

**RESOLUTION NO. 2018-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA,  
CALIFORNIA, APPROVING TRACT MAP TM 73479 FOR THE  
PROPERTY LOCATED AT 521 N. ERIE STREET, POMONA, CA**

**WHEREAS**, on April 21, 2016, the Development and Neighborhood Services Director of the City of Pomona adopted Resolution No. 16-002 approving Development Plan Review 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;

**WHEREAS**, on July 13, 2016, the Planning Commission adopted Resolution No. 16-019 approving Tentative Tract Map TRACTMAP 1444-2015, Tract Map TM 73479 for a subdivision creating 29 residential condominium units, ultimately reduced to 28 condos due to increased common open space requirements, on property located at 521 N. Erie Street;

**WHEREAS**, 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 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 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;

**WHEREAS**, Ming SU USA LLC, a California Limited Liability Company, property owner, has submitted Tract Map TM 73479 for the property located at 521 N. Erie Street, Pomona, CA, to the Public Works Department – Engineering Division for review and approval; and

**WHEREAS**, all conditions of approval, related to TRACTMAP 1444-2015, Tract Map TM 73479, have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Pomona as follows:

**SECTION 1.** The City Council hereby declares the above recitals are true and correct.

**SECTION 2.** The City Council hereby finds, based on the evidence submitted, that the Tract Map TM 73479 for property located at 521 N. Erie Street is hereby approved, as depicted in EXHIBIT "A" of this Resolution.

**SECTION 3.** The City Council hereby authorizes the City Engineer to sign the Tract Map TM 73479 on behalf of the City.

**SECTION 4.** The City Clerk shall attest and certify to the passage and adoption of this resolution and it shall become effective immediately upon its approval.

**APPROVED AND ADOPTED THIS 7<sup>TH</sup> DAY OF MAY 2018.**

**ATTEST:**

**CITY OF POMONA:**

\_\_\_\_\_  
Eva M. Buice, City Clerk

\_\_\_\_\_  
Tim Sandoval, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Arnold Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF POMONA

I, EVA M. BUICE, MMC, CITY CLERK of the City of Pomona do hereby certify that the foregoing Resolution was adopted at a Regular Meeting of the City Council of the City of Pomona held on the 7<sup>th</sup> day of May 2018, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Pomona, California, this 7<sup>th</sup> day of May 2018.

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Eva M. Buice MMC, City Clerk