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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** July 8, 2020

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

**FROM:** Planning Division

**SUBJECT:** **CONDITIONAL USE PERMIT (CUP 011203-2019), AND TRACT MAP (TRACTMAP 011204-2019):** A request for a Conditional Use Permit and Tentative Tract Map for condominium purposes to allow the development of an eight (8) unit housing project, consisting of four duplex buildings on a 0.85-acre lot in the R-2-S (Low Density Multiple Family, S Overlay) Zone.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution to approve Conditional Use Permit (CUP 011203-2019) and Tentative Tract Map (TRACTMAP 011204-2019), subject to conditions (Attachment 1 & 2).

### PROJECT/APPLICANT INFORMATION

<b>Address</b>	1440 S. Huntington Street
<b>Assessor's Parcel Number (APN)</b>	8343-008-043
<b>Lot Size</b>	0.85 acre (36,941 sq. ft.)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-2-S
<b>Historic District</b>	N/A
<b>Specific Plan</b>	N/A
<b>City Council District</b>	2
<b>Applicant</b>	Feng Xiao Architect, Inc.
<b>Property Owner</b>	Honghua Shang

### RELATED ACTIONS

<b>Historic Preservation</b>	N/A
<b>Code Enforcement</b>	N/A
<b>Building &amp; Safety</b>	N/A
<b>Planning</b>	<b>PREAPP-009223-2018</b> – Six-duplex, 12-unit townhome condos, 2-story 2000 sq. ft. each with 400 sq. ft. 2 car attached garage.

## PROJECT BACKGROUND & DESCRIPTION

The applicant is requesting a Conditional Use Permit (CUP) and Tentative Tract Map (TTM) to allow for the development and condominium of eight (8) units, built as four separate duplex buildings. The subject site is located on the east side of S. Huntington Street, with W. Grand Avenue to the north and Phillips Blvd to the south (Attachment 3) of the subject site. The site is currently developed with a single-story, single-family residence constructed in 1946, a detached two-car garage constructed in 1976, and a storage structure at the rear of the home constructed in 1976 (Attachment 4). The applicant is proposing to demolish all on-site structures to accommodate the project.

The proposed units will be two stories in height and each have three bedrooms, two or three bathrooms, powder room, kitchen, living room, washer and dryer space, attached two-car garage, and private open space area. The size of the units will vary between 2,776 to 2,790 square feet. All units will be two stories in height, and each unit will have private open space that range between 533 to 567 square feet. Approximately 5,451 square feet of common open space will also be provided on-site. Access to the site is proposed to be provided from South Huntington Street via a 26-foot wide driveway approach (Attachment 5).

### Applicable Code Sections

Pursuant to Chapter 29 of the Pomona City Code (Subdivision) and the State Subdivision Map Act, a Tentative Tract Map is required to allow a subdivision for condominium purposes. Pursuant to Section .440 of the Pomona Zoning Ordinance (PZO), the approval of a CUP by the Planning Commission is required for residential projects in zones with an “S” – Supplemental Use Overlay. Section .580 of the PZO establishes criteria for approval of a CUP and Section .280 of the PZO establishes requirements for the R-2 Zone. The zoning, General Plan land use designation and existing land uses for the surrounding properties are identified in Table 1 below.

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

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

		Supplemental Overlay	
<b>West</b>	Residential, Single-Family Residential	R-2-S, Low Density Multiple-Family with Supplemental 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-S Overlay Zone. Table 2 provides a summary of the required development standards for the proposed project.

***Table 2. Project Summary***

<b>Standard</b>	<b>R-2 Zone Requirement</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
<b>Lot Area</b>	3,000 sf min.	36,900 sq. ft.	Yes
<b>Population Density</b>	7-15 unit per net acre	10 units	Yes
<b>Living Area</b>	1,300 sq. feet min for 3 bedrooms	2,790 sq. feet, and 2,776 sq. feet	Yes
<b>Lot Width</b>	70 ft min.	120 ft.	Yes (No new lots are created)
<b>Lot Depth</b>	100 ft min.	307.5 ft.	Yes (No new lots are created)
<b>Front Yard</b>	25 ft min.	25'2" ft. min	Yes
<b>Side Yard</b>	10 ft, min, based on equal to one-half the adjacent building wall height (20' approximately)	10 feet	Yes
<b>Rear Yard</b>	20 ft. based on the height of the wall facing the rear yard	28 feet	Yes
<b>Lot Coverage</b>	N/A	N/A	N/A
<b>Building Separation</b>	15 feet between units	62 ft.	Yes
<b>Building Height</b>	35 ft./2 stories	26.33 ft../2 story	Yes
<b>Landscaping</b>	20% of the lot	25%	Yes
<b>Private Open Space</b>	150 sq. ft. min/unit	533 sq. ft. min/unit	Yes
<b>Common</b>	4,800 sq. ft. min. required	5,451 sq. ft.	Yes

<b>Open Space</b>			
<b>Off-Street Parking</b>	Two spaces in private garage per unit, 1 guest parking for every 4 units	Two spaces in private garage per unit, 3 guest parking	Yes
<b>Roof Pitch</b>	3:12 min.	3.5:12	Yes
<b>Roof Overhang</b>	16 inches min.	18 inches	Yes

In order to approve a CUP, section .580 of the PZO requires that the Planning Commission make five specific findings. The required findings have been incorporated to the attached Resolution. In general, the proposed project is consistent with the General Plan and will enhance the surrounding neighborhood and not be detrimental to the area because the site is of adequate topography, size, and shape, and provides adequate access to accommodate the anticipated traffic generated by the project.

### **Land Use Compatibility**

The subject site is located in an area with properties used, zoned, and planned for residential uses. The proposed eight units on the subject site, equate to a density of approximately 10 units per acre, which is consistent with the densities allowed on surrounding properties located within the R-2 zone. Based on these factors, staff finds that the residential project is compatible in the context of the surrounding neighborhood and will be an attractive development to the area.

### **Architecture**

The architecture of the proposed dwelling unit is consistent with the Architectural Style required per PZO Section .229.7.L. The exterior of the new development will consist of stucco siding, vinyl windows and French doors, wrought iron window cover, wrought iron French balcony, wood window shutters, rafters underneath roof eaves, concrete roof tile, and recessed ceramic tile pattern around door trim. The proposed elevations will aesthetically enhance the existing neighborhood and complement the surrounding residential use.

### **Open Space and Landscaping**

The R-2 Zone development standards require usable open space provided in two forms: private and common. The proposed project will provide at least 533 square feet of direct private open space for each unit in the form of patios and a total of 5,451 square feet of common open space across two areas for use by the future residents of the project, which well exceeds the minimum development standards for open space. The common open space areas will include amenities such as benches, trellises and shade trees. In addition, conditions have been added for additional amenities such as playground equipment, and community garden. Adequate landscaping will be provided for the front yard setback area, and for the entire lot. All landscaped areas will be separated from the driveway and parking area by continuous six-inch curb.

### **Circulation & Access**

The subject site currently has access from S. Huntington Street, a local street and is of adequate width to accommodate the traffic generated by the proposed use. A new 26-foot wide driveway approach will provide access for the new development. Vehicular access and circulation to the project site will be adequately served with these improvements.

### **Site Maintenance Prior Use**

Tenants currently occupy the two existing residences and are leasing the residences on a month-to-month basis. The applicant anticipates that the tenants would remain until such time that a demolition permit is obtained. To ensure that the property is maintained and secured at all times prior to and during construction of the project, conditions of approval have been included to ensure that the site is kept clean and free of trash and debris, and for the owner to submit a Trespass Arrest Authorization form to the Police Department once the tenants vacate the property.

### **GENERAL PLAN CONFORMITY**

The proposed entitlements will allow the applicant to develop an eight-unit residential development project. The project is consistent with the City's existing General Plan land use designation of "Residential Neighborhood" and with the following goals from the General Plan:

*"Improve neighborhoods exhibiting substandard conditions and declining private investment." (Goals 6G.G3)*

*"Promote attractive community character as viewed from the public streets, while providing adequate buffer areas between homes and heavily-travel roads." (Goals 6G.G7)*

*"Ensure continuity in development scale and character with careful transitions between areas of differing use composition and density." (Goals 6G.G9)*

*"Assist in the development of adequate housing to meet the needs of low- and moderate-income households." (Goal 2)*

*"Support the construction of multi-family housing in close proximity to transit, employment centers, shopping, schools, community facilities and public services." (10-P-12)*

*"Encourage single-family and multi-family infill development integrated into and compatible with the surrounding neighborhood." (10-P-13)*

The project is an appropriate improvement within the established single- and multi-family residential properties within the surrounding neighborhood. With the conditions of approval, the proposed residential development will positively affect the general welfare of the community, improve the overall aesthetics of the immediate neighborhood and reinforce the aforementioned General Plan goals with a high quality design project.

## **ENVIRONMENTAL REVIEW**

Staff has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The proposed project is consistent with the City's General Plan and PZO; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. Therefore, no further environmental review is required and staff recommends that the Planning Commission adopt the Class 32 Categorical Exemption for the proposed project.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on June 26, 2020 in the Inland Valley Daily Bulletin and was sent to the owners of properties within a 400-foot radius of the subject site on June 26, 2020 (Attachment 6). 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 place type designation contained in the City's General Plan and meets or exceeds the minimum development standards of the Pomona Zoning Ordinance. 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. Furthermore, the project has been designed to enhance the aesthetics of the site and surrounding area.

## **RECOMMENDED MOTION**

Staff recommends the following motion:

- Move that the Planning Commission close the public hearing, find that the project is categorically exempt pursuant to State and Local CEQA guidelines, and approve the Conditional Use Permit (CUP-011203-2019) and Tentative Tract Map (TRACTMAP 011204-2019) per staff's recommendation, subject to the findings and conditions included in the draft resolution.

Respectfully Submitted:

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Planning Manager

Prepared By:

Eunice Im, AICP  
Assistant Planner

**ATTACHMENTS:**

- 1) Draft PC Resolution (CUP 011203-2019)
- 2) Draft PC Resolution (TRACTMAP 011204-2019)
- 3) Location Map and Aerial Photograph
- 4) Site Photographs
- 5) Project Plan Reductions
- 6) 400' Radius Map and Public Hearing Notice