### **Circulation & Access**

Access to the Project site is from Grand Avenue through an existing twenty-five foot (25') driveway. In order to meet Fire access standards for the new unit, the driveway will be widened to twenty-six feet (26'). Grand Avenue is designated as a Collector Street in the Circulation Element of the General Plan. Two additional visitor parking spaces will be added to bring the site total to 3 guest spaces. Each existing apartment, and the new proposed unit, will have a two-car garage.

### **Landscaping**

There is significant landscaping on the site, including street trees and parkway landscaping, front yard landscaping and landscaping near the entries of the existing units, and landscaping in the common open space areas. A new olive tree will be planted beside the new unit, and additional palms will be planted just north of the new unit. The common open space will be upgraded with benches. As a condition of approval, shrubs will be required along the westerly property line to meet the requirement of two 5-gallon shrubs every 6 feet and landscaping will be added to screen

the existing trash enclosure. One additional tree will be required as a condition in order to provide the 5 required trees for the site. Private open space is provided behind the new unit and common open space is distributed around the property.

## **ISSUES ANALYSIS**

### **Issue 1: General Plan**

The Project site has a Land Use designation of Residential Neighborhood in the General Plan which allows for a variety of housing types as well as attached housing types (such as townhomes and multiplexes) that are sensitively designed and explicitly compatible with adjacent homes. The project is consistent with Residential Neighborhoods Goal 6G.G6:

*Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.*

The project is the addition of a free-standing, 2-story townhouse-style apartment at the rear of the site that contains 5 existing attached, 2-story townhouse-style apartments. The architecture of the new unit will be the same as the existing units. It is located in a neighborhood with numerous apartments.

The Project site has the required land use, zoning, and land area 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, as conditioned, 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 one new 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 June 13, 2019 and was sent to the owners of properties within a 400-foot radius of the subject site on June 12, 2019 (Attachment No. 3).

## **CONCLUSION**

The Project consists of the addition of one apartment to a project with five existing apartments. 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 approving Conditional Use Permit (CUP 8366-2017) subject to conditions.

Respectfully Submitted By:

Prepared By:

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Anita D. Gutierrez, AICP  
Development Services Director

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Jeff Hamilton, Contract Planner

## **ATTACHMENTS:**

- 1) Draft Resolution for Conditional Use Permit (CUP 8366-2017)
- 2) Location Map and Aerial Photograph
- 3) 400' Radius Map and Public Hearing Notice
- 4) Full Size Plans (separate cover)