



CITY OF POMONA COUNCIL REPORT

May 6, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Rene Guerrero, Interim Public Works Director

SUBJECT: APPROVAL OF TRACT MAP TM NO. 74105 FOR THE PROPERTY LOCATED AT 1385 S. SAN ANTONIO AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8333-030-008, RELATED TO THE SUBDIVISION FOR THE BEL SQUARE PROJECT, 5 RESIDENTIAL CONDOMINIUM UNITS (COUNCIL DISTRICT 3)

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Adopt the following Resolution:

RESOLUTION NO. 2019-49 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING TRACT MAP TM 74105 FOR THE PROPERTY LOCATED AT 1385 S. SAN ANTONIO AVENUE, ASSESSOR PARCEL NUMBER 8333-030-008; and

- 2) Authorize the City Engineer to sign the Tract Map TM 74105 on behalf of the City.

EXECUTIVE SUMMARY: BelCon Investments, LLC, owner, submitted an application for Tentative Tract Map TRACTMAP 4763-2016, TM 74105 to the Pomona Planning Division. Said tentative tract map was approved by the Planning Commission for a proposed five-residential condominium development on a 19,017 square feet property located at 1385 S. San Antonio Avenue. Approval of Resolution No. 2019-49 (Attachment No. 1) will allow the applicant to meet the project's tentative tract map requirements as established by the Planning Commission. The proposed Tract Map TM 74105 has been prepared in accordance with the approved tentative map.

FISCAL IMPACT: None.

PREVIOUS RELATED ACTION: On July 26, 2017, the Planning Commission adopted Resolution No. 17-031 (Attachment No. 2) approving Tentative Tract Map TRACTMAP 4763-2016, TM 74105; Resolution No. 17-029 approving Conditional Use Permit CUP 4574-2016; and Resolution No. 17-030 approving Major Oak Tree Permit MAJOTP 4575-2016 for a proposed five-residential condominium development on a property located at 1385 S. San Antonio Avenue. The Tentative Tract Map expiration date is July 26, 2019.

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.

DISCUSSION: Development applications submitted by BelCon Investments, LLC, owner, for CUP 4574-2016 and Tentative Tract Map TRACTMAP 4763-2016 were approved by the Planning Commission for the construction of five residential condominiums at 1385 S. San Antonio Avenue, Assessor Parcel Number 8333-030-008. The project is located on the west side of San Antonio Avenue, between Grand Avenue and Phillips Boulevard (Attachment Nos. 3 and 4). The proposed two-story dwelling units will vary from 1,626 square feet to 1,927 square feet, and will include attached two-car garages and private open spaces. The development's common open space consists of pedestrian walkways, two barbeques areas, landscaping and guest parking. The project has two public roadway access points on San Antonio Avenue and on Packard Drive. All common areas within the project boundaries will be owned and maintained by a homeowner's association.

Approval of Tract Map TM 74105 and its subsequent recordation will allow the applicant to meet the conditions of approval for Tentative Tract Map TRACTMAP 4763-2019, and facilitate the completion of the proposed construction and the issuance of the Certificates of Occupancy for the development.

Prepared by: Carmen Barsu, Engineering Associate

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2019-49 with Tract Map TM 74105 as EXHIBIT "A"

Attachment No. 2 - Planning Commission Resolution No. 17-031

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map