



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 72816 for the Property Located at 1344 W. Grand Avenue, Pomona, CA, Assessor Parcel Number 8343-014-026, Related to the Subdivision for the Grand Avenue Condominium Project – Seven Residential Condominium Units (Council District 2)**

OVERVIEW

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

1. Approving Tract Map TM 72816 for the property located at 1344 W. Grand Avenue; and
2. Authorizing the City Engineer to sign the Tract Map TM 72816 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

1. On April 13, 2016, the Planning Commission adopted:
 - a. Resolution No. 16-011 (Attachment 2) approving Conditional Use Permit CUP 14-050 for a seven-unit multi-family residential development.
 - b. Resolution No. 16-012 (Attachment 3) approving Tentative Tract Map TTM 14-007, Tract Map TM 72816 for condominium purposes.
2. On May 10, 2017, the Planning Commission approved Time Extension EXT 6937-2017 granting a one-year extension for Tentative Tract Map TTM 14-007, Tract Map TM 72816 and Conditional Use Permit CUP 14-050, subject to the conditions of Planning Commission Resolutions No. 16-011 and 16-012.

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 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.

EXECUTIVE SUMMARY

Wang Wei Kwang submitted an application for Tentative Tract Map TTM 14-007 to the City of Pomona Planning Division, on behalf of the property owner, Plan River Investment, LLC. Said tentative map was approved by the Planning Commission to facilitate a condominium subdivision and subsequent construction of seven residential condominium units on a partially developed 0.74-acre property located at 1344 W. Grand Avenue (Attachments 4 and 5). The approval of Tract Map TM 72816 will allow the applicant to meet the project's Tentative Tract Map requirements as established by the Planning Commission. The proposed Tract Map TM 72816 has been prepared in accordance with the approved tentative map. Plan River Investment, LLC is submitting the final map for approval.

DISCUSSION

Development applications submitted by Plan River Investment, LLC for CUP 14-050 and Tentative Tract Map TTM 14-007 have been approved by the Planning Commission for the construction of seven residential condominium units at 1344 W. Grand Avenue, Assessor Parcel Number 8343-014-026. The project site is located on the south side of Grand Avenue, west of Buena Vista Avenue and north of Phillips Boulevard. It is partially developed with a one-story, 1,154 square foot, three-bedroom single family residence and an attached single-car garage. The remainder of the property is currently unimproved.

The applicant is proposing to demolish the existing residence, built in 1962, and construct seven new detached, two-story, residential condominium units with two-car garages and enclosed private open space areas, guest parking, landscaping and recreational amenities. The project has a single public roadway access point on Grand Avenue. All common areas within the development boundaries will be owned and maintained by a homeowner's association.

Approval of Tract Map TM 72816 and its subsequent recordation will allow the applicant to meet the conditions of approval for Tentative Tract TTM 14-007, 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 72816 as EXHIBIT "A"
 2. Planning Commission Resolution No. 16-011
 3. Planning Commission Resolution No. 16-012
 4. Vicinity Map
 5. Aerial Map

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