



CITY OF POMONA COUNCIL REPORT

September 9, 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 PARCEL MAP PM NO. 80286 FOR THE PROPERTY LOCATED AT 3200-3220 TEMPLE AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8710-014-018, RELATED TO THE COMMERCIAL SUBDIVISION OF ONE PARCEL INTO TWO LOTS, ASSOCIATED WITH THE EXISTING HOTEL AND RESTAURANT (COUNCIL DISTRICT 5)

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2019-102 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING PARCEL MAP PM 80286 FOR THE PROPERTY LOCATED AT 3200-3220 TEMPLE AVENUE, ASSESSOR PARCEL NUMBER 8710-014-018; and

- 2) Authorize the City Engineer to sign Parcel Map PM 80286 on behalf of the City.

EXECUTIVE SUMMARY: Danny Wei, owner, submitted an application for Tentative Parcel Map, PARCEL MAP 6220-2016, PM 80286, to the Pomona Planning Division, for the property located at 3200-3220 Temple Avenue. Said Tentative Parcel Map was approved by the Planning Commission for the subdivision of a single commercial property into two lots, corresponding with the existing onsite hotel and restaurant. Approval of Parcel Map PM 80286 (Attachment No. 1) will allow the applicant to meet the project's Tentative Parcel Map requirements as established by the Planning Commission. The proposed Parcel Map PM 80286 has been prepared in accordance with the approved tentative map.

FISCAL IMPACT: None.

PREVIOUS RELATED ACTIONS: On December 13, 2017, the Planning Commission adopted Resolution No. 17-051 (Attachment No. 2) approving Tentative Parcel Map PARCEL MAP 6220-2016 for a commercial subdivision of the properties located at 3200-3220 Temple Avenue. The Tentative Parcel Map expiration date is December 13, 2019.

ENVIRONMENTAL IMPACT: Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project meets the criteria for a Categorical Exemption under Section 15315 (Class 15 – Minor Land Divisions) in that the proposed project consists of a subdivision of four or fewer parcels on land zoned for commercial use where the subdivision conforms with the General Plan and zoning; no variances or exceptions from standards are required; all services and access to the proposed parcels are constructed to local standards, and the site can adequately be served by all required utilities and public services; the proposed parcels were not part of a division of a larger parcel within the last two (2) years; the proposed parcels are in an urbanized area; and the project site has no value as habitat for endangered, rare or threatened species. No new development is proposed. The proposed project is consistent with the categorical exemption; therefore, no further environmental review is required.

DISCUSSION: The subject property consists of one large 5.39-acre commercial parcel (Attachments No. 3 and 4) developed with a hotel and a vacant restaurant building. It is located near the California State Route 57 southbound Temple Avenue off-ramp, and is bordered by the Union Pacific Railroad to the west, Temple Avenue to the south, and Foley Way to the east.

The purpose of the proposed subdivision is to create two lots, as follows:

- Parcel 1, containing the vacant restaurant building and related parking lot, will have an area of approximately 2.25 acres.
- Parcel 2, corresponding with the existing hotel and associated parking lot, will have an area of approximately 3.14 acres.

The owner is not proposing any changes to the structures, parking areas, or landscaping. Both parcels will remain connected and share parking spaces. A reciprocal access agreement is required as a condition of approval to ensure both properties enjoy unrestricted access for parking circulation purposes.

Approval of Parcel Map PM 80286 and its subsequent recordation will allow the applicant to meet the conditions of approval for Tentative Parcel Map PARCEL MAP 6220-2016.

Prepared by:

Carmen Barsu
Engineering Associate

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2019-102 with Parcel Map PM 80286 as EXHIBIT
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Attachment No. 2 – Planning Commission Resolution No. 17-051

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map