



1137-1149 W. Phillips Boulevard

Conditional Use Permit (14390-2020)

Tentative Tract Map (14391-2020)

Major Oak Tree Permit (14388-2020)

Applicant: Jackson Huang

Planner: Lynda Ramos



Request

Location

Plans

Compliance

Summary

Request

- A request to merge two vacant lots together totaling 0.9 acres to develop 12, two-story, attached condominiums with two-car garages as well as associated on-site improvements including, utilities, landscaping, common and private open space.



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Applicable Code Sections

- PZO Section .280 (R-2 Low Density Multiple Family District)
- PZO Section .440 ("S"- Overlay)
 - CUP Required for any new structures
- Subdivision Ordinance (Pomona City Code Chapter 29)
- PZO Section .5809-23 (Oak Tree Preservation)
 - Removal of one or more oak trees that have a diameter greater than eight (8) inches



Planning Commission Meeting

Request

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Summary



Located on Phillips Blvd.

Council District 2
(Preciado)



Site



Planning Commission Meeting

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Located on Phillips Blvd.

Council District 2
(Preciado)

Zone:
*R-2 , S-Overlay, SB330
Overlay*



Site



Planning Commission Meeting

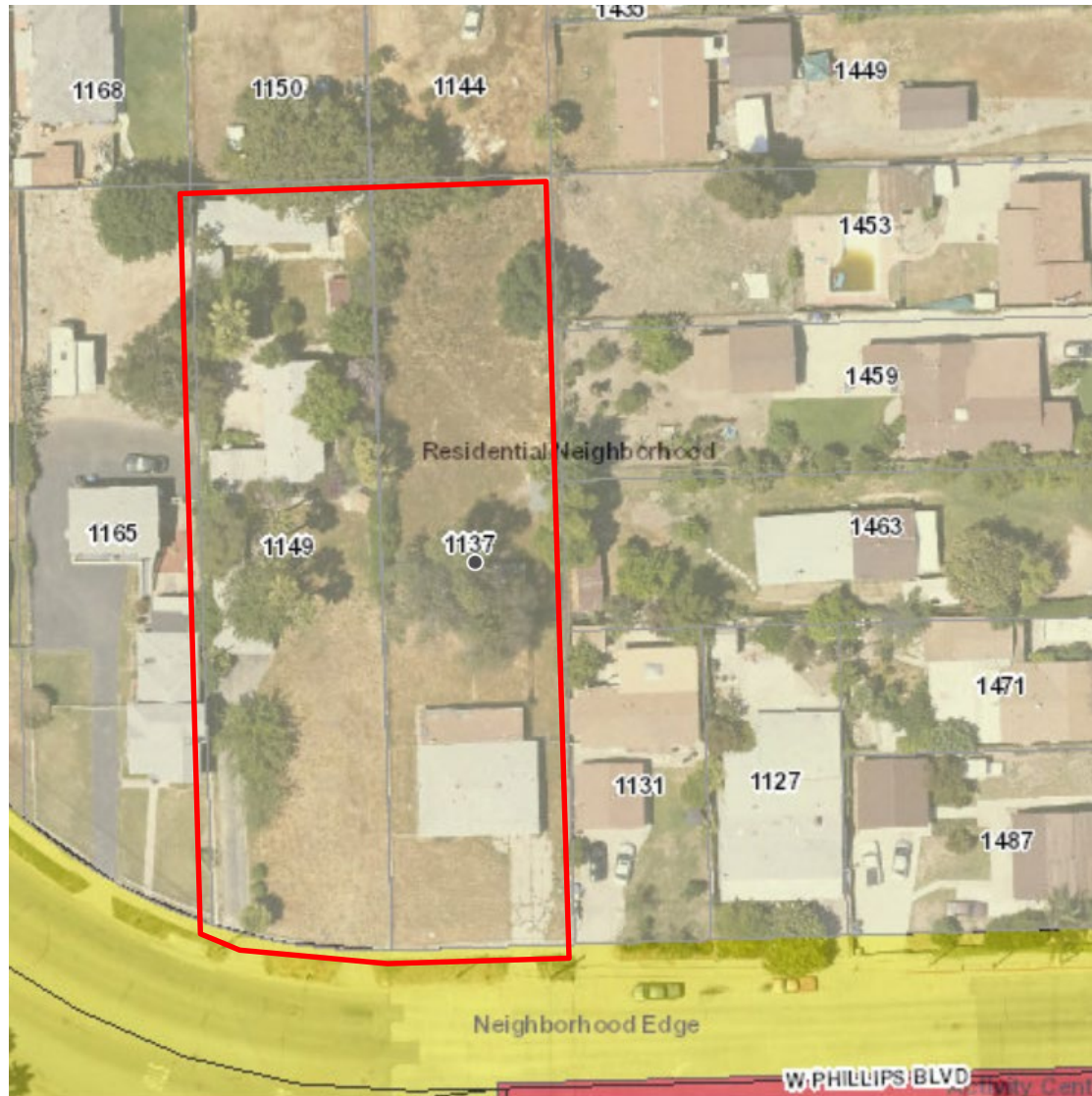
Request

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Located on Phillips Blvd.

Council District 2
(Preciado)

Zone:
*R-2 , S-Overlay, SB330
Overlay*

General Plan:
Residential Neighborhood



Site



Planning Commission Meeting

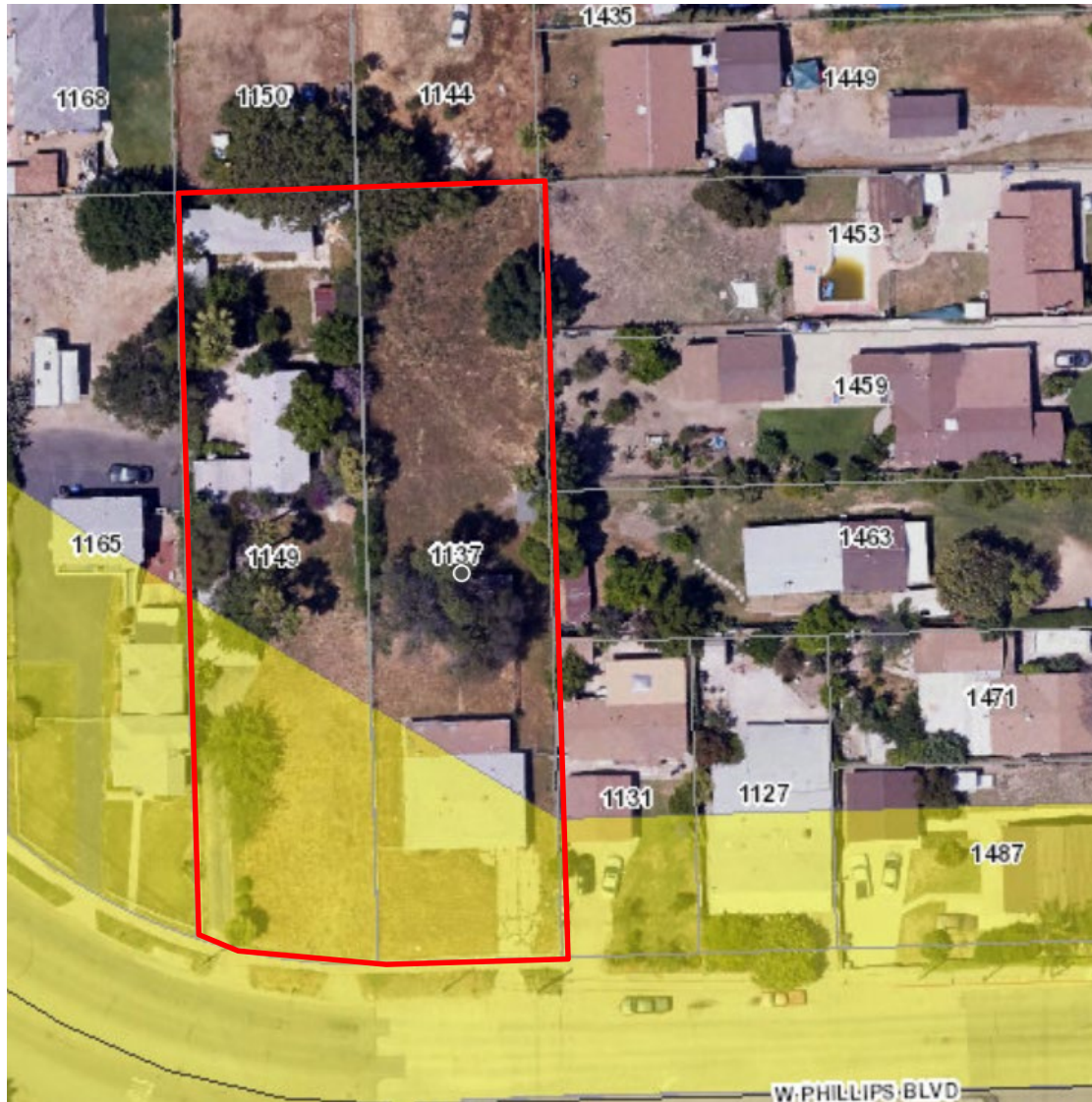
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Located on Phillips Blvd.

Council District 2
(Preciado)

Zone:
*R-2 , S-Overlay, SB330
Overlay*

General Plan:
Residential Neighborhood

Transect:
T-3 & T4-B
2.5 stories/3 stories



Site



Planning Commission Meeting

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3 guest parking spaces

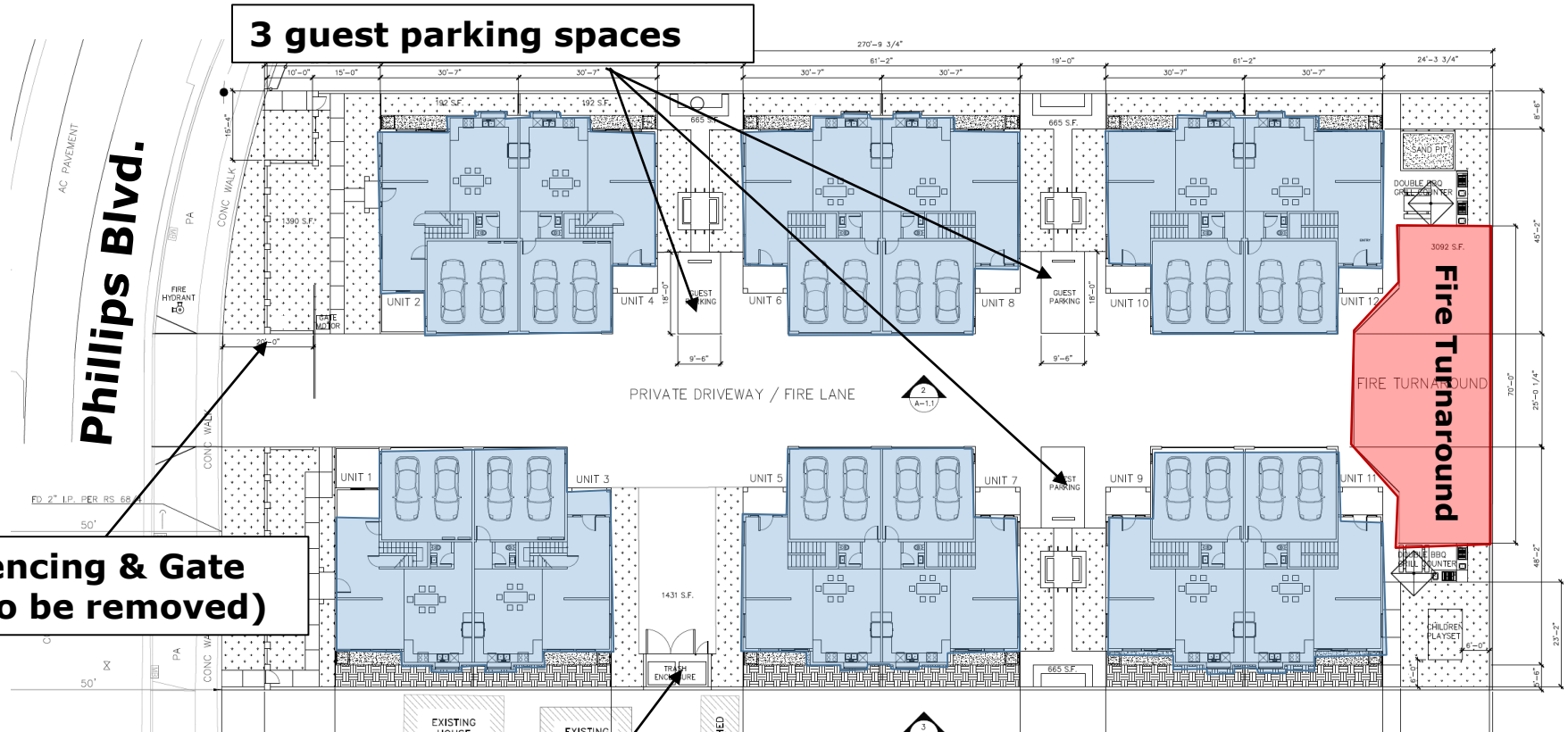
Phillips Blvd.

**Fencing & Gate
(to be removed)**

Trash Enclosure

Fire Turnaround

Proposed Site Plan





Planning Commission Meeting

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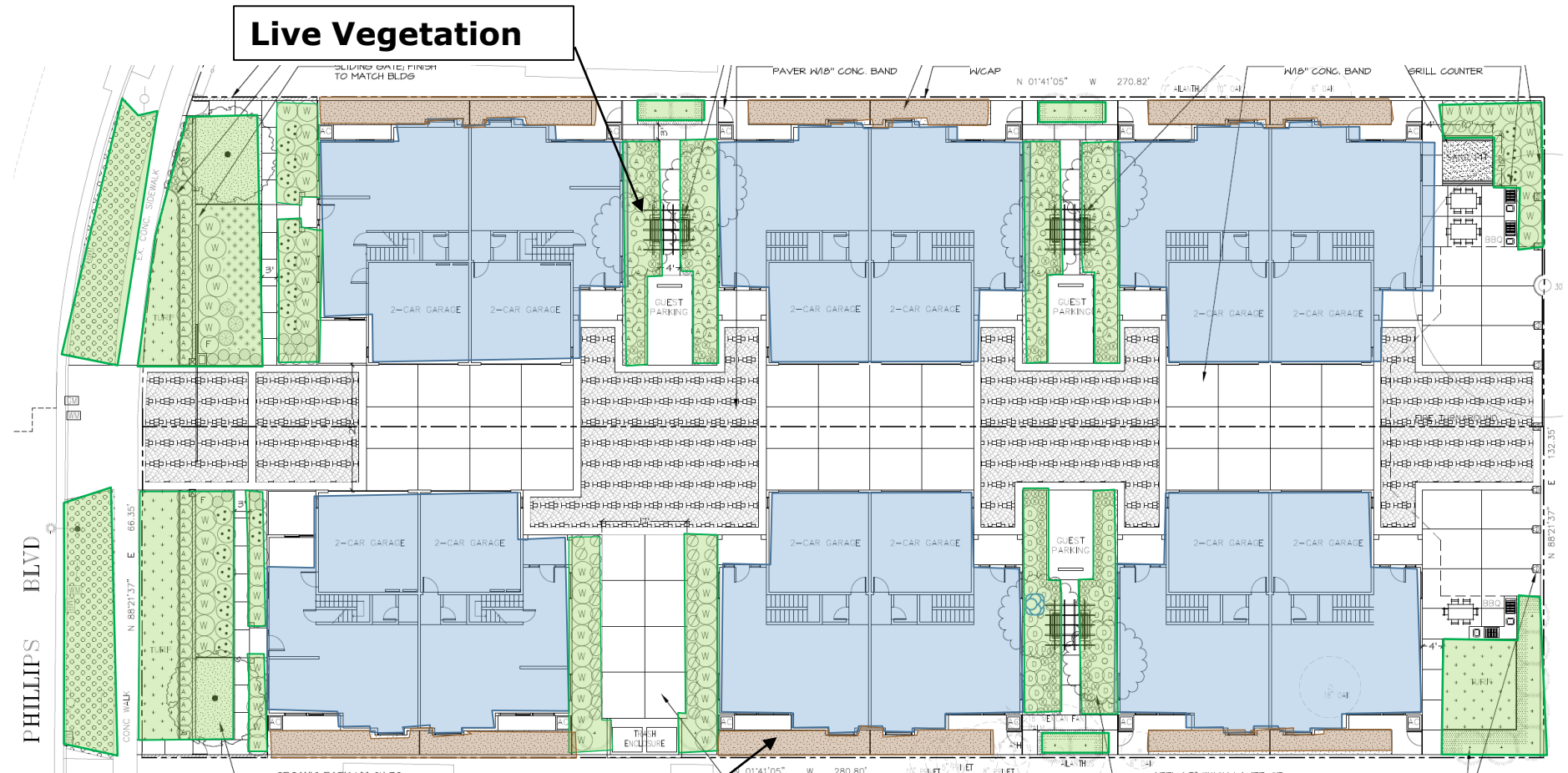
Compliance

Summary

Live Vegetation

Mulched Areas

Landscape Plan





Planning Commission Meeting

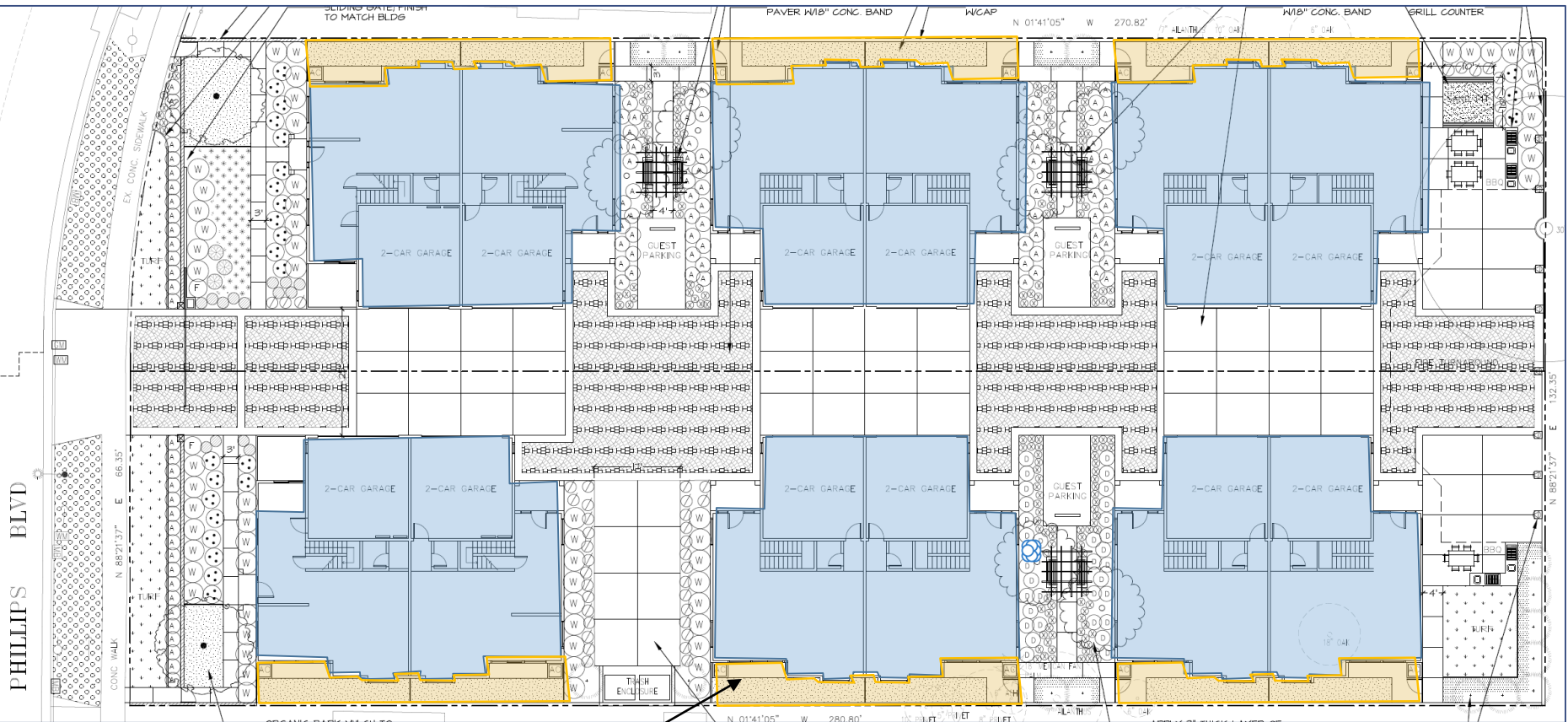
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Enclosed Patios

Private Open Space Plan



Planning Commission Meeting

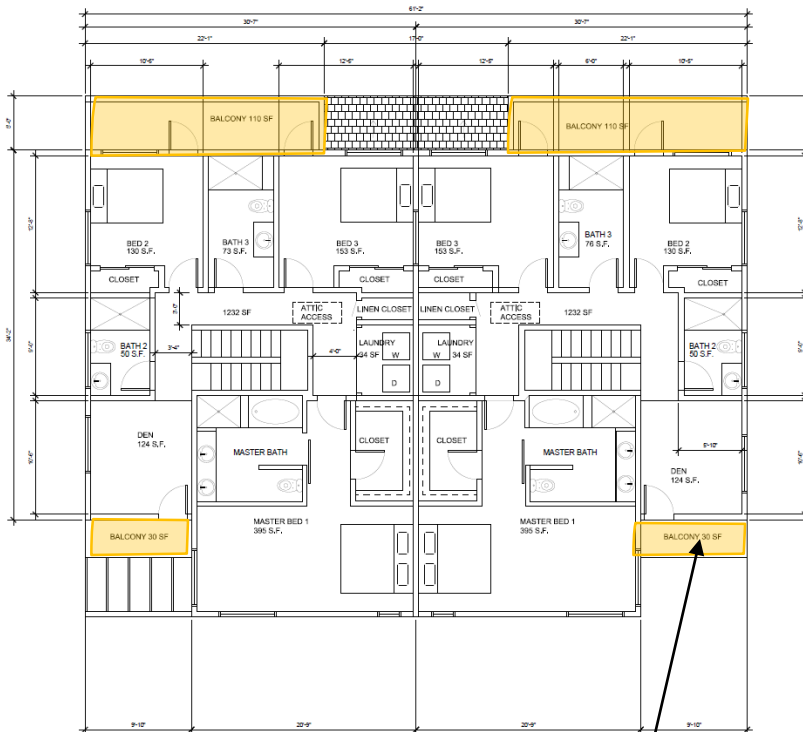
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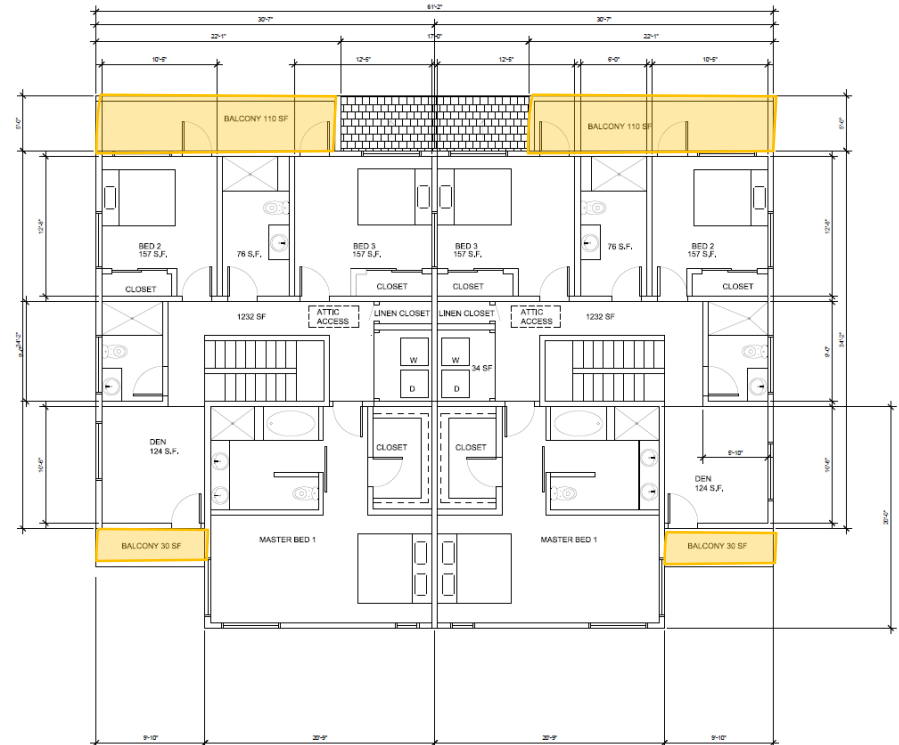
Plans

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Private balconies



Private Open Space Plan



Planning Commission Meeting

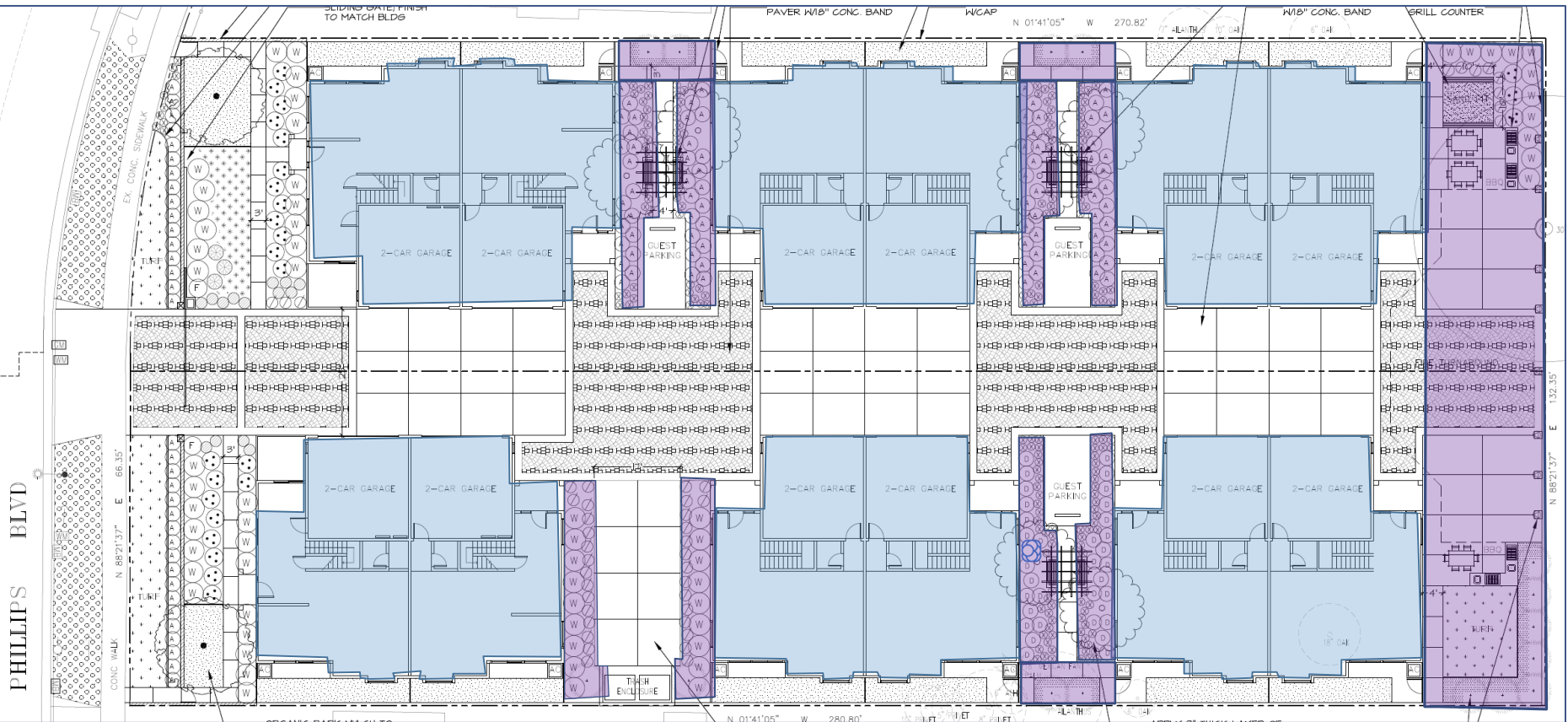
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Common Open Space Plan



Planning Commission Meeting

Request

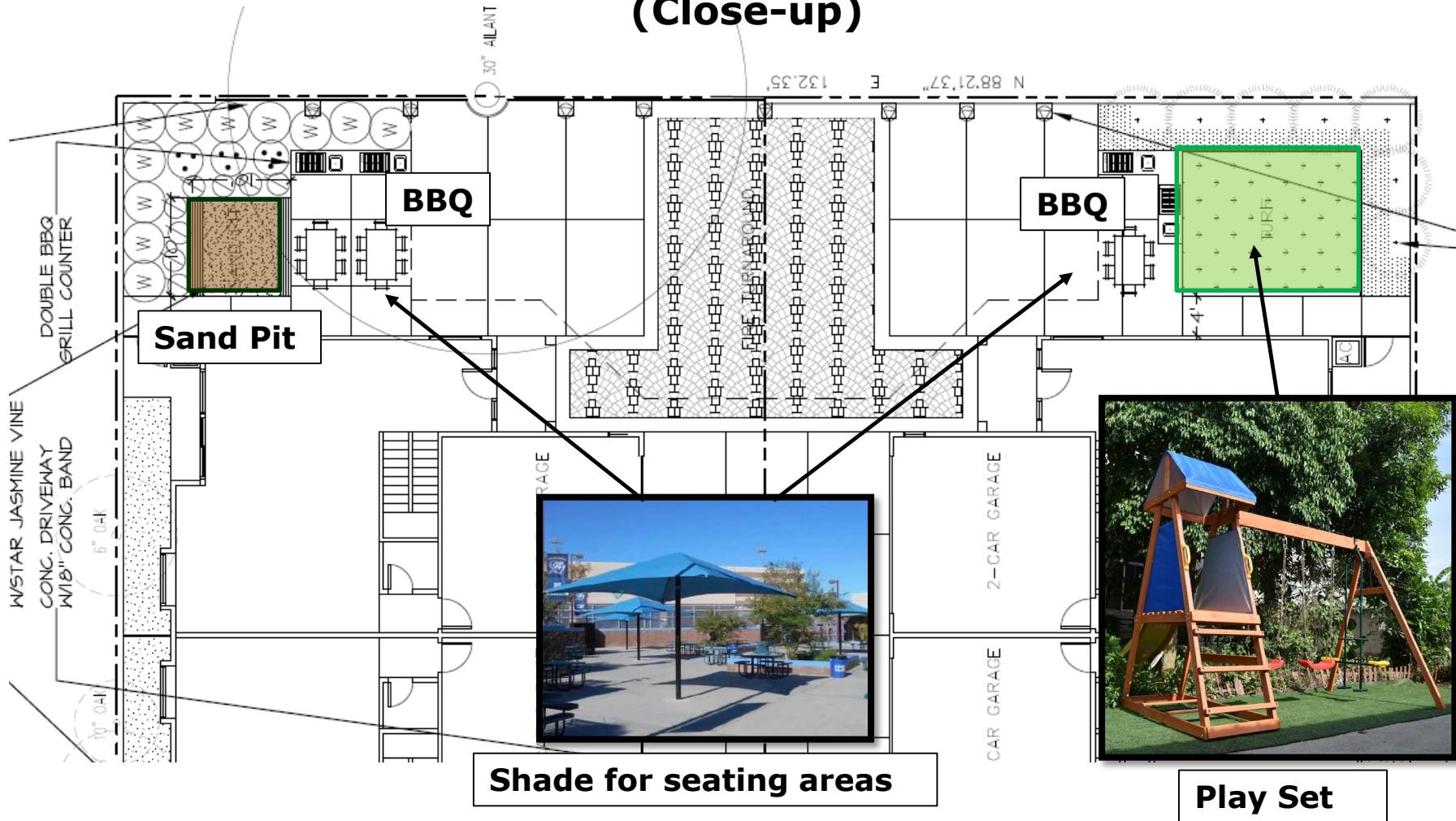
Location

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Common Open Space Plan (Close-up)





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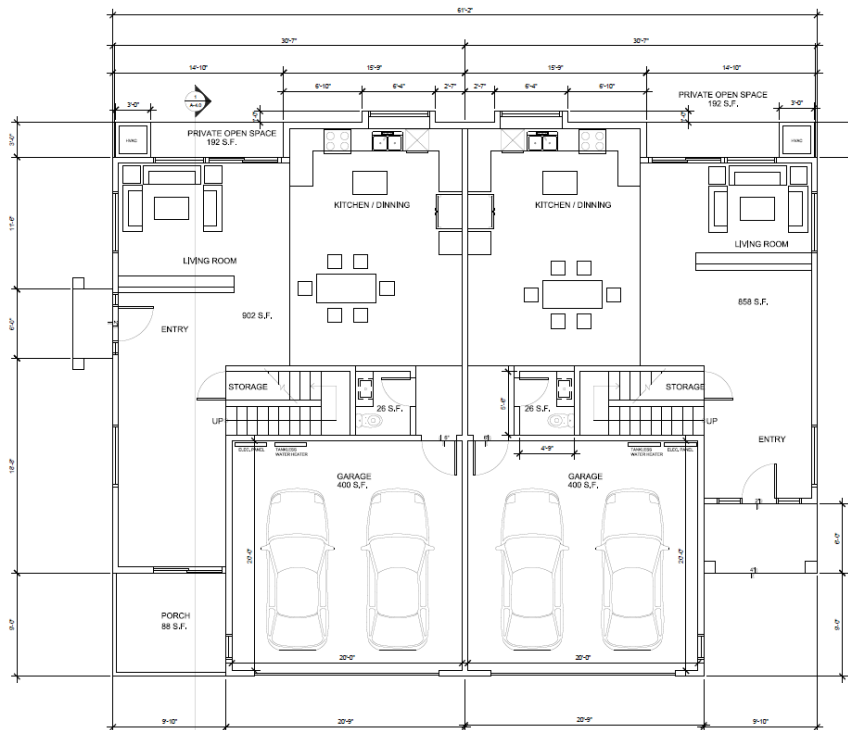
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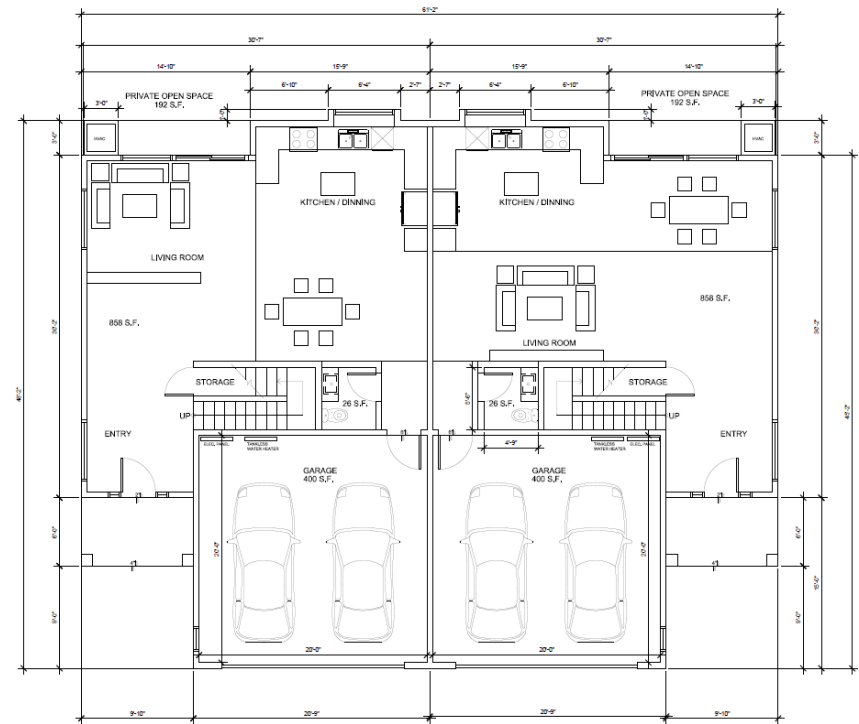
Compliance

Summary

1st Floor



Units 1-2



Units 3-12



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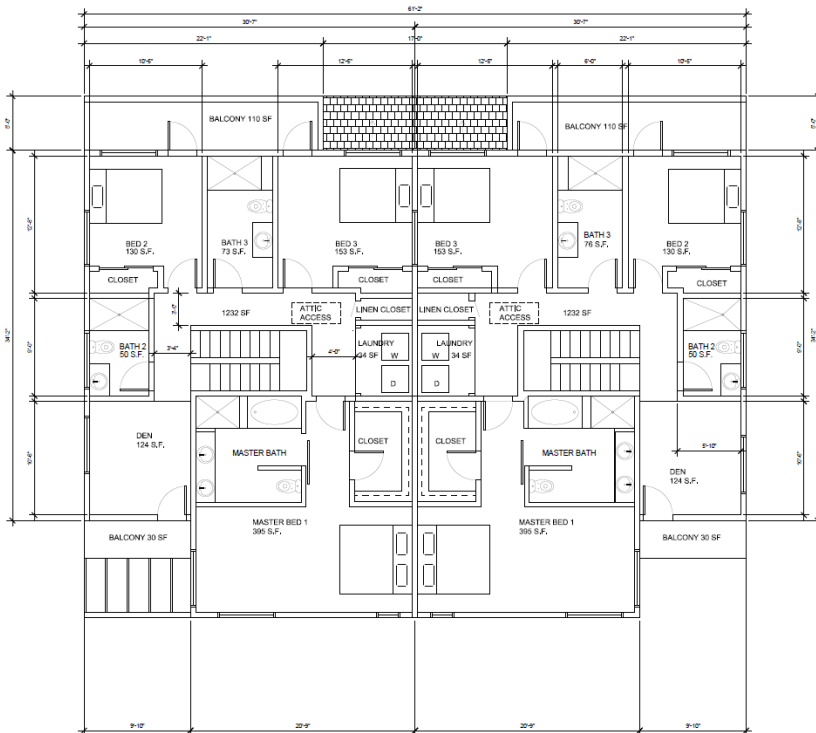
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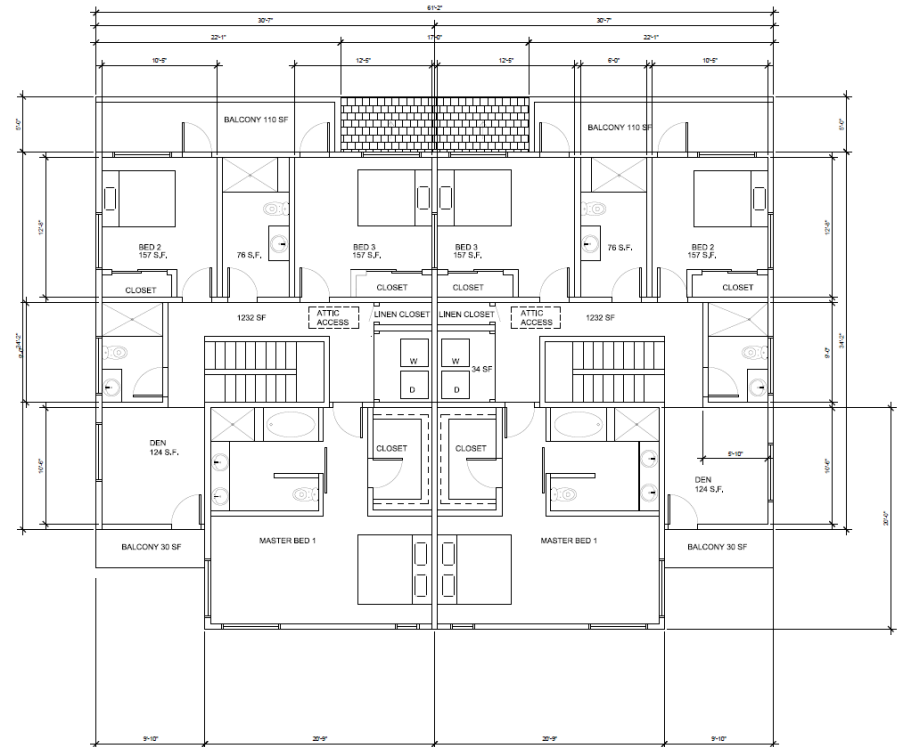
Compliance

Summary

2nd Floor



Units 1-2



Units 3-12



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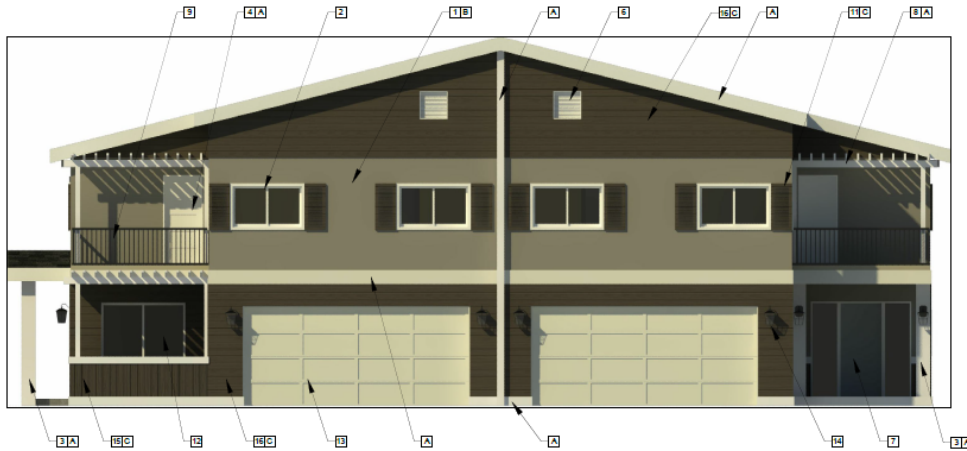
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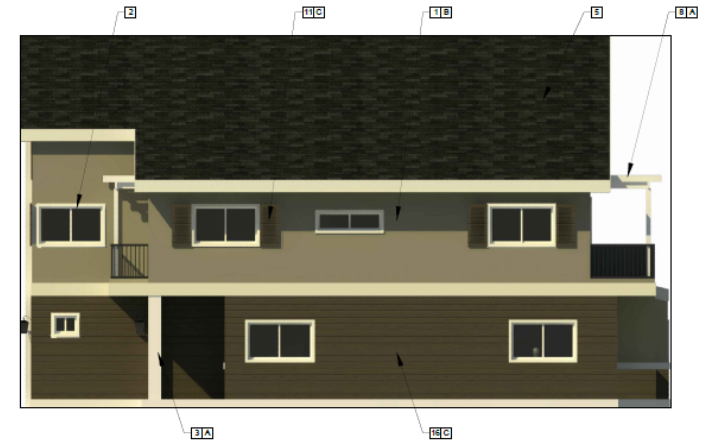
Summary

Elevations Units 1-4

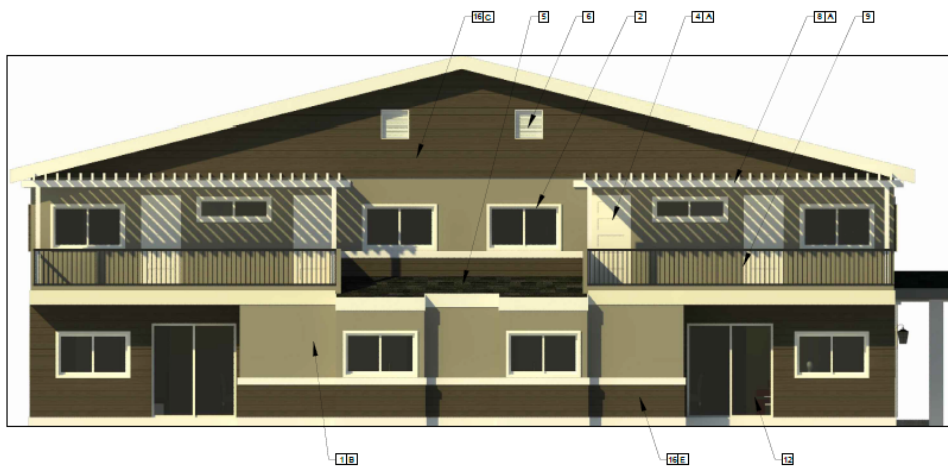


TYPE A UNIT 1 TO 4 RIGHT ELEVATION

4



TYPE A UNIT 1 TO 4 REAR ELEVATION



TYPE A UNIT 1 TO 4 LEFT ELEVATION

3



TYPE A UNIT 1 TO 4 FRONT ELEVATION



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Elevations Units 5-8



TYPE B RIGHT ELEVATION

4



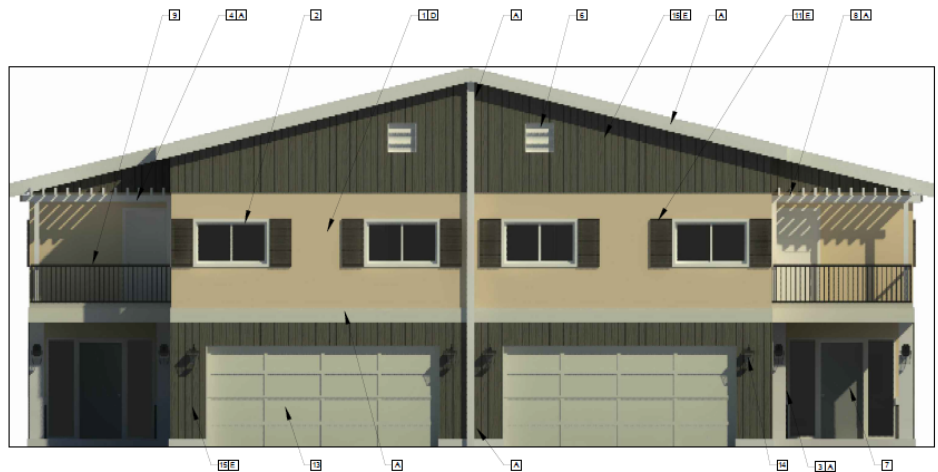
TYPE B REAR ELEVATION

2



TYPE B LEFT ELEVATION

3



TYPE B FRONT ELEVATION

1



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Elevations Units 9-12





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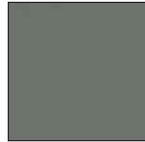
Plans

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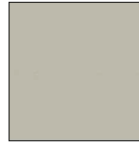
Summary



SHERWIN WILLIAMS
HGTVHOME SERIES
OUTERBANKS - HGSW3454



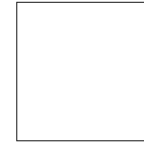
SHERWIN WILLIAMS
HGTVHOME SERIES
MEADOW SAGE - HGSW4041



SHERWIN WILLIAMS
HGTVHOME SERIES
WINDSWEPT CLIFF - HGSW3226



SHERWIN WILLIAMS
HGTVHOME SERIES
STONE STATUE - HGSW2462



SHERWIN WILLIAMS
HGTVHOME SERIES
PURE WHITE - HGSW4006



MILGARD TUSCANY SERIES
SINGLE HUNG WINDOW
MATERIAL - VINYL
COLOR - WHITE



MILGARD TUSCANY SERIES
SLIDING WINDOW
MATERIAL - VINYL
COLOR - WHITE



MILGARD TUSCANY SERIES
SLIDING DOOR
MATERIAL - VINYL
COLOR - WHITE



SHERWIN WILLIAMS
HGTVHOME SERIES
DOYLE GOLD - HGSW 2146



SHERWIN WILLIAMS
HGTVHOME SERIES
JAGGED GRANITE - HGSW3226



OWENS CORNING
ROOF SHINGLES
- ESTATE GRAY



HONEYWELL
WALL HUNG
MODEL# SS00AD010800



HAMPTON BAY
MODEL #46240-300PS



MMI ENTRANCE DOOR
MODEL# - Z019204R
MATERIAL - FIBER GLASS
COLOR - NAVAL

COLOR AND MATERIAL BOARD

Sample Materials & Colors



Planning Commission Meeting

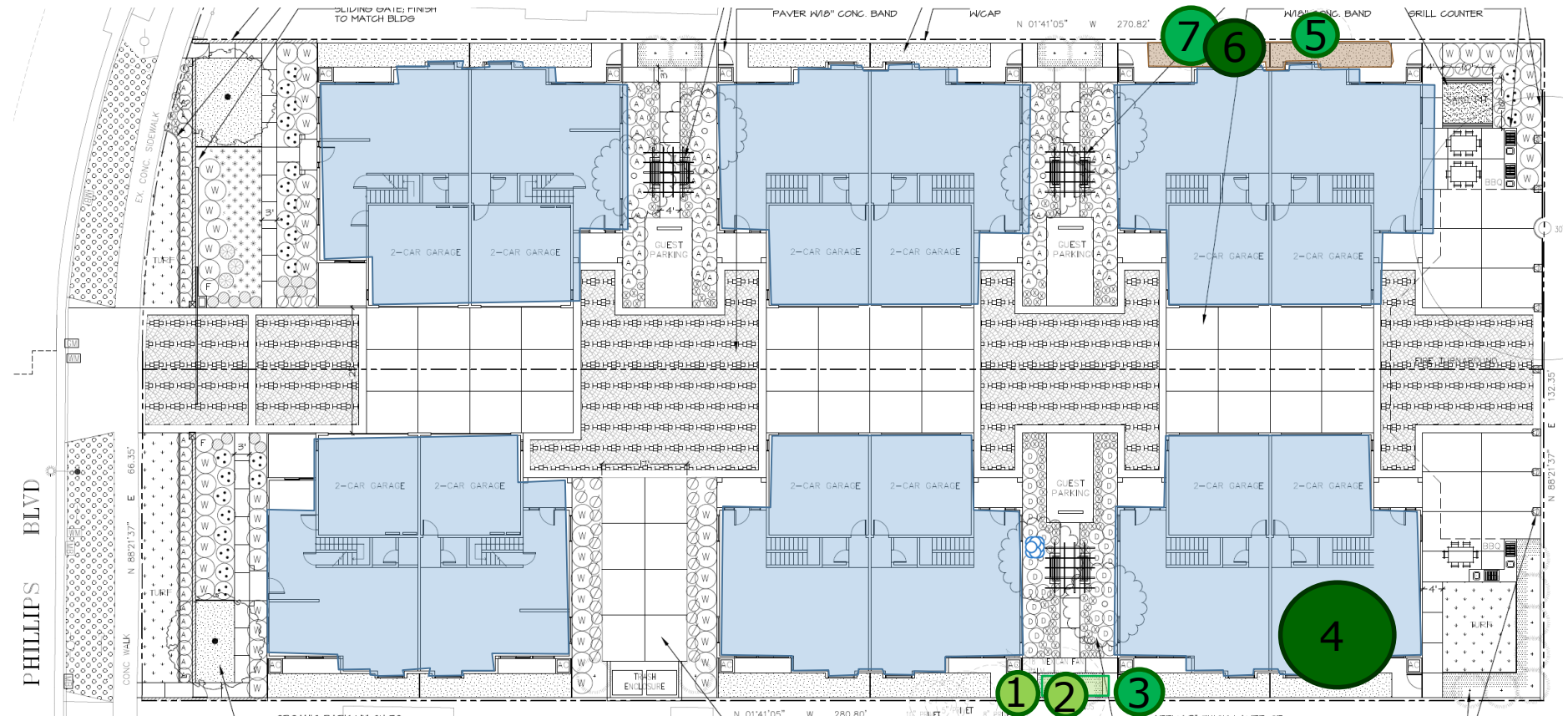
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● Oak Tree 8" diameter

● Evergreen/Heaven

● Oak Tree <8" diameter

Oak Tree Removal



Planning Commission Meeting

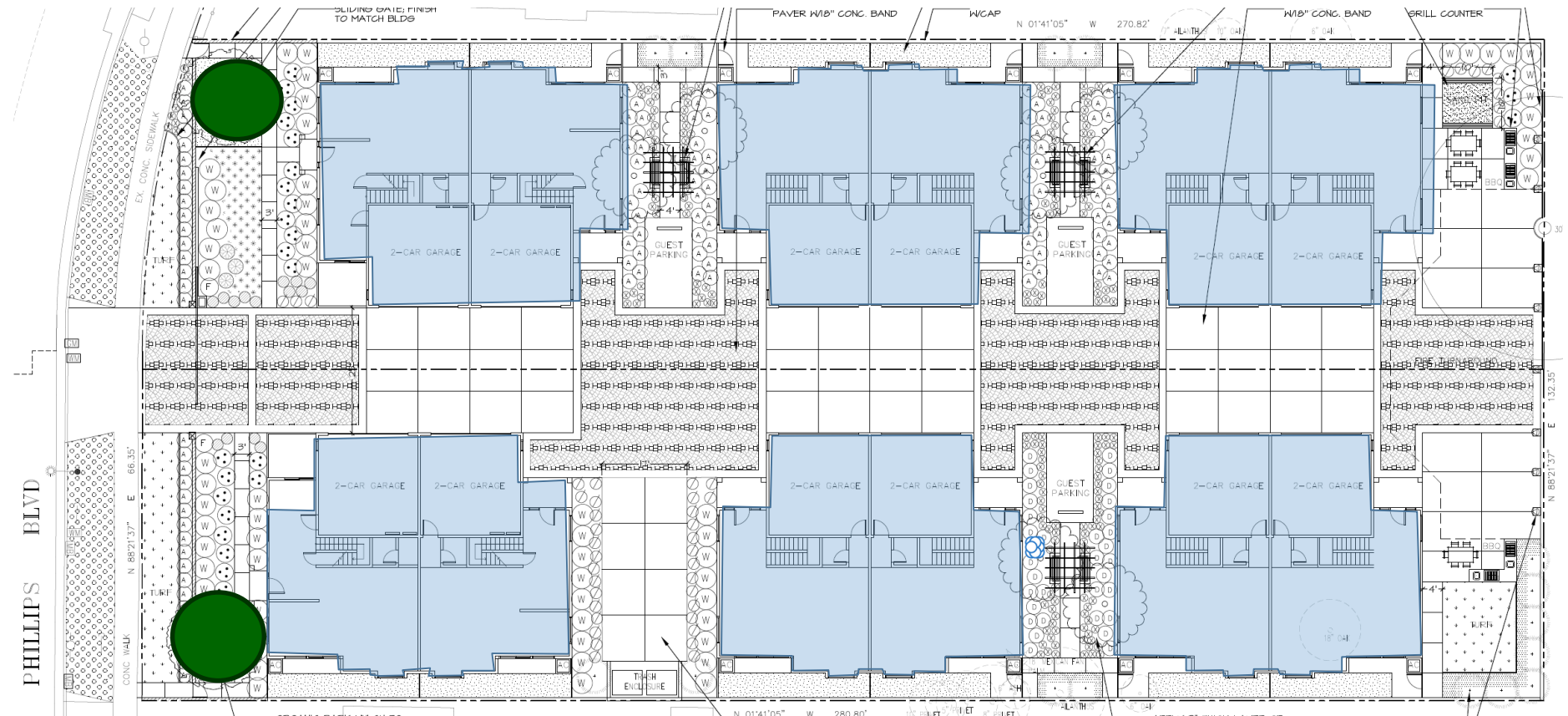
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● 36" box Coast Live
Oak Tree

Oak Tree Replacement



Planning Commission Meeting

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1. A “no left turn” sign
2. Two-way left turn lane
3. A “stop” sign to encourage drivers to take caution exiting the project driveway.
 - a. A “cross traffic ahead” sign below the stop sign
 - b. A limit line
 - c. A “stop” pavement marking

Site Distance Analysis Recommendations



Planning Commission Meeting

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Summary

Table 2, Project Summary Table

Standard	R-2 Zone Requirement	Proposed Project	Compliance Determination
Site Area	3,000 s.f. min.	37,164 s.f. (.85 acres)	Yes
Density	7-15 units per acre	14 units per acre	Yes
	Densities 11-15 Units per acre must include internal recreation space & have access to a collector.	Phillips is Minor Arterial;	Yes
Lot Area	Attached units: 3,000 s.f./unit; 12 units=36,000 s.f.	37,164 s.f.	Yes
Units Sizes	Three-bedroom units; Minimum 1,300 s.f. Per unit	2,090 s.f.	Yes
Front Yard	25 ft. min.	25 ft.	Yes
Side Yard	Minimum 10 ft. based on equal to one-half the adjacent building wall height (10')	5 f.t.	Yes
Rear Yard	Minimum 20' based on the height of wall (top of plate)	24'	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	192 sf in enclosed patio areas. 140 sf in balconies/unit	Yes



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Table 2, Project Summary Table

Standard	R-2 Zone Requirement	Proposed Project	Compliance Determination
Common Open Space	Larger units: 100 s.f./bedroom/unit for units over two bedrooms (400 s.f.) 3 bedroom units= 500 s.f./unit; Total required: 6,000 s.f.	6,518 s.f.,	Yes
Landscaping	20% of entire parcel shall be fully landscaped	8,124 s.f. 22%	Yes
Off-Street Parking	Minimum two-car garage/unit	Two-car garage per unit	Yes
Guest Parking	One guest parking space for every four units (three total)	3	Yes
Roof Pitch	3:12 minimum	4:12	Yes
Roof Overhang	16" minimum	16"	Yes



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General Pan Conformance

- Staff has determined that the proposed building placement is still consistent with the goals and policies of the Residential Neighborhood place type T-3 transect:
- *“Ensure continuity in development scale and character with careful transitions between areas of differing use composition and density.” (Goals 6G.G9)*
- *“Improve neighborhoods exhibiting substandard conditions and declining private investment.” (Goals 6G.G3)*
- *“Provide a landscape buffer between public sidewalks and housing or existing perimeter sound walls. (Policy 6G. P8)*
- *“To enhance the pedestrian environment, look for ways to provide multiple access points, through-streets and interconnectivity for all neighborhoods.” (Policy 6G. P2)*
- *“Establish a prioritized public space network improvement program that includes measures to strengthen stable neighborhoods with new open space and street improvements.” (Policy 6G. P2)*



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CEQA Determination

- The proposed project meets the criteria for a Class 32 (In-Fill Development) Categorical.
 - 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.
- A condition of approval has been added to require noise blanketing during construction of the proposed development to reduce noise impacts.



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Public Hearing Notice

- All noticing was completed as required by law.
- No public comment in support or against the project has been received.



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VMT

- Multi-family residential projects that include less than 200 units are screened out for further analysis of VMV impact.
- Therefore, the proposed project would not constitute a VMT CEQA impact.



Recommendations

Staff recommends that the Planning Commission adopt the attached draft resolution recommending the approval of Conditional Use Permit (14390-2020), Tentative Tract Map (14391-2020) & Major Oak Tree Permit (14388-2020), subject to conditions.