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# CITY OF POMONA COUNCIL REPORT

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November 19, 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 Parcel Map PM 72516 for the Subdivision of One (1) Parcel into Three (3) Parcels for Single-Family Residential Development on Property Located at 1495 Cleveland Street, Pomona, CA, Assessor Parcel Number 8360-005-025 (Council District 6)**

## OVERVIEW

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

1. Approving Parcel Map PM 72516 for the property located at 1495 Cleveland Street, Assessor Parcel Number 8360-005-025; and
2. Authorizing the City Engineer to sign the Parcel Map PM 72516 on behalf of the City.

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

**Previous Council Action** – On October 15, 2018, the City Council considered approving Parcel Map PM 72516 but continued the item for discussion on potential future uses of the proposed parcels.

**Previous Related Action** –

1. On November 13, 2013, the Planning Commission considered Tentative Parcel Map TPM 13-002 to allow the subdivision of one parcel into four parcels. In its deliberation, the Commissioners had concerns regarding the width of the proposed lots being too narrow to allow a development that would be consistent with the surrounding properties. At the conclusion of the public hearing, the Commission continued the item to allow the applicant to modify the initial proposal and either reduce the number of parcels to three or demolish all existing structures on the property and maintain the initial proposal for a four-parcel subdivision, consistent with the southerly abutting lots.
2. On December 11, 2013, the Planning Commission adopted Resolution No. 13-028 (Attachment 2) approving Tentative Parcel Map TPM 13-002 for the subdivision of a single parcel into three parcels for a single-family residential development on a property located at 1495 Cleveland Street.
3. On September 14, 2016, the Planning Commission approved Time Extension

EXT 3757-2015 granting a one-year extension for Tentative Parcel Map TPM 13-002, Parcel Map PM 72516, subject to the conditions of the Planning Commission Resolution No. 13-028.

4. On February 22, 2017, the Planning Commission approved Time Extension EXT 6290-2016 granting a one-year extension for Tentative Parcel Map TPM 13-002, Parcel Map PM 72516, subject to the conditions of the Planning Commission Resolution No. 13-028.
5. On December 13, 2017, the Planning Commission approved Time Extension EXT 9059-2017 granting a one-year and final extension for Tentative Parcel Map TPM 13-002, Parcel Map PM 72516, subject to the conditions of the Planning Commission Resolution No. 13-028.

**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 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**

Xin Wang, applicant, submitted an application for Tentative Parcel Map TPM 13-002 to the City of Pomona Planning Division, on behalf of the original property owner, Vanka Land, Inc. Said tentative map was approved by the Planning Commission to facilitate the subdivision of one parcel into three parcels for single-family residential development on a 0.87-acre property located at 1495 Cleveland Street (Vicinity Map and Aerial Map included as Attachments 3 and 4, respectively). The approval of Parcel Map PM 72516 will allow the applicant to meet the project's Tentative Parcel Map requirements as established by the Planning Commission. The proposed Parcel Map PM 72516 has been prepared in accordance with the approved tentative map. Capital U Investment, Inc., a California Corporation and current owner, is submitting the parcel map for approval.

## **DISCUSSION**

Parcel Map PM 72516, prepared in accordance with Tentative Parcel Map TPM 13-002, is proposing the subdivision of one, 0.87-acre parcel into three parcels. The property is currently a single-family residence development, consisting of a main 3,200 square-foot dwelling with detached garage, auxiliary structures, and landscaping. The property is associated with Assessor Parcel Number 8360-005-025, issued by the Los Angeles County Assessor Office for tax purposes.

The configuration of the proposed subdivision is described as follows:

- Proposed Parcel 1 has a total area of 9,694 square feet (0.22 acres); this lot is planned to be developed as a single-family residence with direct public access to Val Vista Street. No development has been proposed for Parcel 1 as part of the tentative parcel map

application.

- Proposed Parcel 2 has a total area of 13,490 square feet (0.31 acres); this lot is planned to be developed as a single-family residence with direct public access to Cleveland Street. No development has been proposed for Parcel 2 as part of the tentative parcel map application.
- Proposed Parcel 3 has a total area of 14,770 square feet (0.34 acres); the existing single-family dwelling will remain as part of this proposed parcel and will maintain direct public street access to Val Vista Street; the current access to Cleveland Street will be eliminated.
- Prior to the parcel map recordation, developer shall secure permits and complete the demolition of all structures that are interfering with the boundary lines of the new lots.

Approval of Parcel Map PM 72516 and its subsequent recordation will allow the applicant to meet the conditions of approval for Tentative Parcel Map TPM 13-002 and may facilitate the newly formed lots to be sold individually to potential developers of the proposed Parcels 1 and 2.

Information was requested regarding use of the property. As outlined in Planning Division memo (Attachment 5), on July 23, 2018, Jessie E. Fundora, representing SoCal New Beginnings, submitted a Home Occupation Permit application for a group home (alcohol rehabilitation) serving 14 persons at 1495 Cleveland Street in the R-1-7,500 zone. On October 27, 2018, the Pomona Planning Division denied the application because group care homes greater than six persons are not permitted in the R-1-7,500 zone (Pomona Zoning Ordinance .5809-14 B. Table 1).

The subdivision requirements for this property, and related map approval, are distinct from the requirements for home occupation permits. Subdivisions are reviewed for lot size, setbacks, dimensions, access to public streets, and other property development standards identified in the respective zoning district. Property uses are not considered for map approvals. Therefore, requirements pertaining to group care facilities or other home occupations are not applicable to a subdivision review. Since all conditions and requirements were met for the submitted map, City Council approval is recommended.

- Attachments:
1. Resolution with Parcel Map PM 72516 as EXHIBIT "A"
  2. Planning Commission Resolution No. 13-028
  3. Vicinity Map
  4. Aerial Map
  5. Planning Division Memorandum dated Nov. 6, 2018

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