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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** December 11, 2019

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

**FROM:** Planning Division

**SUBJECT:** **CONDITIONAL USE PERMIT (CUP 12520-2019) & TENTATIVE PARCEL MAP (PARCELMAP 12521-2019)**: A request for a Conditional Use Permit and Tentative Parcel Map to construct a two-story condominium development with three units on a 0.21-acre vacant property located at 1325 W. Grand Avenue in the R-2 (Low Density Multiple-Family) and Supplemental Use Overlay (S) Districts.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached draft resolutions to approve Conditional Use Permit (CUP 12520-2019) and Tentative Parcel Map (PARCELMAP 12521-2019) subject to conditions (Attachment 1).

### PROJECT/APPLICANT INFORMATION

<b>Address</b>	1325 W. Grand Avenue
<b>Assessor's Parcel Number (APN)</b>	8349-026-036
<b>Lot Size</b>	9,009 SF (0.21 acres)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-2, S Overlay
<b>Historic District</b>	N/A
<b>Specific Plan</b>	N/A
<b>City Council District</b>	3
<b>Applicant</b>	Yueming Li
<b>Property Owner</b>	Top Home WLW LLC

### RELATED ACTIONS

<b>Historic Preservation</b>	N/A
<b>Code Enforcement</b>	N/A
<b>Building &amp; Safety</b>	N/A
<b>Planning</b>	Approved in 2003, Minor Deviation Variance (MDV 03-044) to allow less than the required

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floor area for a single-family residence.

## **PROJECT BACKGROUND AND DESCRIPTION**

The applicant is requesting a Conditional Use Permit (CUP) and Tentative Parcel Map (TPM) to construct a two-story condominium development with three units on a single 0.21-acre vacant property. The subject site is located at 1325 W. Grand Avenue, just west of Buena Vista Avenue. (Attachment 2). The site is primarily surrounded by single and multi-family residential development, and contains approximately 72 feet of street frontage along Grand Avenue. Photographs of the site are included as Attachment 3.

The applicant is proposing to develop three attached, two-story condominium units with two-car garages. Each unit will be approximately 1,627 square feet in size and have an attached 522 square-foot garage, and a 150 square-foot balcony. The project will also include a 1,513 square-foot picnic area consisting of a barbecue grill, a 10 by 12-foot pergola and seating areas to serve as a common open space. Access to the site is proposed to be provided via a new 20-foot driveway approach from Grand Avenue. Project plans are included as Attachment 4.

### **Applicable Code Sections**

The R-2 Low Density Multiple Family District standards of the Pomona Zoning Ordinance (PZO) apply to the proposed project in that the project involves the construction of three attached residential units. Further, a CUP is required as the proposed project is within the “S” Supplemental Use Overlay District and a TPM is required pursuant to the Subdivision Map Act of the State of California and the City’s Subdivision Ordinance (Pomona City Code Chapter 29) as the project also involves the subdivision of land for condominium purposes. The Zoning, General Plan land use designation and existing uses for the subject site and adjacent surrounding properties are identified in Table 1.

*Table 1. Land Use Summary*

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Subject Site</b>	Vacant	R-2, S Overlay	Residential Neighborhood
<b>North</b>	Single Family	R-2, S Overlay	Residential Neighborhood
<b>South</b>	Single Family	R-2, S Overlay	Residential Neighborhood
<b>East</b>	Single Family	R-2, S Overlay	Residential Neighborhood
<b>West</b>	Single Family	R-2, S Overlay	Residential Neighborhood

## COMPLIANCE

### Pomona Zoning Ordinance

Based on staff's analysis, the project meets and/or exceeds the minimum development standards of the R-2 District. Table 2 provides a summary of the required development standards for the proposed project.

*Table 2. Project Summary Table*

Standard	R-2 Zone Requirement	Proposed Project	Compliance Determination
Site Area	3,000 s.f. min.	9,079 s.f.	Yes
Density	7-15 units per acre	14 units per acre	Yes
Lot Area	Attached units: 3,000 s.f./unit; 3 units=9,000 s.f.	9,079 s.f.	Yes
	11-15 units per acre require central recreation space and access to a collector street	Grand Avenue is a Collector Street	Yes
Units Sizes	Three-bedroom units; Minimum 1,300 s.f.	1,627 s.f.	Yes
Front Yard	25 ft. min.	25'	Yes
Side Yard	Minimum 8'9" ft. based on equal to one-half the adjacent building wall height	5'	Yes
Rear Yard	Minimum 17'6" based on the height of wall	20'	Yes
Building Height	Maximum 35 ft./ 2 stories	25'10"/ 2 stories	Yes
Private Open Space	Minimum 150 s.f./unit for round floor units & 90 s.f./unit for above ground units	Minimum 150 s.f. on the second floor	Yes
Common Open Space	Larger units: 100 s.f./bedroom/unit for units over two bedrooms; 500 s.f./unit; 1,500 s.f.	1,513 s.f.	Yes
Landscaping	20% of entire parcel shall be fully landscaped	2,039 s.f., 22%	Yes
Off-Street Parking	Minimum two-car garage/unit	Three two-car garages	Yes
Guest Parking	Minimum one guest parking space for every four units	None Required	Yes
Roof Pitch	3:12 minimum	4:12	Yes
Roof Overhang	16" minimum	16"	Yes

In order to approve a CUP, Section .580 of the PZO requires that the Planning Commission make five specific findings, which have been incorporated into the attached Resolution. In general, the proposed use is consistent with the General Plan, will enhance the surrounding area, is of adequate topography, size, and shape to accommodate the proposed use and has adequate access to accommodate the anticipated traffic generated by the project.

### **Land Use Compatibility**

The existing neighborhood is characterized by predominately low-density single or multi-family residential uses with structures of two stories or less. As such, the proposed use would be compatible with the existing neighborhood.

### **Access**

The subject site currently has access from Grand Avenue, a collector street, and is of adequate width to accommodate the traffic generated by the proposed use. The existing driveway approach will be removed and a new 20-foot wide driveway approach will be installed along the southeasterly property line.

### **Architecture**

The proposed elevations (shown on Attachment 4, Sheet A-2) depict white stucco, tile roofing, brick veneer within the main entryway, louvered shutters surrounding the vinyl windows, guardrails for the second story balconies and accent lighting fixtures. The sample materials and color board is provided as Attachment 5. The proposed elevations will be compatible with the existing neighborhood.

### **Landscaping**

The proposed planting plan shows that the site will include 2,039 square feet of landscaping consisting of trees, shrubs, ground cover and vines. This equals to a total proposed landscape percentage of 22% which exceeds the code requirement by 2%. Accent paving is proposed within the walkways, driveway and barbecue area and will be adequately lighted. A new six-foot-high stuccoed block wall is proposed along the side and rear yard property lines and a three-foot-high-stuccoed block wall is proposed along the front property line. The conceptual landscape and lighting plans are shown in Attachment 4, Sheets L1 – L3.

### **Tentative Parcel Map**

Pursuant to Section 66474 of the California Government Code (Subdivision Map Act) and the City's Subdivision Ordinance, the Planning Commission must make seven findings in order to approve a TPM. The required findings have been incorporated into the attached Resolution. In general, the proposed subdivision is consistent with the General Plan, is physically suitable for type of development proposed and is not likely to cause negative impacts to the surrounding neighborhood.

## **GENERAL PLAN CONFORMITY**

The project conforms to the City's General Plan in that the proposed development is consistent with the "Residential Neighborhood" place type as identified on the General Plan Land Use Map. The project would also promote the following General Plan goal: *Goal 7B.G5: Maximize property values throughout the City*. In addition, the project is consistent with the Housing Element of the General Plan as it increases the City's supply of housing.

## **ENVIRONMENTAL REVIEW**

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 32 Categorical Exemption (In-fill development) pursuant to Section 15332 in that the project involves the construction three attached condominium units. The proposed project also meets the criteria for a Class 15 Categorical Exemption (Minor land subdivisions) pursuant to Section 15315 as the project involves the subdivision of one property for condominium purposes. Therefore, based on the above findings, no further environmental review is required and staff is recommending that the Planning Commission adopt both the Class 32 and Class 15 Categorical Exemptions for the proposed project.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on November 29, 2019 and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on November 26, 2019 (Attachment 6). As of the date of this report, staff has not received any written comments in support or in opposition to the proposed project.

## **CONCLUSION**

The proposed project is consistent with the Pomona Zoning Ordinance and the intent of the General Plan. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed project will be compatible with the adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods.

Respectfully Submitted:

Prepared By:

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**ATTACHMENTS**

- 1) Draft PC Resolutions
- 2) Vicinity Map & Aerial Photograph
- 3) Site Photographs
- 4) Project Plans
- 5) Materials Sample Board
- 6) Radius Map & Public Hearing Notice