



CITY OF POMONA COUNCIL REPORT

June 5, 2017

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 Tract Map TM 73183 for the Property Located at 2-16 Village Loop Road, Pomona, CA, Consolidating Twenty-Three Existing Commercial Lots into 124 Single-Family Residential Lots, Two Commercial Lots, 41 Lettered Lots, and 21 Street Lots for the Pinewood at Phillips Ranch Project (Council District 5)**

OVERVIEW

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

1. Approving Tract Map TM 73183 for the property located at 2-16 Village Loop Road; and
2. Authorizing the City Engineer to sign the Tract Map TM 73183 on behalf of the City.

Fiscal Impact – With the approval and recordation of this tract map, the City will no longer be responsible for the onsite public water and public sewer maintenance costs, due to the proposed abandonment of said public utility lines as part of the new development. The annual cost savings are estimated at approximately \$5,200.

Previous Planning Commission Actions – On September 9, 2015, the Planning Commission adopted:

- a. Resolution No. 15-040 (Attachment 2) approving Conditional Use Permit CUP 14-056;
- b. Resolution No. 15-041 (Attachment 3) approving Tentative Tract Map TTM 14-011, Tract Map TM 73183; and
- c. Resolution No. 15-042 (Attachment 4) recommending City Council approval of Specific Plan Amendment SPA 14-008 to change the land use designation from “Neighborhood Commercial” (N-C) to “Urban Residential Neighborhood Activity Center” (UR-NAC), and to consolidate and develop 23 existing commercial lots into 124 single-family residential lots, two commercial lots, utility, landscaping and open space lettered lots and private street lots, located on a 13.94-acre project site at 2-16 Village Loop Road, Assessor Parcel Numbers (APNs) 8711-018-001 to -023.

Previous City Council Actions – On October 19, 2015, the City Council adopted Ordinance No. 4210 (Attachment 5) approving Specific Plan Amendment SPA 14-008.

Environmental Impact – Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) found in the California Public Resources Code, an Initial Study was prepared to address the potential effects of this project on the environment. The Initial Study found that the proposed project could have a significant impact on the environment in the areas of Biological Resources, Geology and Soils, Cultural Resources, Hazards and Hazardous Materials, and Noise. However, it was also found that if mitigation measures were added to the project, the impacts could be reduced to levels less than significant. The mitigation measures have been incorporated as conditions of approval in the resolution for the project. Consistent with CEQA, a Mitigated Negative Declaration (MND) of Environmental Impacts with mandatory findings of significance and mitigation measures has been prepared for the project and adopted by the Planning Commission and by the City Council.

EXECUTIVE SUMMARY

The approval of Tract Map TM 73183 would enable the consolidation of 23 existing commercial lots into 124 single-family residential lots, two commercial lots, 41 lettered lots, and 21 street lots located on a 13.93-acre project site at 2-16 Village Loop Road, APNs 8711-018-001 to -023 (Attachments 6 and 7). This action will allow the applicant to meet the conditions of approval established by the Planning Commission related to the Tentative Tract Map for this property. The proposed Tract Map TM 73183 has been prepared in accordance with the approved tentative map. Lennar Homes of California, Inc., a California Corporation, current owner, is submitting the final map for approval.

DISCUSSION

Development applications submitted by Phillips Village Investors, LLC, original owner, for CUP 14-056 and Tract Map TM 73183 were approved by the Planning Commission for the demolition of nine vacant buildings with a total area of 130,872 square feet, an asphalt concrete parking lot, associated landscaping, drainage features and playground and the construction of 124 single-family detached, small lot residences and two commercial buildings containing neighborhood-serving uses on the project site. The property was initially estimated as having 13.94 acres based on record data and was adjusted to 13.93 acres after the completion of field surveying. The residences range between two and three stories in height with a total of six floor plans. The residences are intended for ownership purposes. No rental, affordable, or senior housing units are proposed with this development project.

Access to the site will occur from three access points: two on Village Loop Road and one on Tanglewood Drive. The most northerly driveway located on Village Loop Road will provide both residential and commercial access, and serve as a focal entry point into the project development. Furthermore, the site will be served by a private internal street network (21 street lots), which will be

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owned and maintained by a homeowner's association, along with 41 lettered lots, the majority of which are open space/landscaped areas also owned and maintained by a homeowner's association.

Approval of Tract Map TM 73183 and its subsequent recordation will allow the applicant to meet the conditions of approval for TTM 14-011, and facilitate the completion of the proposed construction and the issuance of the Certificates of Occupancy for the development.

Attachments: 1. Resolution with Tract Map TM 73183 as EXHIBIT "A"
2. Planning Commission Resolution No. 15-040
3. Planning Commission Resolution No. 15-041
4. Planning Commission Resolution No. 15-042
5. City Council Ordinance No. 4210
6. Vicinity Map
7. Aerial Map

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