



688 E. 11th St.

Tentative Parcel Map

(PARCELMAP 019622-2022)

Applicant: Lily Xiao

Case Planner: Carlos Molina, Assistant Planner

September 25, 2024



Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

Request

- 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 of the Pomona Zoning Ordinance.



Request

Location

Plans

Compliance

Summary

Tentative Parcel Map

- Per the Subdivision Map Act of the State of California (Section 66474) and the Pomona Subdivisions Ordinance No. 2779, Section 29-44, *the Planning Commission shall be the advisory agency for tentative maps.*



Planning Commission Meeting

Request

Location

Plans

Compliance

Summary



E. 11th St. & S. Eleanor St.

**15, 750 SF
(+/- 0.36 Acres)**

**Council District No. 3
(Nora Garcia)**

“RND1” District (PZO)

**General Plan Designation:
Residential Neighborhood
T3 Transect Zone (20DU/AC)**

Subject Site





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

E. 11th St. & S. Eleanor St.

**15, 750 SF
(+/- 0.36 Acres)**

**Council District No. 3
(Nora Garcia)**

“RND1” District (PZO)

**General Plan Designation:
Residential Neighborhood
T3 Transect Zone (20DU/AC)**



Subject Site





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

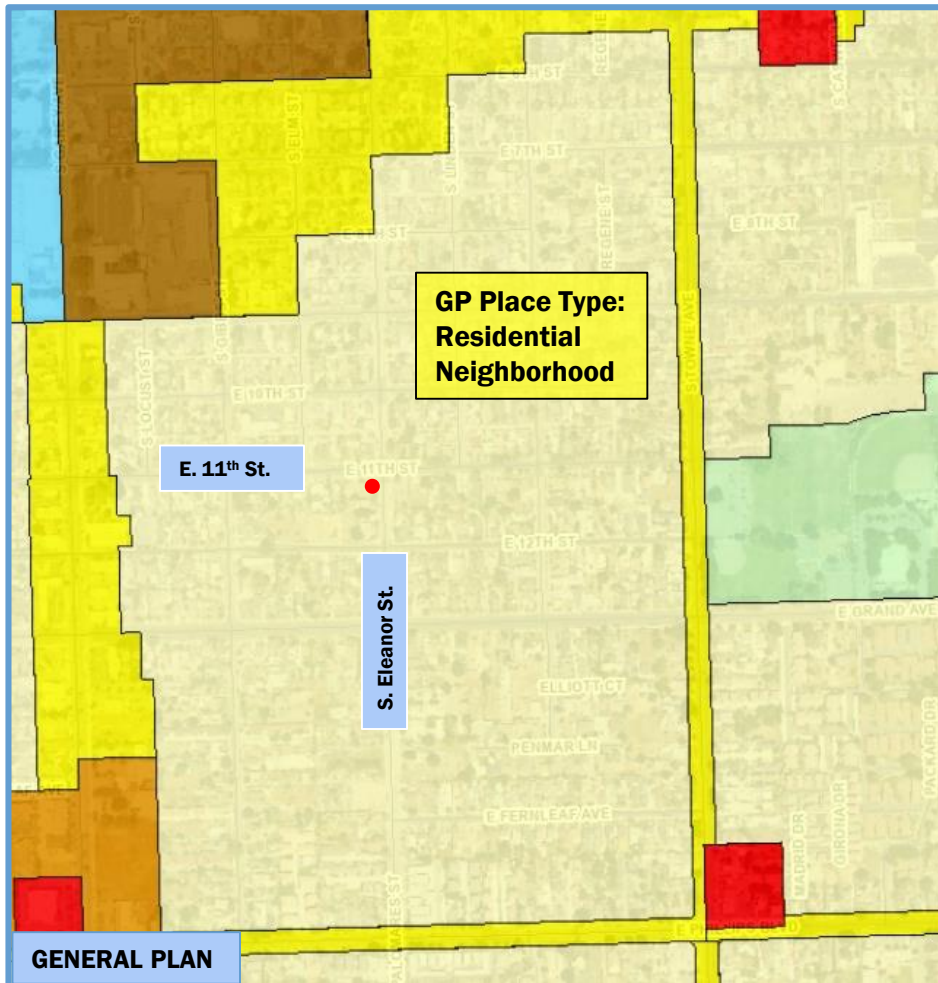
E. 11th St. & S. Eleanor St.

**15, 750 SF
(+/- 0.36 Acres)**

**Council District No. 3
(Nora Garcia)**

“RND1” District (PZO)

**General Plan Designation:
Residential Neighborhood
T3 Transect Zone (20DU/AC)**





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

- **Building Permit History**

- 1928: Construction of four-room 16'x34' dwelling.
- 1938: Construction of 17'x26' garage.
- 1939: Addition of 23'x10' porch and "ballroom" to dwelling.
- 1947: Enclose front porch.
- 1947-2006: Miscellaneous plumbing, electrical, maintenance.

- **Entitlement History**

- No entitlement history found



Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Planning Commission Meeting

Request

Location

Plans

Compliance

Summary





Summary

LEGEND:

- (615.55) EX. ELEVATION
- (615) EX. CONTOUR LINE
- CHAIN LINK FENCE
- EX. STRUCTURE
- EXIST. TREE
- EXIST. STREET CENTERLINE
- EXIST. CURB & GUTTER
- EXIST. STREET LIGHT
- EXIST. PL

Parcel 1: EXIST. ONE STORY RESIDENTIAL 1,612 SF TO REMAIN LOT COVERAGE: 1,612/8,513 = 19% < 35%

Parcel 2: EXIST. TWO CAR GARAGE 443 SF TO BE REMOVED

Other Notes:

- EXIST. CANOPY TO BE REMOVED
- EXIST. HOUSE ECT IN PLACE
- PORTION OF EXIST. BLDG. TO BE REMOVED
- REMOVE EXIST. CLF
- PROTECT EVERYTHING ON PARCEL 1, UNLESS OTHERWISE NOTED
- CONTRACTOR TO FIND EXACT LOCATION OF SEWER LATER
- PRIOR PM APPROVAL CONST. 2-CAR GARAGE
- PROP. 5' UTILITY EASEMENT FOR PARCEL 2
- PROP. 6" ABS SEWER LINE
- RELOCATE EXIST. CLF TO THE EXIST. PROPERTY LINE WITH NEIGHBOR'S CONSENT
- RELOCATE EXIST. CLF TO THE EXIST. PROPERTY LINE WITH NEIGHBOR'S CONSENT
- EXIST. ONE STORY RESIDENCE APN 8335-012-005
- EXIST. ONE STORY RESIDENCE APN 8335-012-006
- EXIST. ONE STORY RESIDENCE APN 8335-012-007
- EXIST. ONE STORY RESIDENCE APN 8335-012-008
- EXIST. ONE STORY RESIDENCE APN 8335-012-009
- EXIST. ONE STORY RESIDENCE APN 8335-012-010
- EXIST. ONE STORY RESIDENCE APN 8335-012-011
- EXIST. ONE STORY RESIDENCE APN 8335-012-012
- EXIST. ONE STORY RESIDENCE APN 8335-012-013
- EXIST. ONE STORY RESIDENCE APN 8335-012-014
- EXIST. ONE STORY RESIDENCE APN 8335-012-015
- EXIST. ONE STORY RESIDENCE APN 8335-012-016
- EXIST. ONE STORY RESIDENCE APN 8335-012-017
- EXIST. ONE STORY RESIDENCE APN 8335-012-018
- EXIST. ONE STORY RESIDENCE APN 8335-012-019
- EXIST. ONE STORY RESIDENCE APN 8335-012-020
- EXIST. ONE STORY RESIDENCE APN 8335-012-021
- EXIST. ONE STORY RESIDENCE APN 8335-012-022
- EXIST. ONE STORY RESIDENCE APN 8335-012-023
- EXIST. ONE STORY RESIDENCE APN 8335-012-024
- EXIST. ONE STORY RESIDENCE APN 8335-012-025
- EXIST. ONE STORY RESIDENCE APN 8335-012-026
- EXIST. ONE STORY RESIDENCE APN 8335-012-027
- EXIST. ONE STORY RESIDENCE APN 8335-012-028
- EXIST. ONE STORY RESIDENCE APN 8335-012-029
- EXIST. ONE STORY RESIDENCE APN 8335-012-030
- EXIST. ONE STORY RESIDENCE APN 8335-012-031
- EXIST. ONE STORY RESIDENCE APN 8335-012-032
- EXIST. ONE STORY RESIDENCE APN 8335-012-033
- EXIST. ONE STORY RESIDENCE APN 8335-012-034
- EXIST. ONE STORY RESIDENCE APN 8335-012-035
- EXIST. ONE STORY RESIDENCE APN 8335-012-036
- EXIST. ONE STORY RESIDENCE APN 8335-012-037
- EXIST. ONE STORY RESIDENCE APN 8335-012-038
- EXIST. ONE STORY RESIDENCE APN 8335-012-039
- EXIST. ONE STORY RESIDENCE APN 8335-012-040
- EXIST. ONE STORY RESIDENCE APN 8335-012-041
- EXIST. ONE STORY RESIDENCE APN 8335-012-042
- EXIST. ONE STORY RESIDENCE APN 8335-012-043
- EXIST. ONE STORY RESIDENCE APN 8335-012-044
- EXIST. ONE STORY RESIDENCE APN 8335-012-045
- EXIST. ONE STORY RESIDENCE APN 8335-012-046
- EXIST. ONE STORY RESIDENCE APN 8335-012-047
- EXIST. ONE STORY RESIDENCE APN 8335-012-048
- EXIST. ONE STORY RESIDENCE APN 8335-012-049
- EXIST. ONE STORY RESIDENCE APN 8335-012-050
- EXIST. ONE STORY RESIDENCE APN 8335-012-051
- EXIST. ONE STORY RESIDENCE APN 8335-012-052
- EXIST. ONE STORY RESIDENCE APN 8335-012-053
- EXIST. ONE STORY RESIDENCE APN 8335-012-054
- EXIST. ONE STORY RESIDENCE APN 8335-012-055
- EXIST. ONE STORY RESIDENCE APN 8335-012-056
- EXIST. ONE STORY RESIDENCE APN 8335-012-057
- EXIST. ONE STORY RESIDENCE APN 8335-012-058
- EXIST. ONE STORY RESIDENCE APN 8335-012-059
- EXIST. ONE STORY RESIDENCE APN 8335-012-060
- EXIST. ONE STORY RESIDENCE APN 8335-012-061
- EXIST. ONE STORY RESIDENCE APN 8335-012-062
- EXIST. ONE STORY RESIDENCE APN 8335-012-063
- EXIST. ONE STORY RESIDENCE APN 8335-012-064
- EXIST. ONE STORY RESIDENCE APN 8335-012-065
- EXIST. ONE STORY RESIDENCE APN 8335-012-066
- EXIST. ONE STORY RESIDENCE APN 8335-012-067
- EXIST. ONE STORY RESIDENCE APN 8335-012-068
- EXIST. ONE STORY RESIDENCE APN 8335-012-069
- EXIST. ONE STORY RESIDENCE APN 8335-012-070
- EXIST. ONE STORY RESIDENCE APN 8335-012-071
- EXIST. ONE STORY RESIDENCE APN 8335-012-072
- EXIST. ONE STORY RESIDENCE APN 8335-012-073
- EXIST. ONE STORY RESIDENCE APN 8335-012-074
- EXIST. ONE STORY RESIDENCE APN 8335-012-075
- EXIST. ONE STORY RESIDENCE APN 8335-012-076
- EXIST. ONE STORY RESIDENCE APN 8335-012-077
- EXIST. ONE STORY RESIDENCE APN 8335-012-078
- EXIST. ONE STORY RESIDENCE APN 8335-012-079
- EXIST. ONE STORY RESIDENCE APN 8335-012-080
- EXIST. ONE STORY RESIDENCE APN 8335-012-081
- EXIST. ONE STORY RESIDENCE APN 8335-012-082
- EXIST. ONE STORY RESIDENCE APN 8335-012-083
- EXIST. ONE STORY RESIDENCE APN 8335-012-084
- EXIST. ONE STORY RESIDENCE APN 8335-012-085
- EXIST. ONE STORY RESIDENCE APN 8335-012-086
- EXIST. ONE STORY RESIDENCE APN 8335-012-087
- EXIST. ONE STORY RESIDENCE APN 8335-012-088
- EXIST. ONE STORY RESIDENCE APN 8335-012-089
- EXIST. ONE STORY RESIDENCE APN 8335-012-090
- EXIST. ONE STORY RESIDENCE APN 8335-012-091
- EXIST. ONE STORY RESIDENCE APN 8335-012-092
- EXIST. ONE STORY RESIDENCE APN 8335-012-093
- EXIST. ONE STORY RESIDENCE APN 8335-012-094
- EXIST. ONE STORY RESIDENCE APN 8335-012-095
- EXIST. ONE STORY RESIDENCE APN 8335-012-096
- EXIST. ONE STORY RESIDENCE APN 8335-012-097
- EXIST. ONE STORY RESIDENCE APN 8335-012-098
- EXIST. ONE STORY RESIDENCE APN 8335-012-099
- EXIST. ONE STORY RESIDENCE APN 8335-012-100





Planning Commission Meeting

Request

Location

Plans

Compliance

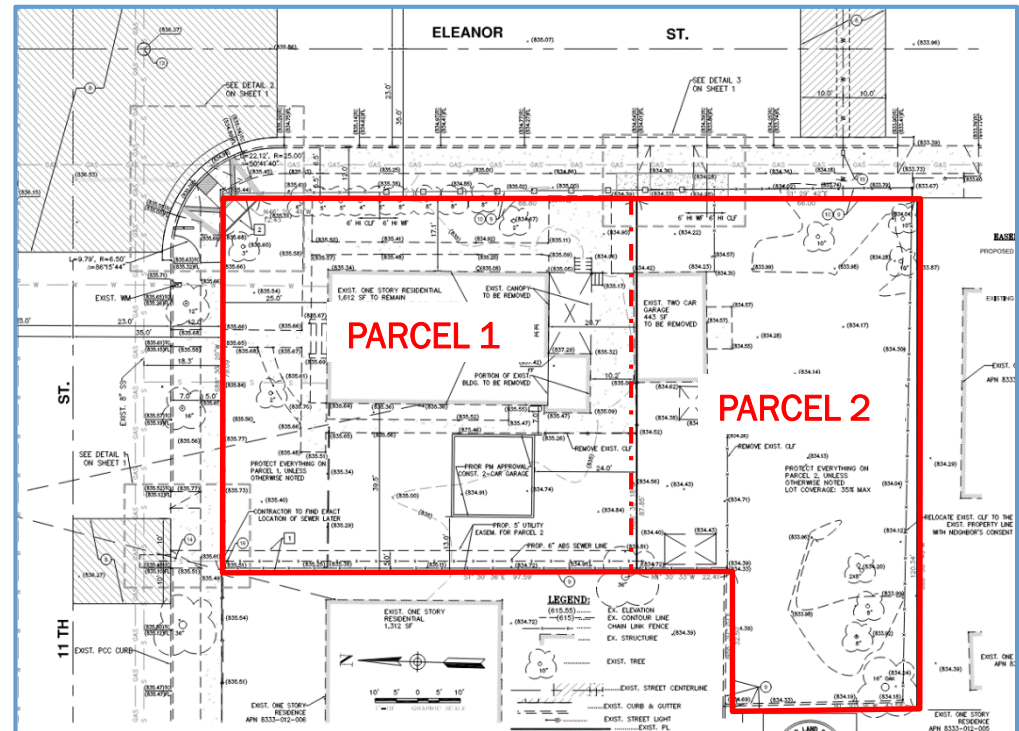
Summary

- Parcel 1

- 8,513 SF (approx. 0.19 acres)
- 79.09' Lot Width (front access)
- 18% lot coverage.

- Parcel 2

- 7,275.30 SF (approx. 0.16 acres)
- 66.00' Lot Width (front access)
- 0% lot coverage.





Request

Location

Plans

Compliance

Summary

• Conditioned Off-Site Improvements

- Reconstruction of the existing, non-ADA compliant ramp at the southwest corner of Eleanor and Eleventh Streets. The installation shall meet the City standards and ADA mandates.
- Construction of new sidewalk at the southwest corner of Eleanor and Eleventh Streets, to provide a continuous ADA pedestrian path of travel around the corner ramp.
- Removal and replacement of the uplifted or cracked sidewalk panels and damaged curb and gutter sections, as applicable, along both Eleanor and Eleventh Streets property frontages.



Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

- **Compliance**

- The proposed map is compliant with all applicable PZO development standards, as well as the General Plan.
- No new non-conforming conditions will be created.



Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

- Environmental

- The proposed project was determined to be Categorically Exempt from CEQA, under Section 14315, Class 15 (Minor Land Divisions) in that project consists of the division of property consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels.

- Noticing

- All public noticing was completed as required by law.
- No comments in support or opposed to the project were received.



Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

- Staff recommends that the Planning Commission move to close the public hearing and approve the request per Staff's recommendations for Tentative Parcel Map (PARCELMAP 019622-2022), subject to findings and conditions in Draft Resolution No. 24-022.