



CITY OF POMONA COUNCIL REPORT

August 5, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: APPROVAL OF TRACT MAP TM NO. 74606 FOR THE PROPERTY LOCATED AT 1901 S. WHITE AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBERS 8344-024-050 AND -051, RELATED TO THE SUBDIVISION OF TWO PARCELS INTO 110 SINGLE FAMILY LOTS AND 25 LETTERED LOTS FOR THE ALICANTE AND MADRONE RESIDENTIAL PROJECT (COUNCIL DISTRICT 2)

RECOMMENDATION:

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2019-105 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING TRACT MAP TM 74606 FOR THE PROPERTY LOCATED AT 1901 S. WHITE AVENUE, ASSESSOR PARCEL NUMBERS 8344-024-050 AND -051; and

- 2) Authorize the City Engineer to sign the Tract Map TM 74606 on behalf of the City.

EXECUTIVE SUMMARY: LVD Rio Rancho III, LLC, applicant, submitted five development applications and an Environmental Impact Report to the Pomona Planning Division for the proposed Alicante and Madrone 110-residential unit project located at 1901 S. White Avenue. Per Planning Commission recommendation, the City Council, on April 23, 2018, approved the entitlement applications, including the tentative tract map, and certified the Final Environmental Impact Report. Approval of Tract Map TM 74606 (Attachment No. 1) will allow the applicant to meet the project's tentative tract map requirements as established by the City Council. The proposed Tract Map TM 74606 has been prepared in accordance with the approved tentative map.

FISCAL IMPACT: None.

PREVIOUS RELATED ACTIONS: On May 21, 2018, City Council adopted Ordinance Nos. 4247 and 4248 approving Zoning Code Amendment CODE 8025-2017 and Change of Zone ZONE 7828-2017, respectively, for the proposed 110-residential unit development located at 1901 S. White Avenue.

On April 23, 2018, City Council adopted Resolution Nos. 2018-038, 2018-039, and 2018-040 approving General Plan Amendment GPA 8024-2017, Conditional Use Permit CUP 8026-2017, and Tentative Tract Map TRACTMAP 8027-2017 (Attachment No. 2), respectively, and adopted Resolution No. 2018-037 certifying the Final Environmental Impact Report (FEIR) ENV 8028-2017 for the same proposed development. The Tentative Tract Map expiration date is April 23, 2020.

On March 14, 2018, the Planning Commission adopted Resolution Nos. 18-008, 18-009, 18-010, 18-011, and 18-012 recommending City Council approvals of GPA 8024-2017, CODE 8025-2017, ZONE 7828-2017, CUP 8026-2017, and TRACTMAP 8027-2017, respectively, and Resolution No. 18-013 recommending City Council certification of the FEIR ENV 8028-2017, SCH#2016121030 for the same proposed development.

ENVIRONMENTAL IMPACT: Pursuant to the provisions of the California Environmental Quality Act (CEQA), a FEIR has been prepared for the project. The City Council certified the FEIR, adopted a Mitigation Monitoring Program as conditions of approval for the project, and found that with the adoption of the proposed mitigation measures, potential environmental impacts will be reduced to less than significant levels for all issues other than Transportation/Traffic. The City Council adopted Findings of Fact and a Statement of Overriding Considerations to allow the project to proceed despite two unavoidable Transportation/Traffic environmental impacts.

DISCUSSION: Development applications submitted by LVD Rio Rancho, LLC, co-owner and current applicant, for CUP 8026-2017 and Tentative Tract Map TRACTMAP 8027-2017 were approved by the City Council for the construction of 110 residential units and supporting facilities on a site totaling 11.77 acres at 1901 S. White Avenue, Assessor Parcel Numbers 8334-024-050 and -051. The project is bordered by State Route 71 to the west, Lexington Avenue to the north, White Avenue to the southeast and Rancho Valley Drive to the southwest. (Attachments No. 3 and 4).

The proposed two-story, 3 to 5 bedroom dwelling units will vary from 1,950 square feet to 2,750 square feet, and will include attached two-car garages plus 1 guest parking space per unit, as well as, private open spaces. The common open spaces consist of private streets, pedestrian walkways, two recreation areas, a dog park, and guest parking. The project has two public roadway access points on Rancho Valley Drive and on Lexington Avenue (emergency access only). All common areas will be owned and maintained by a homeowner's association (HOA). Additionally, the HOA will maintain all project boundary landscaped parkways.

Approval of Tract Map TM 74606 and its subsequent recordation will allow the applicant to meet the conditions of approval for Tentative Tract Map TRACTMAP 8027-2017, 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. 2019-105 with Tract Map TM 74105 as EXHIBIT
“A”

Attachment No. 2 – City Council Resolution No. 2018-040

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map