



CITY OF POMONA COUNCIL REPORT

November 16, 2020

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: APPROVAL OF TRACT MAP TM NO. 74049 FOR THE PROPERTY LOCATED AT 737-763 LEWIS STREET, POMONA, CA, ASSESSOR PARCEL NUMBERS 8357-003-035 AND -036, RELATED TO THE SUBDIVISION AND DEVELOPMENT OF TWELVE RESIDENTIAL CONDOMINIUM UNITS (COUNCIL DISTRICT 1)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2020-164 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING TRACT MAP TM NO. 74049 FOR THE PROPERTY LOCATED AT 737-763 LEWIS STREET, ASSESSOR PARCEL NUMBERS 8357-003-035 AND -036; and

- 2) Authorize the City Engineer to sign the Tract Map TM 74049 on behalf of the City.

EXECUTIVE SUMMARY: Angie Yu and Judy Liu with AJ Development Group, LLC, initial owner and applicant, submitted three development applications to the Pomona Planning Division for the proposed twelve residential condominium project: Tentative Tract Map TRACTMAP 5669-2016, TM 74049, Conditional Use Permit CUP 5668-2016 and Minor Deviation Variance MDV 5667-2016. The Planning Commission recommended approval of the applications for the proposed project on a 1.38-acre property located at 737-763 Lewis Street. The approval of the Tract Map TM 74049 (Attachment No. 1) will allow the landowner to meet the project's tentative tract map requirements as established by the Planning Commission. The proposed Tract Map TM 74049 has been prepared in accordance with the approved tentative tract map. Kevin Zhou with Ztech Engineering and Construction, LLC, current landowner, is submitting the tract map for approval.

FISCAL IMPACT: There is no fiscal impact associated with this item.

PREVIOUS RELATED ACTION: On September 13, 2017, the Planning Commission adopted Resolution No. 17-043 (Attachment No. 2) approving Tentative Tract Map TRACTMAP 5669-2016, TM 74049 and Resolution No. 17-042 approving Conditional Use Permit CUP 5668-2016 for a proposed twelve residential condominium development on a property located at 737-763 Lewis Street. The Tentative Tract Map expiration date was September 13, 2019.

On September 25, 2019, the Planning Commission approved Time Extension EXT 12397-2019 granting a one-year time extension, from September 13, 2019 to September 13, 2020, for Tentative Tract Map TRACTMAP 5669-2016 and Conditional Use Permit CUP 5668-2016.

On September 9, 2020, the Planning Commission approved Time Extension EXT 14350-2020 granting a second, limited time extension, from September 13, 2020 to February 19, 2020, for Tentative Tract Map TRACTMAP 5669-2016 and Conditional Use Permit CUP 5668-2016.

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 AJ Development Group, LLC, initial owner and applicant, for CUP 4574-2016 and Tentative Tract Map TRACTMAP 4763-2016, were approved by the Planning Commission for the construction of twelve residential condominiums at 737-763 Lewis Street, Assessor Parcel Numbers 8357-003-035 and -036. The project is located on the west side of Lewis Street, north of Laurel Avenue and south of Orange Grove Avenue (Attachment Nos. 3 and 4). It consists of eleven new two-story residential condominium units with two-car garages and one existing historic single-family residence, for a total of twelve units. The new units have a 1,726 square-foot, three-bedroom floor plan, with an additional 462 square-foot garage, and 150 square-foot private open space. The development includes common space areas, guest parking, walkways, and landscaping improvements. The project has a single public roadway access point on Lewis Street. All common areas within the project boundaries will be owned and maintained through a homeowner's association.

Approval of Tract Map TM 74049 and its subsequent recordation will allow the current owner, Ztech Engineering and Construction, LLC, who recently acquired the property from AJ Development Group, LLC, (i) to meet the conditions of approval for Tentative Tract Map TRACTMAP 5669-2016, and (ii) to facilitate the completion of the proposed construction and the issuance of the Certificates of Occupancy for the development.

Prepared by:

Carmen Barsu
Associate Civil Engineer

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2020-164 with Tract Map TM 74049 as EXHIBIT
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Attachment No. 2 – Planning Commission Resolution No. 17-043

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map