



CITY OF POMONA

COUNCIL REPORT

July 1, 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 PARCEL MAP PM 68887 FOR THE PROPERTY LOCATED AT 665 E. SIXTH STREET, POMONA, CA, ASSESSOR PARCEL NUMBER 8335-022-008, RELATED TO THE SUBDIVISION FOR TWO RESIDENTIAL CONDOMINIUM UNITS (COUNCIL DISTRICT 2)

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2019-85 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING PARCEL MAP PM 68887 FOR THE PROPERTY LOCATED AT 665 E. SIXTH STREET, ASSESSOR PARCEL NUMBER 8335-022-008; and

- 2) Authorize the City Engineer to sign the Parcel Map PM 68887 on behalf of the City.

EXECUTIVE SUMMARY: Approval of Resolution No. 2019-85 (Attachment No. 1) will allow the current property owner, 665 6TH LLC, to meet the project's tentative parcel map requirements as established by the Planning Commission. The proposed Parcel Map PM 68887 has been prepared in accordance with the approved tentative map.

FISCAL IMPACT: None.

PREVIOUS RELATED ACTION: On October 10, 2018, the Planning Commission adopted Resolution No. 18-040 approving Conditional Use Permit CUP 5344-2016 for two attached residential condominium units on a property located within the MU-AR (Mixed Use – Arterial Retail) Zoning District of the Downtown Pomona Specific Plan at 665 E. Sixth Street. On June 13, 2007, the Planning Commission adopted Resolution No. 07-044 (Attachment No. 2) approving Tentative Parcel Map TPM 07-002, PM 68887 for residential condominium purposes on the same property. The Tentative Parcel Map expiration date is June 13, 2020, based on multiple extensions granted by State Senate and

State Assembly Bills passed between 2008 and 2018.

ENVIRONMENTAL IMPACT: Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is categorically exempt under Section 15315 (Minor Land Divisions), because the proposed subdivision is four (4) or fewer parcels, is in conformance with the General Plan and Zoning Ordinance, and no variances are required.

DISCUSSION: Fabian Garcia, original owner, submitted an application for Tentative Parcel Map TPM 07-002, PM 68887 to the Pomona Planning Division. Said tentative parcel map was approved by the Planning Commission for a proposed two-residential condominium development on a 7,849 square feet property located at 665 E. Sixth Street. Later, a development application was submitted by current owner, Tim Law, on behalf of 665 6TH LLC, for CUP 5344-2016 and approved by the Planning Commission for the construction of two residential condominiums on the same property located at 665 E. Sixth Street, Assessor Parcel Number 8335-022-008. The project site is located on the north side of Sixth Street, between Palomares and Eleanor Streets (Attachment Nos. 3 and 4). The proposed two-story, attached dwelling units have a total 1,757 square feet each, two-car garages, one guest parking space, and private open spaces. Both units have public roadway access from the existing 20-foot public alley located north of Sixth Street.

Approval of Parcel Map PM 68887 and its subsequent recordation will allow the applicant to meet the conditions of approval for the TPM 07-002 and CUP 5344-2016, as well as 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. 2019-85 with Parcel Map PM 68887 as EXHIBIT "A"

Attachment No. 2 - Planning Commission Resolution No. 07-044.

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map