



# Planning Commission

## Planning Division Staff Report

**DATE:** September 25, 2024  
**TO:** Chairperson and Members of the Planning Commission  
**FROM:** Planning Division

**REQUEST:** **TENTATIVE PARCEL MAP (PARCELMAP 019622-2024)**: A request for a Tentative Parcel Map for the subdivision of one parcel (approximately 0.36 acres) into two separate parcels (approximately 0.19 & 0.16 acres) located in the RND1 District.

### **Executive Summary**

The applicant, Lily Xiao, is requesting to subdivide a 0.36 acre lot located at 688 E. 11<sup>th</sup> St. into two separate parcels. The proposed parcels will measure approximately 0.19 acres (parcel 1) and 0.16 acres (parcel 2).

The project meets the criteria for a Class 15 (Minor Land Divisions) in that the project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than twenty percent.

### **Staff Recommendation**

Staff recommends that the Planning Commission adopt the attached Draft Planning Commission Resolution No. 24-022 approving Tentative Parcel Map No. 083599 (PARCELMAP 019622-2022), subject to the findings and conditions of approval included in the draft resolution (Attachment 1).

**PARCELMAP 019622-2024**688 E. 11<sup>th</sup> St.

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**Property Details**

Address	688 E. 11 <sup>th</sup> St.
Assessor's Parcel Number (APN)	8333-012-001
Lot Size	0.36 acres
General Plan Land Use Designation	Residential Neighborhood
Zoning District	RND1 [HM1-N1-R1]
Historic District	N/A
Specific Plan	N/A
City Council District	District 3 – Nora Garcia
Applicant	Lily Xiao
Property Owner(s)	Zhenjie Wei & Yueming Wu

**Related Actions**

Historic Preservation	N/A
Code Compliance	N/A
Building & Safety	N/A
Planning	N/A

**Location of Request****A. General Location**

The subject site is roughly characterized as an “L” shaped lot located on the corner of Eleanor St. and Eleventh St (Figure 1). The site is developed with one (1) single-family residential home with its frontage facing Eleventh St. The rear of the lot consists of landscaping with two sheds and a detached garage; the garage is accessible from an existing curb-cut and driveway located along Eleanor St.

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**B. Adjacent Land Uses & Current Zoning**

The subject parcel and the adjacent parcels are all located within the RND1 District of the Pomona Zoning Ordinance (PZO). The general intent on the RND1 is to provide for the development of a walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options – up to 2.5 stories tall – including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.

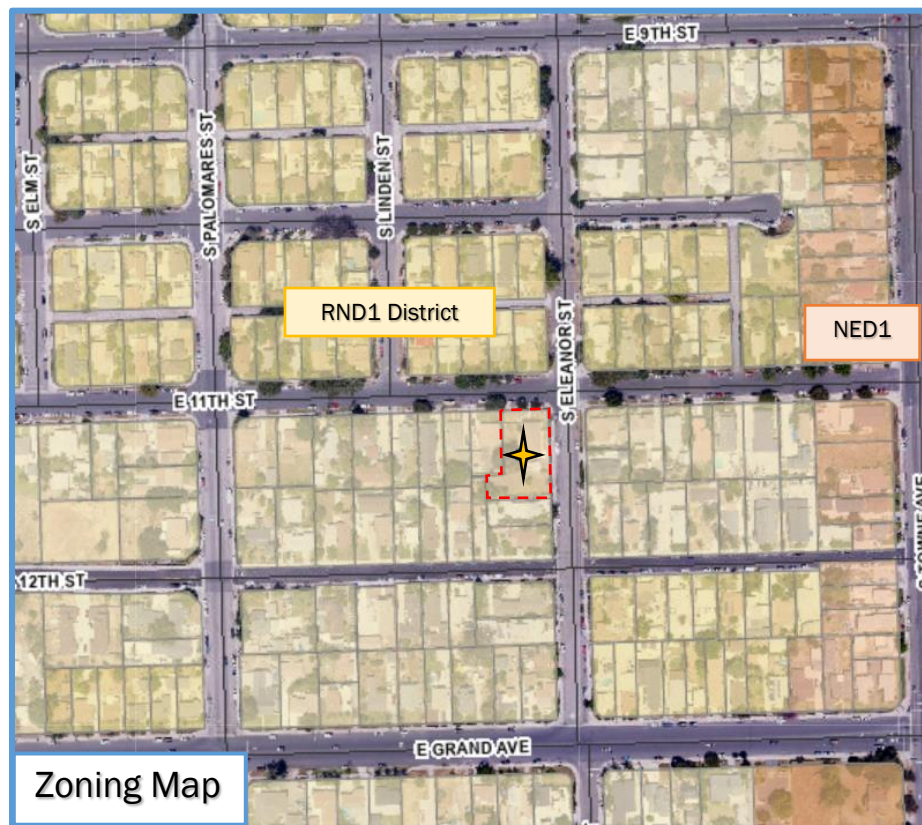
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### C. General Plan Land Use

The Pomona General Plan designates the location as part of the “Residential Neighborhood” place type which includes areas reserved for a variety of small scale, primarily single dwelling housing types as well as limited attached housing types (such as townhomes and multiplexes) that are sensitively designed and explicitly compatible with adjacent homes. Goals of the Residential Neighborhood designation include improvements in quality of life by strengthening neighborhood livability and reinvestment in homes by encouraging streetscape improvements in terms of maintenance, planting of consistent street tree canopies, and providing brighter, more energy-efficient lighting for increased personal safety, traffic visibility, and comfort.

The subject property proposes to subdivide the single parcel into two parcels in order to provide reinvestment opportunities into the neighborhood by establishing two separate lots that may be under separate ownership. Additionally, the Residential Neighborhood place type encourages mobility improvements such as bicycle boulevards, ADA sidewalk and crosswalk enhancements, and safer walking routes to school and to community parks that could strengthen neighborhood livability and encourage reinvestment.

Since the type of future development envisioned is tied to existing conditions and the various assets and constraints that are specific to each area, the proposed subdivision fits in

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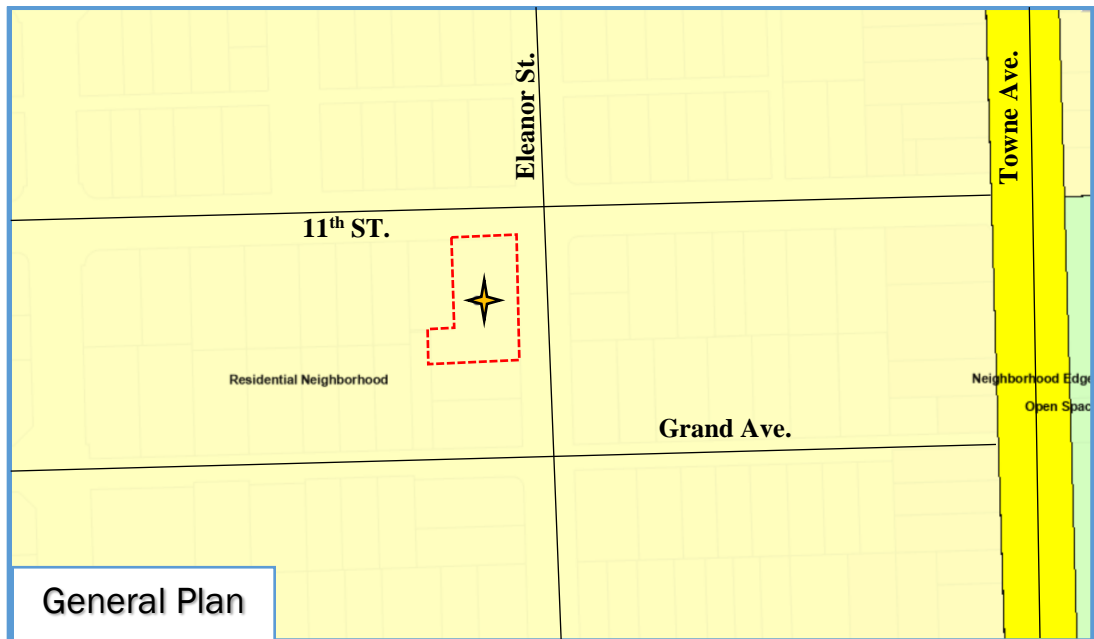
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appropriately as it is will create the potential for future development that will be subject to all zoning and general plan requirements which are crafted with the intent to improve and strengthen the livability and walkability of the surrounding neighborhood.



### **Request Details**

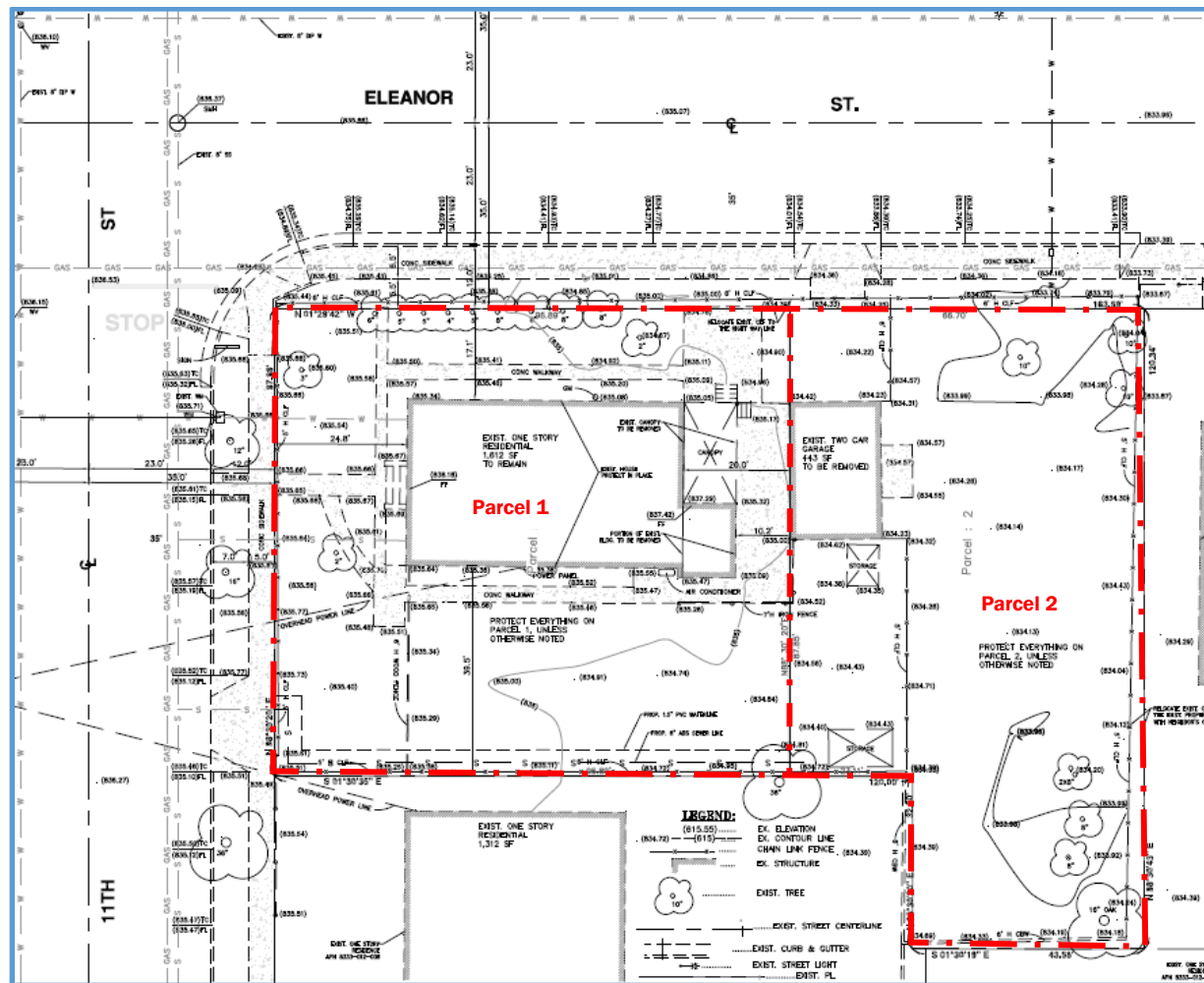
The applicant is requesting to subdivide the existing 15,789 square foot (0.36 acres) single lot into two separate lots; the lots are proposed to measure 8,513.40 (parcel 1) and 7,275.30 (parcel 2). The request for subdivision was submitted for the purposes of selling the vacant portion of the land which is being proposed as parcel 2 in Tentative Parcel Map No. 083599 (Attachment 3). The existing single residence (located in the proposed parcel 1) will remain in place; however, the existing accessory structures located within the proposed lot lines of parcel 2 are proposed to be removed.

**Figure 1.** *Proposed Parcel Map*

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### Staff Analysis

#### A. Applicable Code Sections

The Subdivision Map Act of the State of California and the City's Subdivision Ordinance (Pomona City Code Chapter 29, City of Pomona Ordinance No. 2779) require the filing of a Tentative Parcel Map for the proposed subdivision of a parcel into two separate lots.

#### B. Code Compliance

Staff has determined that the proposed subdivision is not in violation of the RND1 District standards, is compliant with all applicable development standards and no new non-conformities are being created in conflict with applicable sections of Pomona Zoning Ordinance. The proposed project was reviewed by County of Los Angeles Fire Department Land Development Unit, City of Pomona Public Works, and City of Pomona Water Resources for conditions of approval concerning access, easements, dedications, and public street improvements.

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### **C. Subdivision Map Act Compliance**

In accordance with the Subdivision Map Act Section 66474 and City of Pomona Subdivisions Ordinance No. 2779, the Planning Commission shall be the advisory agency for tentative maps and shall make seven findings of fact in order to approve a tentative parcel map. The analysis related to each of these findings is as follows and are also incorporated into the attached Resolution:

***1. The proposed tentative parcel map is consistent with the general plan and applicable specific plan.***

The project site is designated with the Residential Neighborhood Place Type and the T3 Transect Zone which allows residential densities of up to 20 dwelling units per acre. Any potential development on the proposed lots will be feasible under all applicable standards and regulations of the Pomona Zoning Ordinance and Pomona General Plan. The project is consistent with the following General Plan goals:

**Goals 6G.G6:** Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.

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

**Goals 7B.G6:** Maximize property values throughout the City.

The project meets the General Plan goals and policies for its designated Place Type/ Transect Zone and represents an appropriate improvement, which will preserve the character of the existing neighborhood while allowing for enhancements through the subdivision of the lot.

Any future development projects benefiting from the proposed subdivision will ensure that new development will be required to meet all applicable PZO development standards of the RND1 district which will ensure that development is well-integrated into adjacent neighborhood street patterns as the proposed subdivision will subdivide the lots into parcels that are appropriately aligned with the surrounding parcel dimensions.

***2. The design or improvement of the proposed subdivision is consistent with the general plan and applicable specific plan.***

The design and improvements of the proposed tentative parcel map are consistent with the General Plan as the on-site improvements such as the relocation of fencing encroaching into the right-of-way, and the required repairs of sidewalks and drainage facilities will be designed and constructed in accordance with City standards.

***3. The site is physically suitable for the type of development.***

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The site is physically suitable for the development in that the shape and topography of the proposed parcels meet the standards of the underlying zone.

***4. The site is physically suitable for the proposed density of development.***

The parcel map proposal does not include any planned development and no potential hardships were identified by City staff during the review of the map. Because the lots were determined to be in compliance with the minimum site development standards set forth by the Pomona Zoning Code, the site is physically suitable for densities permitted under the current General Plan transect designation (20 units/acre).

***5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.***

The proposed subdivision complies with the policies and regulations of the Pomona City Code and General Plan and with all local or regional plans, policies, regulations, and any requirements by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Based on these factors, the proposed subdivision will not cause substantial environmental damage or injure wildlife or their habitat.

***6. The design of the subdivision or type of improvements is not likely to cause serious public health problems.***

The map does not include any improvements that are likely to cause serious problems to public health because the building and infrastructure improvements shall be constructed to conform to all City standards. The adopted City standards relating to the Uniform Building Code and Grading Code are designed to protect the public health and welfare and have been approved by the City.

***7. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.***

Both the design of the subdivision and types of improvement relating to the proposed parcel map were reviewed by City staff to ensure no conflicts with easements for access through or use of property. City staff did not identify any potential conflicts with said items.

The proposed parcels will include sufficient lot dimensions which will accommodate future development in accordance with all applicable PZO requirements. Furthermore, the proposed map is consistent with the General Plan, is physically suitable for permitted development types of the Pomona Zoning Code and is not likely to cause negative impacts to the surrounding neighborhood.



**D. Environmental Review**

Pursuant to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting a Categorical Exemption in compliance with Article 19, Section 15315, Class 15 (Minor Land Divisions) in that the project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than twenty percent. The proposed project described above hereby meets the guidelines for a Categorical Exemption, therefore no further environmental review is required.

**Public Communication**

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on September 13, 2024 and was sent to the owners and residents of properties within a 400-foot radius of the subject site on September 12, 2024 (Attachment 4). As of the preparation of this staff report, Staff has not received any correspondence from the public on the proposed project.

**Attachments**

1. Draft Planning Commission Resolution No. 24-022
2. Site Photographs
3. Tentative Parcel Map No. 84063
4. Proof of Publication & Mailing
5. Staff Presentation

**Prepared by:**

Carlos Molina  
Assistant Planner

**Submitted by:**

Geoffrey Starns, AICP, AIA, LEED AP  
Planning Manager

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