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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** July 24, 2019

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

**FROM:** Development Services Department, Planning Division

**SUBJECT:** **DEVELOPMENT PLAN REVIEW (DPR 11888-2019), TENTATIVE TRACT MAP (TRACTMAP 11889-2019/TTM No. 82522), & GENERAL PLAN CONFORMITY (GPC 11890-2019):**

Request for a Development Plan Review (DPR 11888-2019) to construct a three-story, multi-family residential development consisting of 24 condominium units, Tentative Tract Map (TRACTMAP 11889-2019/TTM No. 82522) for condominium purposes, and General Plan Conformity (GPC 11890-2019) to vacate a portion of a public alley on an approximately .87 acre site located at 1626 & 1630 W. Mission Boulevard within the Midtown Segment of the Pomona Corridors Specific Plan (PCSP) area.

### STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached draft Resolutions approving Development Plan Review (DPR 11888-2019) (Attachment 1), Tentative Tract Map (TRACTMAP 11889-2019/TTM No. 82522) (Attachment 2), & General Plan Conformity (GPC 11890-2019) (Attachment 3), subject to conditions.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	1626 & 1630 W. Mission Boulevard
<b>Assessor's Parcel Number (APN)</b>	8349-002-047, 8349-002-048, 8349-003-057
<b>Lot Size</b>	38,104 SF (.87 Acre)
<b>General Plan Land Use Designation</b>	Urban Neighborhood
<b>Zoning District</b>	Midtown Segment
<b>Historic District</b>	N/A
<b>Specific Plan</b>	Pomona Corridors Specific Plan (PCSP)
<b>City Council District</b>	District 5

<b>Applicant</b>	Golden Ticket Mission 71, LLC
<b>Property Owner</b>	Golden Ticket Mission 71, LLC

## RELATED ACTIONS

	<b>1626 W. Mission Boulevard</b>	<b>1630 W. Mission Boulevard</b>
<b>Building &amp; Safety</b>	<b>12/15/52</b> 50'x60' 2 unit store building <b>11/23/59</b> 6'x2' neon sign on face of building <b>3/15/60</b> fire brick barbecue grill <b>9/8/04</b> demolish building	<b>9/12/52</b> 50'x60' 3 unit building <b>3/25/71</b> 4'x10' single face sign <b>9/16/03</b> Demolish a 3 unit building
<b>Planning</b>	<b>7/22/81</b> Conditional Use Permit to relocate a restaurant with on sale beer and wine (PC Resolution No. 5348 and Environmental Clearance 5347)	<b>9/14/66</b> Conditional Use Permit to allow a temporary meeting place for a mission in the C-2 District (PC Resolution No. 2525)

## PROJECT DESCRIPTION

The subject site is located at 1626 & 1630 W. Mission Boulevard within the Midtown Segment of the PCSP (Attachment 4). The proposed project includes a request to construct a three-story, multi-family residential development consisting of 24 condominium units and a request to vacate a portion of a public alley on an approximately .87 acre site (Attachment 5).

### Applicable Code Sections

Pursuant to the PCSP, a Development Plan Review is required for any project that includes new development (PCSP Section 2.0.5). The Subdivision Map Act of the State of California and the City's Subdivision Ordinance (Pomona City Code Chapter 29) require the filing of a Tentative Tract Map for the proposed subdivision of a lot for condominium purposes. Pursuant to California Streets & Highways Code Section 8313, before City Council consideration and approval of a street, alley or public utility easement vacation, the Planning Commission must determine whether the vacation is consistent with the City's General Plan.

### Surrounding Land Use Information

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

**Table 1. Land Use Summary Table**

	<b>Existing Land Use</b>	<b>Zoning</b>	<b>General Plan Designation</b>
<b>Subject Site</b>	Vacant	Midtown Segment/PCSP	Urban Neighborhood
<b>North</b>	Warehouse	M-1/Mission 71 Specific Plan	Workplace District Edge
<b>South</b>	Single Family Residential	R-1-6000	Residential Neighborhood
<b>East</b>	Retail/Restaurant/Tax Service	Midtown Segment/PCSP	Urban Neighborhood
<b>West</b>	Restaurant/Civic/Insurance Service	Midtown Segment/PCSP	Urban Neighborhood

## **COMPLIANCE**

A Development Plan Review is required for any project within the PCSP area that includes new development (PCSP Section 2.0.5). Table 2 summarizes compliance with the development standards of the Midtown Segment of the PCSP.

**Table 2. PCSP Midtown Segment Development Standards**

<b>Standard</b>	<b>PCSP - Midtown Segment</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
<b>2.2 Building Use Regulations</b>	Multi-Family w/ Individual Entries	Multi-Family w/ Individual Entries	Yes
<b>2.3 Building Scale Regulations</b>	1 story minimum, 3-story maximum; 180-foot maximum length; 3L:2H to 5L:2H massing	3-stories; Massing: Appendix A (Attachment 6)	Yes - for maximum height requirement; Massing requirement not met; explanation below.
<b>2.4 Frontage &amp; Building Placement Regulations</b>	Front yard setback: 5' minimum - 20' maximum; Side yard setback: 10' min; Rear yard setback: 10' min; 70% frontage coverage	Front yard setback: 10'; side yard setback: 10'; rear yard setback: 10'; frontage coverage: 67.5%	Yes – for setbacks Frontage coverage not met; explanation below.
<b>2.5 Street Regulations</b>	Midtown Boulevard improvements	As conditioned by Public Works	Yes
<b>2.6 Open Space Regulations</b>	150sf/unit for development over 20 units = 3,600 sf	2,908 sf	Deviation granted pursuant to 2.0.3.F of the PCSP
<b>2.7 Parking Regulations</b>	-2 per 2 bedroom unit = 8 attached 2-space garages.	24 spaces/6 guest spaces	Yes

Standard	PCSP - Midtown Segment	Proposed Project	Compliance Determination
	-1.5 per 1 bedroom unit= 16 attached 1.5-space garages -Guest spaces: 1 per 4 units=6 spaces Total required =24 spaces/6 guest spaces		
<b>2.8 Architecture Regulations</b>	Facade required	Met through design	Yes

As provided in the PCSP Compliance Analysis section, the project substantially conforms to the development standards of the Midtown Segment. Pursuant to Section 2.0.3.F.1: *Deviations from the Development Standards of the Specific Plan may be granted at the time of Development Plan Review for special circumstances and/or unique features when, in the opinion of the Development Services Director, significantly greater benefits from the project can be provided than would occur if all the minimum requirements were met.* Pursuant to Section 2.0.3.F.3: *Deviation requests up to 20% of any single standard may be considered by the Development Services Director.* There are three areas where a deviation was granted: **1) Massing:** In order to meet the minimum massing requirement, the height of the building would have needed to be increased. This increase in height would have imposed a requirement to increase the drive aisle width to meet Los Angeles County Fire Department requirements. The applicant was prepared to revise the proposed, however due to the limited width of the site, was unable to increase the width of the drive aisle as required to meet Los Angeles County Fire Department requirements. Therefore, a deviation of three (3) foot in height (from 32 feet 6 inches to 29 feet 6 inches) was granted. **2) Frontage:** The frontage coverage requirement is 70% on Mission Boulevard. The proposed project includes a frontage coverage of 67.5% which is a result of balancing the setback requirements, drive-aisle width, and the lot width. Due to site constraints and the benefit of adding additional housing stock in the City, a deviation was granted. **3) Public Open Space:** The required Public Open Space is 3,600 square feet. The proposed project is including 2,908 square feet in the form of a Pocket Park. A deviation was granted given that the initial submittal included additional public open space consisting of the walkways located on the east and west portions of the site, however, it was determined that the additional public accessibility to the site may pose a security concern for the residents. Therefore, the approval of this Development Plan Review will not adversely affect the intent and purpose of the Pomona Corridors Specific Plan. The project is consistent with the City's General Plan in that the proposed residential use is consistent with the "Urban Neighborhood" place type identified in the General Plan.

## **ANALYSIS**

### **Land Use Compatibility**

The proposed project will not have a significant impact on the surrounding neighborhood since the project is consistent with the PCSP requirements and is compatible with the surrounding commercial and residential uses. The project site is located in the PCSP – Midtown Segment immediately fronting a local street on the northern portion of the parcel. The southern portion of the parcel is abutting a public alleyway. The surrounding neighborhood north of the site is zoned M-1/Mission 71 Specific Plan area. The site is located within the Urban Neighborhood place type and T4-A Typical transect zone within the General Plan. The T4-A Typical transect zone allows a 70 du/acre density. Typical development types include: *“A mix of building types compatible with medium scale multi-family housing as well as townhomes, and other smaller scale multi-family housing in locations that are adjacent to stable residential neighborhoods...”* The proposed project is calculated at a density of 27 dwelling units per acre. The proposed use is consistent with the Pomona Corridors Specific Plan Midtown Segment and its envisioned future which includes housing compatible development that fronts onto the street and will improve upon the segment’s existing building scale and neighborhood character. Based on these factors, staff finds that the residential project is compatible with the surrounding neighborhood and will add value to its surrounding context.

### **Project Circulation & Access**

The project proposes one (1) driveway approach at Brea Canyon Road that will serve as the primary access to the project development. The garages for the condominiums will be accessible via the proposed 26 foot wide driveway. Pedestrian access is included on the east, west, and south of the site. A portion of the public alleyway is proposed to be vacated and will include a vehicular gate for egress only with access to the remainder of the alleyway to Curran Place. The project includes a condition to improve said alleyway by repaving in compliance with the City standard A-5-06.

A Traffic Impact Study (Attachment 7) was prepared for the development project by Ganddini Group Inc. which provides an analysis of the project’s potential to impact existing circulation patterns along local roadways. The study determined that the project will not adversely impact area intersections and driveways with intersections. No off-site mitigation measures were identified since the proposed project is forecast to result in no significant traffic impacts at the study intersections and for the scenarios analyzed

### **General Plan Conformity Assessment**

The applicant proposes that the City vacate approximately 3,000 square feet of the public alleyway south of Brea Canyon Road running west from Curran Place because it bisects the project site (Attachment 8).

The table below analyzes issues related to the proposed alleyway vacation on the existing infrastructure and circulation systems.

<b>Issue</b>	<b>Discussion</b>
<b>Existing Utilities</b>	Any utilities in the area of the proposed portion of the alleyway to be vacated will be relocated during site development and shall conform to City of Pomona Municipal Code Section 62-31(b).
<b>Adjacent Ownership and Access</b>	No property owners other than the applicant about the proposed portion of the alleyway to be vacated.

Since no property owners other than the project applicant about the portion of the alleyway to be vacated, it will not be necessary for the alleyway to be accessible to the public. The proposed alleyway vacation is consistent with the Mobility & Access Element 7-D of the General Plan in that the proposed project will utilize in-fill development to revitalize an underutilized site.

### **Required State Finding**

In accordance with the California Streets & Highways Code Section 8313, the Planning Commission must make a finding that the alley vacation conforms to the City's General Plan. Based on the facts listed above, staff recommends that vacation of the alley be found to conform with the goals of the Mobility & Access Element 7-D of the General Plan.

### **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, and the supportive Traffic Impact Study, staff has determined that the proposed project meets the criteria for a Categorical Exemption in compliance with Article 19, Section 15332, (Class 32 – In-Fill Development Projects). The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project 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 can be adequately served by all required utilities and public services. Pursuant to Article 19, Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed alley vacation is exempt from further CEQA review and documentation. Section 15061(b)(3) exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. 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 July 10, 2019 and was sent to the owners and occupants of properties within a 1,000-foot radius of the subject site on July 8, 2019 (Attachment 9). A supplemental notice in the form of a sign was posted at the proposed project site consisting of the project description and public hearing details on July 9, 2019.

Respectfully Submitted:

Prepared By:

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## **ATTACHMENTS:**

- 1) Draft PC Resolution (DPR 11888-2019)
- 2) Draft PC Resolution (TRACTMAP 11889-2019/TTM 82522)
- 3) Draft PC Resolution (GPC 11890-2019)
- 4) Vicinity Map and Aerial Photograph
- 5) Project Plans
- 6) Appendix A (Massing)
- 7) Traffic Impact Study
- 8) Alley Vacation Map
- 9) Public Hearing Notice and 1000' Radius Map