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ATTACHMENT D

**AMENDMENT TO
MOUNTAIN MEADOWS SPECIFIC PLAN
CITY OF POMONA**

**DRAFT
JULY 1995**

Prepared by the Planning Division
Community Development Department
City of Pomona

Revised on June 1, 2020

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SECTION 1. INTRODUCTION

Overview

The purpose of this amendment is to update the adopted Mountain Meadows Specific Plan to provide for the orderly continuation of the Mountain Meadows community. This amendment to the Mountain Meadows Specific Plan has been prepared in accordance with the provisions of California Government Code Section 65450 et. seq. and the Pomona Zoning Ordinance.

The Mountain Meadows Specific Plan area is located in the northwest portion of the City of Pomona, bounded by Fairplex Drive, Val Vista Street and McKinley Avenue. The specific plan area consists of residential uses, including detached and attached dwellings, undeveloped empty lots and open space.

In addition to the Mountain Meadows Specific Plan and this amendment, the Mountain Meadows community is regulated by Covenants, Conditions and Restrictions (C.C. & R's). C.C. & R's are enforced by the Mountain Meadows Homeowner's Association.

Provision of Control in The Mountain Meadows Specific Plan

Whenever in this Amendment to the Mountain Meadows Specific Plan land use regulations and/or development standards are imposed, the same shall control the use and development of all lots in the plan area, to the exclusion of the regulations and/or development standards contained in the City of Pomona Zoning Ordinance, (as the same now exists or as the same hereafter may be amended), to the extent as the provisions of the Pomona Zoning Ordinance are inconsistent with the provisions of the Specific Plan. Where the Specific Plan is silent the Code shall stand.

Modification

The Specific Plan and Amendment may be modified at the specific parcel level to allow changes to development standards upon filing of an application and fees as set by the City Council and after a public hearing pursuant to the City of Pomona Zoning Ordinance and upon finding that:

1. The modification is necessary to accomplish a physically and economically viable project, and;
2. The modification as proposed will effectuate the general purpose and intent of the Specific Plan.

SECTION 2. LAND USE DISTRICTS

DETACHED RESIDENTIAL (DRD) DISTRICT

This district is intended to provide for the development of single family detached dwellings with no more than one such dwelling on each lot, and for such accessory uses as are related, incidental and not detrimental to the residential environment.

Uses Permitted.

1. Detached single family homes on individual lots.
2. Accessory structures and uses customarily related to and incidental to single family homes.
3. Community recreation facilities.
4. Open space, hiking and pedestrian trails.
5. Home occupations.

Uses expressly Prohibited.

1. Multiple family residential uses.
2. Commercial uses.
3. Industrial uses.
4. Mobile home/manufactured homes shall not be permitted as an addition to any site-built structure.
5. Mobile homes/manufactured homes shall not be permitted as accessory living quarters.
6. Roof mounted television antennas, such as but not limited to television, satellite dishes, and radio antenna towers.

ATTACHED RESIDENTIAL (ARD) DISTRICT

This district is intended to provide for the amenities and characteristics of single family residential development at slightly higher density. The ARD district encourages the development of planned residential projects which incorporate common open space and facilities.

Uses Permitted.

1. Attached single family homes on individual lots.
2. Accessory structures and uses customarily related to and incidental to single family homes.
3. Community recreation facilities.
4. Open space, hiking and pedestrian trails.
5. Home occupations.

Uses expressly Prohibited.

1. Commercial uses.
2. Industrial uses.
3. Mobile home/manufactured homes shall not be permitted as an addition to any site-built structure.
4. Mobile homes/manufactured homes shall not be permitted as accessory living quarters.
5. Roof mounted television antennas, such as but not limited to television, satellite dishes, and radio antenna towers.

OPEN SPACE (0) DISTRICT

This district is intended to provide for physical and visual relief within the community as well as to provide opportunities for the location of recreational facilities.

Uses Permitted.

1. Flood control structures, alignments for water, sewer, power, etc.
2. Habitat mitigation areas.
3. Parks and recreational facilities (public).

Uses expressly Prohibited.

1. Commercial uses.
2. Residential uses
3. Industrial uses.

Maintenance

Inasmuch as this area is commonly shared by all residents of the Mountain Meadows community, and because of the aesthetic value to the community, this district shall be landscaped and maintained by the homeowner's master community association. This area shall be landscaped in a very natural manner utilizing indigenous type ground-covering shrubs to obtain soil stabilization as well as use of native plant materials.

SECTION 3. DEVELOPMENT STANDARDS

It is the intent of this Specific Plan to continue to promote a well-designed, safe, efficient, and pleasing community. All development in the Mountain Meadows Specific Plan Area shall observe the following standards pursuant to the applicable land use district:

	Detached Residential District	Attached Residential District
Lot Size (min.)	10,000 sq. ft.	4,000 sq. ft.
Building Height	2 stories or 35 feet max.	2 stories or 35 feet max.
Main Unit Setbacks: - Front - Rear - Side	20 feet 20 feet 5 feet	10 feet 10 feet 0 feet and 5 feet respectively
Patio Covers - Fully and Partially Roofed, Pursuant to Subsection 1	Side: 5 feet Rear: 10 feet	Same as main unit setbacks
Off-Street Parking	One three car garage of 30 feet in width by 20 feet in depth minimum interior dimensions. A garage-door opener is required.	One two car garage of 20 feet by 20 feet minimum interior dimensions. A garage-door opener is required.
Driveways	10 feet min. width	10 feet min. width
Accessory Buildings, Pursuant to Subsection 2 Herein: - Main building to accessory building - Accessory Building to accessory building	7 feet 6 feet	7 feet 6 feet
Fences, Hedges and Walls in Front Yard:	3 feet in height max.	3 feet in height max.
Fences and Walls in Side or Rear Yards:	6 feet in height max.	6 feet in height max.

1. Patio Covers:

- a. Structures shall be of heavy wood, rough sawn, stained or painted to substantially match the colors of the house.
- b. Fully roofed patio covers shall be of the similar roofing material as the house and shall appear to be part of the original construction of the house.

2. Accessory Buildings:

- a. Where vehicular access to a garage falls more than 25% within the area defined by a projection of the side lines of another building, twenty-five (25) feet (for turning radius) shall be required between the buildings in the project area.
- b. No accessory building shall be permitted within the required front yard setback. An accessory building located seventy-five (75) feet or less from the front property line shall have the same side yard as that required for the main building. An accessory building located more than seventy-five (75) feet from the front property line shall provide minimum side and rear yard setbacks of three (3) feet. On a corner lot, an accessory building shall observe the same side yard setback as the main unit (not less than 15 feet).

3. Satellite Dish Antennas and Amateur/Ham Radio Antenna Towers

Refer to Section .5809-11 of the Zoning Ordinance.

SECTION 4 RESTRICTIONS

STORAGE OF VEHICLES

Refer to Section 16-12 of the City Code.

PROPERTY MAINTENANCE




All buildings, structures, yards, and other improvements shall be maintained in a manner which is compatible and consistent with and does not have a detrimental effect on adjacent or nearby properties. As examples of such conditions, and not by way of limitation, the existence of any of the following shall be deemed to be a detrimental and/or unsightly condition:

- a. Dilapidated, deteriorating, unrepaired, or insufficiently maintained structures, such as fences, roofs, screens, doors, garage doors, walls, storage sheds and other improvements.
- b. Lumber, junk, trash, debris, or objects or equipment such as automobile parts, furniture, appliances, cans, containers or similar items which are abandoned, discarded, unused or stored outdoors in view of the public right-of-way or neighboring properties.
- c. Any vegetation which is diseased, dead, or in danger of falling, weeds over one (1) foot in height, or dry or dead vegetation which presents a fire hazard by reason of its dry condition and location in relation to nearby structures.
- d. Surfaces requiring painting due to weathering, age, deterioration or defacement such as stucco or wood trim on structures, walls, fences.

LAND USE DISTRICT MAP

THE CITY OF POMONA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



-  Detached Residential District
-  Attached Residential District
-  Open Space



LAND USE DISTRICT MAP



THE CITY OF POMONA
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION



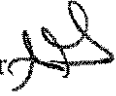
- Detached Residential District
- Attached Residential District
- Open Space



MEMORANDUM

Date: June 25, 2019

To: Planning Division Staff

From: Anita D. Gutierrez, AICP, Development Services Director 

Subject: Director's Interpretation – Alumawood Patio Covers in the Mountain Meadows Specific Plan Area.

Intent

This memorandum is intended to clarify if the use of alumawood patio covers is permitted within the Mountain Meadows Specific Plan Area.

Question

Can an alumawood patio cover be considered to be made out of a material similar to wood?

Answer

Yes. Per the determination of the Development Services Director, alumawood patio covers can be classified to be made out of a similar material to wood. Alumawood is a material that mimics the appearance of wood but is more cost effective for the homeowner and outlives the lifespan of traditional wood patio covers. Further, alumawood patio covers have also been allowed in the Phillips Ranch Specific Plan where the plan specifically mentions patio covers to be made out of wood material.

Example Scenario

A property located in the Mountain Meadows Specific Plan area is proposing an attached 242 sf solid alumawood patio cover in the rear yard area. The material has been determined to be classified as a similar material to wood and has met the setback and lot coverage requirements; therefore, is permitted.