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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** August 14, 2019

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

**FROM:** Planning Division

**SUBJECT:** **CONDITIONAL USE PERMIT (CUP 10351-2018), TENTATIVE PARCEL MAP (TPM 11370-2019), AND REVOCATION OF CONDITIONAL USE PERMIT (RESOLUTION #7548):** A Conditional Use Permit and Tentative Parcel Map to allow for the construction of four (4) new condominium units on an approximately 0.41 acre property located at 1476 S. San Antonio Avenue in the R-2 (Low Density Multi-Family) zone and Supplemental Overlay District; and Revocation of Conditional Use Permit for the development of eleven (11) condominium units located at 1472-1476 S. San Antonio Avenue.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached PC Resolutions (Attachments 1 and 2) recommending approval of Conditional Use Permit (CUP 10351-2018) and Tentative Parcel Map (TPM 11370-2019), subject to conditions. Staff further recommends that the Planning Commission adopt the attached PC Resolution (Attachment 3) approving Revocation of Conditional Use Permit (Resolution #7548), subject to findings.

### PROJECT/APPLICANT INFORMATION

<b>Address</b>	<b>1476 S. San Antonio Ave.</b>
<b>Assessor's Parcel Number (APN)</b>	8327-001-004
<b>Lot Size</b>	17,930 sf (0.41 acres)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-2-S (Low-Density Multiple Family) with Supplemental Overlay
<b>Historic District</b>	N/A
<b>Specific Plan</b>	N/A
<b>City Council District</b>	District 3
<b>Applicant</b>	Julian Decierdo
<b>Property Owner</b>	Arturo Zamora

## RELATED ACTIONS

<b>Historic Preservation Commission</b>	<b>10/03/2018:</b> Approved Major Certificate of Appropriateness (MAJCOA 10352-2018) for the demolition of a pre-1945 dwelling.
<b>Code Enforcement</b>	No open code cases.
<b>Planning</b>	<b>2/13/1991:</b> Approved Conditional Use Permit to allow for 11 condominium units across 1472 and 1476 San Antonio Avenue (Resolution #7548). <b>2/13/1991:</b> Approved Tentative Tract Map for 11 condominium units (Resolution #7547) <b>7/26/18:</b> Submitted for a Conditional Use Permit (CUP 10351-2018) for the development of 4 condominium units. <b>2/05/2019:</b> Submitted for a Tentative Parcel Map (TPM 11370-2019) for subdivision for 4 condominiums.

## PROJECT BACKGROUND AND DESCRIPTION

The applicant is requesting a Conditional Use Permit (CUP) and Tentative Parcel Map (TPM) to allow for the construction of four (4) condominium units. The project site is an interior lot located just north of Phillips Boulevard and west of Mountain View Avenue. The subject site is a 17,930 square foot (0.41 acre) parcel located at 1476 S. San Antonio Avenue within the R-2 (Low Density Multi-Family Zone) and the Supplemental Use Overlay District (Attachment 4). The property is currently improved with one dwelling approximately 1,169 square feet in area (Attachment 5). According to the City of Pomona's Building and Safety records and Los Angeles County Assessor records, the dwelling was built in 1926. All existing structures and on-site improvements will be demolished to accommodate the proposed project.

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, "all applications for demolition of structures built prior to 1945 submitted to the building division shall be considered by Pomona Historic Preservation Commission (HPC) for a Certificate of Appropriateness (COA) even if the structure is not a designated landmark." Due to the existing dwelling's original construction date of 1926, approval of a Major COA is required in order to demolish the structure. On October 3, 2018, the HPC approved a Major COA (Resolution 18-017) for the demolition of an existing dwelling units at the subject site, finding that the existing dwelling unit would not meet the criteria for Single Historic Landmark Designation (Attachment 6).

The applicant proposes to construct four detached, two-story condominium units, as well as associated on site improvements (Attachments 7). The livable floor area for each unit is proposed to be 2,327 square feet in area with two models types for development, each condominium would consist of three bedrooms, an office, three bathrooms, kitchen, dining area, living room, family room, and two-car garage. The maximum height of the two-story units is proposed to be 25 feet. Common open space is provided primarily in the rear, the eastern portion of the property, as well as in open courtyards between the dwellings, and includes a paved area shaded

with a trellis. Private open space is provided by two balconies on the second floor of each dwelling unit. The project is designed to include a common driveway along the northern portion of the property, with decorative paving at the entrance, leading to the rear of the property and two guest parking stalls for the project. Access to the property will be provided via the common driveway along South San Antonio Avenue and through a pedestrian walkway on the southern portion of the property, connecting residents to the street.

As part of this request, staff also seeks to revoke an existing, unexecuted CUP (Resolution #7548) for the construction of eleven (11) condominium units. This CUP along with a Tentative Tract Map (Resolution #7547) was approved by the Planning Commission in 1991 but were never executed by the previous owner. The associated Tentative Tract Map has since expired.

### **Applicable Code Sections**

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

### **Surrounding Land Use Information**

The properties surrounding the subject site are all developed with single dwellings. The existing zoning, General Plan and land use designations for the surrounding properties are delineated in the following table:

**Table 1.** *Land Use Summary*

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Subject Site</b>	Single Dwelling	R-2 (Low Density Multi-Family) & Supplemental Overlay	Residential Neighborhood
<b>North</b>	Single Dwelling	R-2 (Low Density Multi-Family) & Supplemental Overlay	Residential Neighborhood
<b>South</b>	Single Dwelling	R-2 (Low Density Multi-Family) & Supplemental Overlay	Residential Neighborhood
<b>East</b>	Single Dwelling	R-1-6,000 (Single Family)	Residential Neighborhood
<b>West</b>	Single Dwelling	R-2 (Low Density Multi-Family) & Supplemental Overlay	Residential Neighborhood

**COMPLIANCE****Pomona Zoning Ordinance**

The project site is zoned R-2 (Low Density Multi-Family) and Supplemental Overlay and is subject to the development standards of the R-2 (Low Density Multi-Family) Zone. The project meets and/or exceeds the minimum development standards of the R-2 district as summarized below in Table 2.

**Table 2. Project Summary Table**

<b>Development Standards</b>	<b>Zoning Code Requirements</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
Lot Width	70' minimum	64'	Legal, non-conforming
Lot Depth	100' minimum	280'	Yes
Density	7-15 per acre	9.72 per acre	Yes
Site Area	3,000 SF minimum	17,920 SF	Yes
Lot Area	N/A for detached units	N/A	N/A
Unit Size	1,500 SF minimum/unit	2,327 SF/unit	Yes
Front Yard	25' minimum	25'	Yes
Side Yard	½ height of 10' adjacent wall	5'	Yes
Rear Yard	Full height of adjacent wall with 15' minimum	10' adjacent wall, provided 15' minimum	Yes
Building Separation	15' minimum	15'	Yes
Building Height	2 stories or 35' maximum	25'	Yes
Private Open Space	150 SF/unit	204 SF/unit	Yes
Common Open Space	2,000 SF minimum	2,152 SF total	Yes
Off-Street Parking	2 covered spaces/unit, total of 8 required	2 covered spaces/unit, total of 8 provided	Yes
Guest Parking	1 space per 4 units, total of 1 required	1 standard and 1 handicapped, 2 total	Yes
Landscaping	20% of total parcel	20.86% of total parcel	Yes

### **General Plan Conformity**

The subject site is designated “Residential Neighborhood” in the Pomona General Plan. The Residential Neighborhood place type is defined by a mix of densities, street network types, housing types, and architectural styles. Two goals of the General Plan (6G.G1 and 6G.G6) for the Residential Neighborhood place type are to:

*“Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections,” and that “Pomona’s neighborhoods are diverse and each neighborhoods character should be preserved and enhanced.”*

Approval of the proposed CUP and TPM to allow the construction of four (4) condominium units would not be detrimental to the City and it would introduce a well-integrated project into the neighborhood with a front to rear pedestrian connection from the street. The proposed dwellings would also preserve and enhance the character of the residential neighborhood through the continued use of craftsman style architecture like the existing single dwelling that will be removed. The project will include the following craftsman architecture style details: wood panel siding, stonework along the base, tapered porch columns, rafter tails, wood railings, and full wood doors.

Additionally, the project site is within the T3 (Typical) density transect of the Pomona General Plan which allows for a variety of small scale, primarily single-family housing types as well as limited attached housing types that are sensitively designed and explicitly compatible with adjacent homes. The T3 (Typical) segment allows for a maximum height of 2.5 floors and a housing density of 20 dwelling units per acre maximum. The Project is consistent with the T3 (Typical) segment of the Residential Neighborhood General Plan Land use designation as the proposed number of residential dwellings does not exceed the allowed maximum unit density nor does the project exceed the allowed height requirement. The project site has the required land use, zoning, and square-footage needed to accommodate the development. Overall, the proposed development would enhance the surrounding neighborhood’s character by providing additional dwellings compatible with surrounding developments.

### **ENVIRONMENTAL DETERMINATION**

In accordance with the California Environmental Quality Act (CEQA) guidelines, the proposed project qualifies for a categorically exemption under Article 19, Section 15332 (Class 32 – In-Fill Development Projects) and no further environmental review is required.

### **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on August 2, 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 August 2, 2019 (Attachment 8). As of the date of this report, staff has not received any comments in support or in opposition to the proposed project.

## CONCLUSION

The proposed project is consistent with the land use designation contained in the City's General Plan and meets the minimum development standards for the R-2 (Low Density Multi-Family) zone as required by the Pomona Zoning Ordinance. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed project will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding uses.

Respectfully Submitted:

Prepared By:

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Planning Manager

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## **PC ATTACHMENTS:**

- 1) Draft PC Resolution for CUP 10351-2018
- 2) Draft PC Resolution for TPM 11370-2019
- 3) Draft PC Resolution for Revocation of CUP (Reso#7548)
- 4) Vicinity Map and Aerial Photograph
- 5) Site Photographs
- 6) Approved MAJCOA HPC Resolution 18-017
- 7) Project Plans 8 1/2 X 11 Reductions
- 8) 400-foot Radius Map & Public Hearing Notice

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