



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: August 22, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: **TENTATIVE TRACT MAP (4852-2016):** An application for a Tentative Tract Map to develop nine condominium units in the R-2 (Multiple-Family Residential) zoning district on property located at 1535 South Reservoir Street.

STAFF RECOMMENDATION

The Planning Division recommends Planning Commission adopt the attached PC Resolution (Attachment 1) approving Tentative Tract Map (4852-2016), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location:	1535 S. Reservoir
APN Information:	8328-009-009
Project Applicant:	CalLand Engineering
Property Owner:	Ying Ming Huang
City Council District:	District #3
Historic/CBD:	Not Applicable
Specific Plan:	Not Applicable
General Plan:	Residential Neighborhood

EXISTING ENTITLEMENTS

10-5-16 Major Certificate of Appropriateness, MAJCOA 4839-2016, was approved by the Historical Preservation Commission for the demolition of a pre-1945 residence.

PROJECT DESCRIPTION

The subject site is 0.98 acres and consists of generally flat topography with drainage in a south to west direction. The property is currently vacant; it was developed with a single-family residence constructed in 1940, which was approved by the Historic Preservation Commission for a Major Certificate of Appropriateness for demolition in 2016. The proposed Tentative Tract Map will create the necessary condominium subdivision to accommodate the development and sale of nine

condominium units. Upon review and approval of the proposed Tentative Tract Map by the Planning Commission, the project is subject to a building permit plan check review by the Planning Division.

Applicable Code Sections

The Subdivision Map Act of the State of California and the City's Subdivision Ordinance (Pomona City Code Chapter 29) require the filing of a Tentative Tract Map for the proposed subdivision of a parcel for condominium purposes.

Surrounding Land Use Information

The site is located along Reservoir Street, at the edge of a multi-family residential neighborhood south of Phillips Boulevard and east of San Antonio Avenue. The surrounding parcels include single-family residences, a house of worship, and legally non-conforming residential homes in an industrial zoning district (Table 1). The General Plan designates the parcel as Residential Neighborhood, with a T-3 "Typical" transect, which contemplates "a variety of small scale, primarily single family housing types, as well as limited attached housing types (such as townhomes and multiplexes) that are sensitively designed and explicitly compatible with adjacent homes."

Table 1. Land Use Summary

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Vacant	R-2	Residential Neighborhood
North	Multiple-Family	R-2	Residential Neighborhood
South	Multiple-Family	R-2	Residential Neighborhood
East	Light Industrial	M-1	Workplace District Edge
West	Multiple-Family	R-2	Residential Neighborhood

ANALYSIS

Subdivision Map Act Compliance

Per Section 66427 of the Subdivision Map Act of the State of California, the proposed nine condominium unit subdivision "*need not show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided, nor shall the governing body have the right to refuse approval of a parcel, tentative, or final map of the project on account of the design or the location of buildings on the property shown on the map that are not violative of local ordinances or on account of the manner in which airspace is to be divided in conveying the condominium.*" Staff has determined that the proposed site design is not in violation of Section .280 "R-2 Low Density Multiple-Family Zone" or other applicable sections of the Pomona Zoning Ordinance. The proposed project meets requirements for front, side, and rear yard setbacks,

distance between buildings, common open space square footage, and private parking per unit; a total of six guest parking spaces will be provided, in excess of the minimum three that are required. The proposed project was reviewed by County of Los Angeles Fire Department Land Development Unit, City of Pomona Public Works, and City of Pomona Water Resources for conditions of approval concerning access, easements, dedications, and public street improvements (Attachment 1).

General Plan Conformity

The proposed project conforms to the policies and goals identified in the Residential Neighborhood land use designation in the Pomona General Plan. Specifically, the project furthers the goals and objectives of the General Plan by allowing a development that would ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods (Goal 6G.G8). The project will develop a site that contributes to the City's housing stock which the General Plan identifies as being under supplied. Further discussion is can be found in the PC resolution (Attachment 1).

ENVIRONMENTAL DETERMINATION

Upon submittal of the project, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project's Environmental Assessment (Attachment 4), staff determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. Furthermore, a Geotechnical Soils Report prepared by the applicant's consultant indicates that the proposed development is feasible provided recommendations set forth in the report are followed; these recommendations relate to grading, shallow foundation design, and temporary excavation and backfill. Therefore, based on the above findings, staff is recommending that the Planning Commission adopt a Categorical Exemption for the proposed project.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on August 10, 2018 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on August 8, 2018 (Attachment 3). As of the date of this staff report, staff has not received any letters of support or opposition to the project.

CONCLUSION

The proposed project is consistent with the City's General Plan and meets the requirements of the Subdivision Map Act of the State of California. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed development will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods. Further, the

project has been designed in a manner that will enhance the aesthetics of the site and complement the existing character of the surrounding area.

Respectfully Submitted:

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ATTACHMENTS:

- 1) Draft PC Resolution for TRACTMAP 4852-2016
- 2) Location Map and Aerial Photograph
- 3) 400' Radius Map and Public Hearing Notice
- 4) Environmental Assessment Form
- 5) Site Photographs
- 6) Project Plan Reductions

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