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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** February 24, 2021

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

**FROM:** Planning Division

**SUBJECT:** **CONDITIONAL USE PERMIT (CUP 14326-2020):** A Conditional Use Permit to allow for the development of a 2,000 square-foot structure on an undeveloped 0.16 acre lot in the M-1 (Light Industrial) Zone and S-Overlay (Supplemental Overlay) District located at 1194 West First Street.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached draft PC Resolution (Attachments 1), approving Conditional Use Permit (CUP 14326-2020), subject to conditions.

### PROJECT/APPLICANT INFORMATION

<b>Address</b>	<b>1194 W. First Street</b>
<b>Assessor's Parcel Number (APN)</b>	8348-014-004
<b>Lot Size</b>	7,400 sf (0.16 acres)
<b>General Plan Land Use Designation</b>	Urban Neighborhood
<b>Zoning District</b>	M-1 Light Industrial and Supplemental Overlay
<b>Historic District</b>	N/A
<b>Specific Plan</b>	N/A
<b>City Council District</b>	District 2
<b>Applicant</b>	Edgar Garcia for Antonio Monreal
<b>Property Owner</b>	Antonio Monreal

### RELATED ACTIONS

<b>Historic Preservation Commission</b>	N/A
<b>Code Enforcement</b>	No open code cases.
<b>Planning</b>	No history.

## PROJECT BACKGROUND AND DESCRIPTION

The applicant, Antonio Monreal, is requesting a Conditional Use Permit (CUP) to allow for the development a 2,000 square-foot structure on an undeveloped lot. The project site is a corner lot, located on the southeast corner of W. First Street and S. Myrtle Avenue, just south of the Southern Pacific Railroad. The subject site is a 7,400 square-foot parcel located within the M-1 Light Industrial Zone and Supplemental Overlay District (Attachment 2). The property to date has never been developed and is vacant of any on-site improvements or landscaping, including trees (Attachment 3). According to the City of Pomona's Building and Safety records and Los Angeles County Assessor records, no uses have previously existed on the project site.

The applicant proposes to construct a single-story manufacturing shop on the lot, specifically for light fabrication of commercial kitchens and sheet metal flashing. Mr. Monreal currently operates his existing business out of a leased building at 2595 Pomona Boulevard within the City. He intends to permanently establish his business within the city at the subject site. The proposed structure consists of a 2,000 square-foot manufacturing shop, comprised of two main spaces, a 1,600 square-foot shop area, a 200 square-foot office space and 200 square-foot ancillary space (Attachment 4). The on-site improvements include new paving, parking, lighting, fencing and landscaping to comply with the City's Water Efficient Landscaping Ordinance, and a trash enclosure.

### Applicable Code Sections

Pursuant to Pomona Zoning Ordinance (PZO) Section .440, the approval of a CUP by the Planning Commission is required for any new development projects within the Supplemental Use Overlay District, other than a single-story single dwelling. Section .410 of the PZO establishes development requirements for the M-1 (Light Industrial) Zone.

### Surrounding Land Use Information

The properties surrounding the subject site are not all directly adjacent to the subject site as it is a corner lot and separated by streets to the west and north and separated by an alley on the south. The existing zoning, General Plan and land use designations for the surrounding properties are delineated in the following table:

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

	Existing Land Use	Zoning Designation	General Plan Designation
<b>Subject Site</b>	Undeveloped Lot	M-1 (Light Industrial) & Supplemental Overlay	Urban Neighborhood
<b>North</b>	Southern Pacific Railroad (Train)	M-1 (Light Industrial) & Supplemental Overlay	Urban Neighborhood
<b>South</b>	Light Industrial (Glass Fabrication)	M-1 (Light Industrial) & Supplemental Overlay	Urban Neighborhood

<b>East</b>	Single Dwelling (Legal Non-conforming)	M-1 (Light Industrial) & Supplemental Overlay	Urban Neighborhood
<b>West</b>	Single Dwelling (Legal Non-conforming)	M-1 (Light Industrial) & Supplemental Overlay	Urban Neighborhood

## COMPLIANCE ANALYSIS

### Pomona Zoning Ordinance

The project site is zoned M-1 (Light Industrial) and Supplemental Overlay and is subject to the development standards of the M-1 (Light Industrial) Zone. The project meets and/or exceeds the minimum development standards of the M-1 (Light Industrial) Zone 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 Area	No requirements	7,400 SF	Yes
Lot Dimensions	No requirements	Approximately 60' x 123'	Yes
Density	N/A	N/A	N/A
Front Yard	25' minimum	70' to structure 21'4" to parking lot	Yes*
Side Yard	None required	3'6"	Yes
Rear Yard	None required	8'	Yes
Lot Coverage	No requirement	27%	Yes
Building Height	6 stories or 75' maximum	24'6"	Yes
Distance Between Buildings	No Requirement	N/A	Yes
Off-Street Parking	1 per 250 SF of office space  1 per 500 SF of manufacturing space	4 total spaces  3 standard and 1 ADA accessible	Yes
Walls	None required	6' wrought iron	Yes

Access	Dedicated access from street or alley	Access from street and alley	Yes
Loading Space	Required 10' x 20'	Provided 10' x 20'	Yes
Trash Facilities	Required	Provided	Yes
Architectural Standards	Required	Provided (Attachment 5)	Yes
Landscaping	15% of total parcel	17.7% of total parcel	Yes

*\* Per Section .503H Off-Street Parking of the PZO, the location of parking spaces shall not be developed in any required front yard setback, the project proposes parking spaces that encroach 3 feet and 8 inches into the required 25-foot setback. The applicant explored site design alternatives and found that it was infeasible to relocate the parking area or the structure due to the limited site configurations because of the size of the lot. The applicant has submitted an application for a Minor Deviation Variance (MINDV 15463-2021) that could allow for a decrease of not more than twenty percent of the required front yard. The project only requires a decrease of fourteen percent, within the maximum allowed threshold of a Minor Deviation Variance.*

### **General Plan Conformity**

The subject site is designated “Urban Neighborhood” in the Pomona General Plan. The Urban Neighborhood place type is defined by moderately intense clusters of development that contain a mix of uses. Specifically for Southern Railroad track neighborhoods, the development shall be a compatible mix of clean light industrial and manufacturing uses with small offices, live/work spaces, artist lofts, multi-family housing, and townhomes. Two goals of the General Plan (6E.G2 and 6E.G4) for the Urban Neighborhood place type are to:

*“Transition areas along railroad tracks to a series of pedestrian-oriented, mixed-use neighborhoods that build upon the character of existing adjacent development,” and to “establish active, pedestrian-oriented neighborhoods with a mix of housing and workplace development, including clean light industrial, manufacturing, flex and incubator spaces, and live/work units.*

The proposed project, if approved, will aid in the advancement of a pedestrian-oriented and mixed-use neighborhood by introducing a multi-purpose commercial building and a development which includes the addition of curb cuts, sidewalks, and landscaped parkways as they pertain to the subject parcel. The development of the subject parcel will contribute to the surrounding neighborhood, and would not be detrimental to the City. The project site has the required land use, zoning, and development standards needed to accommodate the proposed project. Overall, the proposed development would enhance the surrounding neighborhood’s character by developing a lot which has historically remained vacant.

## **ENVIRONMENTAL DETERMINATION**

In accordance with the California Environmental Quality Act (CEQA) guidelines, the proposed project qualifies for a Categorical Exemption under Article 19, Section 15303 (Class 3 – New Construction or Conversion of Small Structures), in that the proposed project includes the construction of a 2,000 square-foot structure and will not involve the use of significant amounts of hazardous substances. Therefore, no further environmental review is required.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on February 12, 2021 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 February 11, 2021 (Attachment 6). As of the date of this report, staff has not received any comments in support or in opposition to the proposed project, only one inquiry regarding the proposed use.

## **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 M-1 (Light Industrial) 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.

## **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 14326-2020) per staff's recommendation, subject to the findings and conditions included in the draft resolution.

Respectfully Submitted:

Prepared By:

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Anita D. Gutierrez, AICP  
Development Services Director

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Alex Jimenez  
Assistant Planner

## **PC ATTACHMENTS:**

- 1) Draft PC Resolution for CUP 14326-2020
- 2) Vicinity Map and Aerial Photograph

- 3) Site Photographs
- 4) Project Plans
- 5) Electronic Sample Material Board
- 6) Radius Map & Public Hearing Notice