



---

# CITY OF POMONA COUNCIL REPORT

---

June 4, 2018

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted by: Meg McWade, Public Works Director

Subject: **Adoption of a Resolution Approving Parcel Map PM No. 74494 for the Consolidation of Property Located at 255, 267, 279 and 291 E. Bonita Avenue and 2815 Melbourne Avenue, Including the Vacation of the Public Alley Located North of Bonita Avenue and West of Melbourne Avenue, Assessor Parcel Numbers 8366-001-032 and 8366-002-001 to - 004, Pomona, CA, Related to the Expansion of the Casa Colina Campus Parking Lot (Council District 6)**

## OVERVIEW

**Recommendations** – That the City Council adopt a Resolution (Attachment 1):

1. Approving Parcel Map PM No. 74494 for the consolidation of property located at 255, 267, 279 and 291 E. Bonita Avenue and 2815 Melbourne Avenue, including the vacation of the public alley located north of Bonita Avenue and west of Melbourne Avenue; and
2. Authorizing the City Engineer to sign the Parcel Map PM No. 74494 on behalf of the City.

**Fiscal Impact** – The City will no longer be responsible for the pavement maintenance costs of approximately \$17,300, every ten to fifteen years, for the public alley proposed for vacation.

### Previous Council Action

1. On October 2, 2017, the City Council adopted Resolution No. 2017-141A (Attachment 2) approving Tentative Parcel Map PARCELMAP 6122-2016 to consolidate the real properties located at 255, 267, 279 and 291 E. Bonita Avenue and 2815 Melbourne Avenue, including the vacation of the public alley located north of Bonita Avenue and west of Melbourne Avenue.
2. On October 2, 2017, the City Council adopted Resolution No. 2017-141B approving Development Plan Review DPR 6124-2016 to build a 30,675 square foot surface parking lot consisting of the properties located at 255, 267, 279 and 291 E. Bonita Avenue and 2815 Melbourne Avenue, including the public alley located north of Bonita Avenue and west of Melbourne Avenue proposed to be vacated.

Resolution Approving Parcel Map PM No. 74494 for the Property Located at 255, 267, 279 and 291 E. Bonita Avenue, 2815 Melbourne Avenue, Including the Vacation of the Public Alley Located North of Bonita Avenue and West of Melbourne Avenue (Council District 6)

June 4, 2018

Page 2 of 4

3. On October 16, 2017, the City Council adopted Ordinance No. 4239 approving Change of Zone ZONE 4972-2016 to rezone the properties at 255, 267, 279 and 291 E. Bonita Avenue, 2815 Melbourne Avenue and the public alley located north of Bonita Avenue and west of Melbourne Avenue proposed to be vacated, from R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Zone.
4. On October 16, 2017, the City Council adopted Ordinance No. 4240 approving Specific Plan Amendment SPA 4920-2016 to amend the Pomona Corridors Specific Plan by expanding the boundary of the Residential Transition Area for properties located at 255, 267, 271 and 291 E. Bonita Avenue, 2815 Melbourne Avenue and the public alley located north of Bonita Avenue and west of Melbourne Avenue proposed to be vacated.

**Previous Related Action**

On July 12, 2017, the Planning Commission adopted:

1. Resolution No. 17-022 (Attachment 3) approving Tentative Parcel Map PARCELMAP 6122-2016, Parcel Map PM No. 74494 to consolidate the real properties located at 255, 267, 279 and 291 E. Bonita Avenue and 2815 Melbourne Avenue, including the vacation of the public alley located north of Bonita Avenue and west of Melbourne Avenue.
2. Resolution No. 17-021 approving Development Plan Review DPR 6124-2016 to build a 30,675 square foot surface parking lot consisting of the properties located at 255, 267, 279 and 291 E. Bonita Avenue, 2815 Melbourne Avenue and the public alley located north of Bonita Avenue and west of Melbourne Avenue proposed to be vacated.
3. Resolution No. 17-019 recommending City Council approval of Change of Zone ZONE 4972-2016 to rezone the properties at 255, 267, 279 and 291 E. Bonita Avenue, 2815 Melbourne Avenue and the public alley located north of Bonita Avenue and west of Melbourne Avenue proposed to be vacated, from R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Zone.
4. Resolution No. 17-020 recommending City Council approval of Specific Plan Amendment SPA 4920-2017 to amend the Pomona Corridors Specific Plan by expanding the boundary of the Residential Transition Area for properties located at 255, 267, 271 and 291 E. Bonita Avenue, 2815 Melbourne Avenue and the public alley located north of Bonita Avenue and west of Melbourne Avenue proposed to be vacated.

On May 23, 2018, the Planning Commission adopted:

1. Resolution No.18-018 (Attachment 4) approving General Plan Conformity Assessment GPC 6123-2016 and making the finding that the proposed vacation of the 20-foot public alley located north of Bonita Avenue and west of Melbourne Avenue would not adversely affect the General Plan of the City, in that the alley will no longer be needed by the City to provide access to the rear of any homes, and the alley is not a designated feature of the street network in the Circulation/Transportation Element of the General Plan, so vacating the alley will not be inconsistent with the goals or policies of the General Plan.

**Environmental Impact** – Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is categorically exempt under

the California Code of Regulations Title 14 Section 15303 (New Construction or Conversion of Small Structure) and Section 15332 (In-fill Development Projects located in urbanized settings). The Planning Commission found that the project met the following criteria listed in the exemption: 1) the proposed project is consistent with the City's General Plan and Zoning Ordinance; 2) the parcel is smaller than 5 acres; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) the project will not have significant effects on the environment; and 5) the site can adequately be served by utilities and public services.

## **EXECUTIVE SUMMARY**

Casa Colina Centers for Rehabilitation Foundation, Casa Colina Hospital for Rehabilitative Medicine Inc. and Casa Colina Hospital for Rehabilitative Medicine Corporation, Owners, submitted an application for a Tentative Parcel Map PARCELMAP 6122-2016 to the City of Pomona Planning Division. Said tentative map was approved by the Planning Commission to build a 30,675 square foot surface parking lot consisting of the properties located at 255, 267, 279 and 291 E. Bonita Avenue and 2815 Melbourne Avenue, including the public alley located north of Bonita Avenue and west of Melbourne Avenue proposed to be vacated (Attachments 5 and 6). The approval of Parcel Map PM No. 74494 will allow the applicant to meet the project's Tentative Parcel Map requirements as established by the Planning Commission.

## **DISCUSSION**

Development applications submitted by Casa Colina for DPR 6124-2016 and Tentative Parcel Map PARCELMAP 6122-2016 were approved by the Planning Commission for the expansion of the Casa Colina Campus parking lot. The hospital provides both urgent and long-term patient care, including rehabilitation services, and is currently operating at full capacity. As a result, the existing parking lot, shared by patients, visitors and hospital staff, is frequently at 100% utilization.

The parking lot expansion consists of a 30,675 square foot area located along the southeast edge of the existing campus. It includes four real properties addressed as 255, 267, 279 and 291 E. Bonita Avenue, 2815 Melbourne Avenue and a public alley proposed to be vacated. The parking lot expansion has been designed to accommodate 71 new parking spaces and landscape improvements.

The Tentative Parcel Map for the project requires the consolidation of five lots associated with Assessor Parcel Numbers 8366-001-032 and 8366-002-001 to -004 into one parcel, including the public alley located north of Bonita Avenue and west of Melbourne Avenue, proposed to be vacated as part of the parcel map process. Said alley vacation was completed pursuant to Government Code Section 66434(g), in that the filing of Parcel Map PM No. 74494 constituted the abandonment of the public alley based on written notifications from the utility companies of not objecting to the proposed abandonment. The alley vacation is proposed for approval subject to the following conditions:

1. A public utility easement shall be reserved over the entire public alley area proposed for vacation, as shown on EXHIBIT "A", in compliance with the California Streets and

Resolution Approving Parcel Map PM No. 74494 for the Property Located at 255, 267, 279 and 291 E. Bonita Avenue, 2815 Melbourne Avenue, Including the Vacation of the Public Alley Located North of Bonita Avenue and West of Melbourne Avenue (Council District 6)

June 4, 2018

Page 4 of 4

Highways Code Sections 8340 and 8341.

2. No buildings and/or permanent structures are allowed to be constructed within the aforementioned public utility easement.
3. Unrestricted access during and after business hours shall be provided to all public utilities that have requested easement rights, including but not limited to: Southern California Edison (SCE) Company.
4. All future use of the reserved public utility easement shall comply with the City of Pomona Code Chapter 62, Article II, Undergrounding of Utilities.

The proposed Parcel Map PM No. 74494 has been prepared in accordance with the approved tentative map. Casa Colina Centers for Rehabilitation Foundation, Casa Colina Hospital for Rehabilitative Medicine Inc. and Casa Colina Hospital for Rehabilitative Medicine Corporation are submitting the parcel map for approval.

Approval of Parcel Map PM No. 74494, including the proposed public alley vacation, and the map subsequent recordation will allow the applicant to meet the conditions of approval for Tentative Parcel PARCELMAP 6122-2016 and facilitate the completion of the proposed parking lot construction.

- Attachments:
1. Resolution with Parcel Map PM 74494 as EXHIBIT "A"
  2. City Council Resolution No. 2017-141A
  3. Planning Commission Resolution No. 17-022
  4. Planning Commission Resolution No. 18-018
  5. Vicinity Map
  6. Aerial Map

Prepared by: Carmen Barsu, Engineering Associate

18-274