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# CITY OF POMONA COUNCIL REPORT

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November 4, 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. 74582 FOR THE PROPERTY LOCATED AT 2771 N. GAREY AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8371-011-026, RELATED TO THE SUBDIVISION OF ONE PARCEL INTO TWO NUMBERED LOTS AND TWO LETTERED LOTS FOR THE SANTA FE RESIDENTIAL AND MIXED-USE DEVELOPMENT (COUNCIL DISTRICT 6)**

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## **RECOMMENDATION:**

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

- 1) Adopt the following resolution:

**RESOLUTION NO. 2019-177 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING PARCEL MAP PM 74582 FOR THE PROPERTY LOCATED AT 2771 N. GAREY AVENUE, ASSESSOR PARCEL NUMBER 8371-011-026; and**

- 2) Authorize the City Engineer to sign the Parcel Map PM 74582 on behalf of the City.

**EXECUTIVE SUMMARY:** 12131 Western, LLC, applicant, submitted two development applications to the Pomona Planning Division for the proposed The Santa Fe (originally the Waterford) residential and commercial mixed-use project: Tentative Parcel Map PARCELMAP 7099-2017 and Development Plan Review (DPR 5953-2016). The Planning Commission recommended approval of the applications for a proposed multi-family residential and commercial project on an 8.44-acre property located at 2771 N. Garey Avenue. Approval of Parcel Map PM 74582 by Resolution (Attachment No. 1) will allow the applicant to meet the project's tentative parcel map requirements as established by the Planning Commission, with minor modifications approved by the Development Services Director (Attachment No. 2). The

proposed Parcel Map PM 74582 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 Nos. 17-052 (Attachment No. 3) and 17-053 (Attachment No. 4) recommending approvals of the PARCELMAP 7099-2017 and DPR 5953-2016, respectively, for the proposed residential and commercial mixed-use development located at 2771 N. Garey Avenue. The tentative parcel map expiration date is December 13, 2019.

On February 28, 2019, the Development Services Director approved a Substantial Conformance and Consistency of Modification to Approved Tentative Parcel Map 74582 and Development Plan Review 5953-2016 Memorandum, recommending acceptance of the proposed modifications as being minor modifications conforming to the map and are consistent with the December 2017 development plan approvals.

**ENVIRONMENTAL IMPACT:** In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for an exemption pursuant to Section 15183 of CEQA. This section, and California Public Resources Code section 21083.3, provide for an exemption for projects that are "consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine where there are project-specific significant effects that are peculiar to the project site." The proposed project is consistent with the City's General Plan, Zoning Ordinance, and Pomona Corridors Specific Plan; the proposed project will not result in any impacts that were not identified as significant under the 2014 General Plan Update EIR (GPU EIR); the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment that were not identified as significant in the GPU EIR; the proposed project will not result in a potentially significant offsite impact or cumulative impact not discussed in the GPU EIR; the proposed project will not result in a more severe impact due to substantial new information that was not known at the time the GPU EIR; and the site can adequately be served by all required utilities and public services. Therefore, no further action is required, and a Notice of Exemption was filed indicating that the project was eligible for an exemption under CEQA Guidelines Section 15183.

**DISCUSSION:** Development applications submitted by 12131 Western, LLC, owner and applicant, for DPR 5953-2016 and Tentative Parcel Map PARCELMAP 7099-2017 were approved by the Planning Commission for the construction of 647 multi-family residential units and 3,700 square feet of commercial space on an 8.44-acre site at 2771 N. Garey Avenue, Assessor Parcel Number 8371-011-026. Subsequent to Planning Commission approval, the project scope was modified, and the applicant was granted approval to construct the project in two phases, reduce the number of residential units and of the commercial space area, change the composition of the unit mix, and amend some of the interior property lines.

The site is located on the southwest corner of N. Garey Avenue and Bonita Avenue, 400 feet north of the Pomona North Metrolink Station (Vicinity Map and Aerial Map included as

Attachments No. 5 and 6, respectively). The proposed subdivision will create two numbered lots, Parcels 1 and 2, and two lettered lots, Lots A and B.

Phase 1 of the project includes the construction of Building A on Parcel 2 and the private streets that occupy Lots A and B. Parcel 1 will be developed in the future, as Phase 2 of the project.

Parcel 2 is proposed to be developed with (i) a 4-story structure (Building A), having 312 residential units, (ii) a 5-story, 480-car parking structure, and (iii) 1,200 square feet of retail space. The residences are intended for market-rate rentals and consist of one-, two- and three-bedroom units. The project includes private (balconies) and shared open spaces (clubhouse, courtyards), play areas, pedestrian walkways, and landscaping treatments across the site. The project has two public roadway access points, on Bonita Avenue and on Garey Avenue.

Approval of Parcel Map PM 74582 and its subsequent recordation will allow the applicant to meet the conditions of approval for Tentative Parcel Map PARCELMAP 7099-2017, facilitate the completion of the proposed construction and the issuance of the Certificates of Occupancy for the development.

Prepared by:

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Carmen Barsu  
Engineering Associate

## **ATTACHMENTS:**

Attachment No. 1 - Proposed Resolution No. 2019-177 with Parcel Map PM 74582 as EXHIBIT "A"

Attachment No. 2 - Substantial Conformance and Consistency of Modifications to Approved Tentative Parcel Map 74582 and Development Plan Review 5953-2016 Memorandum

Attachment No. 3 - Planning Commission Resolution No. 17-052

Attachment No. 4 - Planning Commission Resolution No. 17-053

Attachment No. 5 - Vicinity Map

Attachment No. 6 - Aerial Map