



CITY OF POMONA COUNCIL REPORT

May 7, 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 Tract Map TM 73479 for the Property Located at 521 N. Erie Street, Pomona, CA, Assessor Parcel Number 8355-017-006, Related to the Subdivision for the Erie Street Condominium Project – 28 Residential Condominium Units (Council District 1)**

OVERVIEW

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

1. Approving Tract Map TM 73479 for the property located at 521 N. Erie Street; and
2. Authorizing the City Engineer to sign the Tract Map TM 73479 on behalf of the City.

Fiscal Impact – There is no fiscal impact resulting from this action.

Previous Council Action – There has been no previous City Council action related to this project.

Previous Related Action – On April 21, 2016, the Development and Neighborhood Services Director of the City of Pomona adopted Development Plan Review (DPR) DPR Resolution No. 16-002 (Attachment 2) approving DPR 1443-2015 for the development of six, three-story buildings consisting of 29 residential condominium units, ultimately reduced to 28 condos, due to increased common open space requirements, and an approximately 4,439-square foot public courtyard, and various landscape and hardscape improvements on a vacant 1.02-acre parcel located at 521 N. Erie Street. On July 13, 2016, the Planning Commission adopted Resolution No. 16-019 (Attachment 3) approving Tentative Tract Map (TTM) TRACTMAP 1444-2015/TTM 73479 for a subdivision creating 29 residential condominium units, ultimately reduced to 28 condos, on property located at 521 N. Erie Street.

Environmental Impact – Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is categorically exempt under Section 15332 of the California Code of Regulations Title 14, which exempts in-fill

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developments 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 five 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

Homer Yen + Architects, c/o Homer Yen and Jonathan Soo, submitted an application for a Tentative Tract Map TRACTMAP 1444-2015 to the City of Pomona Planning Division, on behalf of the original property owner, Yeh & Yen Investment, LLC. Said tentative map was approved by the Planning Commission to facilitate a condominium subdivision and subsequent construction of 29 residential condominium, ultimately reduced to 28 condos, due to increased common open space requirements, on a vacant 1.02-acre property located at 521 N. Erie Street (Attachments 4 and 5). The approval of Tract Map TM 73479 will allow the applicant to meet the project's Tentative Tract Map requirements as established by the Planning Commission. The proposed Tract Map TM 73479 has been prepared in accordance with the approved tentative map. Ming SU USA LLC, a California Limited Liability Company and current owner, is submitting the final map for approval.

DISCUSSION

Development applications submitted by Yeh & Yen Investment, LLC, original owner, for DPR 1443-2015 and Tentative Tract Map TRACTMAP 1444-2015 were approved by the Development and Neighborhood Services Director and by the Planning Commission for the construction of 29 residential condominium units, ultimately reduced to 28 condos due to increased common open space requirements, at 521 N. Erie Street, Assessor Parcel Number 8335-017-006. The project is located in the Pomona Corridors Specific Plan Downtown Gateway Segment, in close proximity of a major arterial (Holt Avenue). It includes six, three-story buildings with two- and three-bedroom floor plans, with attached garages, outdoor guest parking, public open space areas, and various hardscape and landscape improvements. The project has a single public roadway access point on Erie Street. All common areas within the project boundaries will be owned and maintained by a homeowner's association.

Approval of Tract Map TM 73479 and its subsequent recordation will allow the applicant to meet the conditions of approval for Tentative Tract TRACTMAP 1444-2015, 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 73479 as EXHIBIT "A"
 2. Development Plan Review Resolution No. 16-002
 3. Planning Commission Resolution No. 16-019
 4. Vicinity Map
 5. Aerial Map