



CITY OF POMONA COUNCIL REPORT

June 5, 2023

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: APPROVAL OF TRACT MAP TM NO. 83672 FOR THE PROPERTY LOCATED AT 3191 W. TEMPLE AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8719-002-018, FOR THE AIRSPACE SUBDIVISION OF AN EXISTING OFFICE BUILDING INTO 35 COMMERCIAL CONDOMINIUM UNITS (COUNCIL DISTRICT 5)

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Adopt the following Resolution:

RESOLUTION NO. 2023-95 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING TRACT MAP TM NO. 83672 FOR THE PROPERTY LOCATED AT 3191 W. TEMPLE AVENUE, ASSESSOR PARCEL NUMBER 8719-002-018; and

- 2) Authorize the City Engineer to sign the Tract Map TM No. 83672 on behalf of the City of Pomona.

EXECUTIVE SUMMARY:

Preston Chen with Executive Development, LLC, applicant on behalf of UTC Development, LLC, landowner, submitted an application to the City of Pomona Planning Division for Tentative Tract Map TRACTMAP 17412-2021, TM No. 83672, related to an aerial subdivision for a 35-unit commercial development. The Planning Commission recommended approval of the application for the proposed project on a 3.19-acre site located at 3191 W. Temple Avenue, Assessor Parcel Number (APN) 8719-002-018. The approval of Tract Map TM No. 83672 (Attachment No. 1 - Exhibit "A") will allow the landowner to meet the project's tentative tract map requirements as established by the Planning Commission. The proposed Tract Map TM No. 83672 has been prepared in accordance with the approved tentative tract map, and has been submitted for approval.

FISCAL IMPACT:

No fiscal impact at this time.

PREVIOUS RELATED ACTION:

On June 22, 2022, the Planning Commission adopted Resolution No. 22-017 (Attachment No. 2) approving Tentative Tract Map TRACTMAP 17412-2021, TM No. 83672, for a commercial subdivision consisting of 35 condominium units at 3191 W. Temple Avenue, APN 8719-002-018. The Tentative Tract Map expiration date is June 22, 2024.

ENVIRONMENTAL IMPACT:

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Article 19, Section 15301, Class 1 (Existing Facilities) the proposed project meets the guidelines for a Categorical Exemption in that the project is an existing office building with no proposed expansions. Therefore, no further environmental review is required.

DISCUSSION:

The subdivision application submitted by Preston Chen with Executive Development, LLC on behalf of UTC Development, LLC, landowner, for TRACTMAP 17412-2021, TM No. 83672, was approved by the Planning Commission to allow for the 35-unit aerial subdivision of an existing office building constructed on the property addressed as 3191 W. Temple Avenue, APN 8719-002-018. The 3.19-acre site is located on the south side of Temple Avenue, approximately 500 feet west of the State Route 57 freeway on/off-ramp (Attachment Nos. 3 and 4). The property is currently developed with a 27,193-square foot, two-story office building with 19 rentable tenant spaces and an on-site surface parking lot located in the front and rear of the building. The proposed subdivision application includes tenant improvements to the exterior and interior of the existing office building, and the modification of the existing parking lot to accommodate the demand for the proposed condominiums. The public street vehicular access to the site is provided via one driveway approach on Temple Avenue.

Approval of Tract Map TM No. 83672, and its subsequent recordation, will allow the owner, UTC Development, LLC, (i) to meet the conditions of approval for Tentative Tract Map TRACTMAP 17412-2021 and (ii) to facilitate the completion of the proposed tenant improvements and the issuance of the Certificates of Occupancy for the development.

Prepared by:

Carmen Barsu
Associate Civil Engineer

ATTACHMENTS:

Attachment No. 1 – Proposed Resolution No. 2023-95 with Tract Map TM No. 83672 as EXHIBIT
“A”

Attachment No. 2 – Planning Commission Resolution No. 22-017

Attachment No. 3 – Vicinity Map

Attachment No. 4 – Aerial Map