



CITY OF POMONA COUNCIL REPORT

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 Tract Map TM 72888 for the Subdivision of a Single Parcel into Thirty-Three (33) Lots For Single Family Residential Development on a Property Located at 2160 S. Garey Avenue, Pomona, CA, Assessor Parcel Number 8331-009-035 (Council District 3)**

OVERVIEW

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

1. Approving Tract Map TM 72888 (Exhibit “A” to the Resolution) for the property located at 2160 South Garey Avenue, Assessor Parcel Number 8331-009-035; and
2. Authorizing the City Engineer to sign the Tract Map PM 72888 on behalf of the City.

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

Previous Council Action – There is no previous, related City Council action.

Previous Related Action –

1. On May 13, 2015, the Planning Commission adopted Resolution No. 15-022 (Attachment 2) approving Tentative Tract Map TTM 14-008, Tract Map TM 72888, for the subdivision of a single parcel into thirty-three (33) lots for a single-family residential development on a property located at 2160 S. Garey Avenue.
2. On June 11, 2015, the Development and Neighborhood Services Director approved Development Plan Review DPR 1873-2015 and DPR Resolution No. 15-002 (Attachment 3), for the construction of thirty-one (31) detached single family residences on a 2.97-acre real property located at 2160 S. Garey Avenue.
3. On June 14 2017, the Planning Commission approved Time Extension EXT 7266-2017 granting a one-year extension for Tentative Tract Map TTM 14-008, Tract Map TM 72888, until May 13, 2018, subject to the conditions of the Planning Commission Resolution No. 15-022.

4. On September 26, 2018, the Planning Commission approved Time Extension EXT 10625-2018 granting a one-year extension for Tentative Tract Map TTM 14-008, Tract Map TM 72888, until May 13, 2019, subject to the conditions of the Planning Commission Resolution No. 15-022.

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

The approval of Tract Map TM 72888 will allow the applicant to meet the project's tentative tract map requirements as established by the Planning Commission. The proposed Tract Map TM 72888 has been prepared in accordance with the approved tentative map. Pomona 31, LP, a California Limited Partnership and current owner, is submitting the tract map for approval.

DISCUSSION

Development applications submitted by Marc Homes, LLC, original owner, for DPR 1873-2015 and Tentative Tract Map TTM 14-008 were approved by the Development and Neighborhood Services Director and by the Planning Commission for the construction of a thirty-one (31) single-family residential development at 2160 South Garey Avenue, Assessor Parcel Number 8331-009-035, (Vicinity Map and Aerial Map included as Attachments 4 and 5, respectively). The project is located in the Pomona Corridors Specific Plan Neighborhood Parkway Segment. It includes two- and three-level units, with up to four bedroom floor plans, attached two-car garages, outdoor guest parking, tot lot with shade shelter and benches, and various common area hardscape and landscape improvements. The project has a single public roadway access point on Garey Avenue. All common areas within the project boundaries will be owned and maintained by a homeowner's association.

Approval of Tract Map TM 72888 and its subsequent recordation will allow the applicant to meet the conditions of approval for Tentative Tract Map TTM 14-008, 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 72888 as EXHIBIT "A"
 2. Planning Commission Resolution No. 15-022
 3. Development Plan Review Resolution No. 15-002
 4. Vicinity Map

Resolution Approving Tract Map TM 72888 for the Property Located at 2160 S. Garey Avenue
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5. Aerial Map

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