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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** February 24, 2021

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Development Services Department, Planning Division

**SUBJECT:** **TENTATIVE TRACT MAP NO. 83085 (TRACTMAP 13750-2020)**  
A request to approve a Tentative Tract Map No. 83085 (TRACTMAP 13750-2020) for condominium purposes for 33 residential units at a property located at 1300 W. Mission Blvd. in the Pomona Corridors Specific Plan (PCSP), Midtown Gateway Segment.

### STAFF RECOMMENDATION

The Planning Division recommends the Planning Commission adopt the attached PC Resolutions approving Tentative Tract Map No. 83085 (TRACTMAP 13750-2020) (Attachment 1), subject to conditions.

### PROJECT/APPLICANT INFORMATION

<b>Address</b>	1300 W. Mission Blvd.
<b>Assessor's Parcel Number</b>	8349-011-047
<b>Lot Size</b>	26,136 SF (0.60 acres)
<b>General Plan Place Type</b>	Neighborhood Edge
<b>General Plan Transect</b>	T4-B, Neighborhood Edge
<b>Zoning District</b>	N/A
<b>Historic District</b>	N/A
<b>Specific Plan</b>	PCSP, Midtown Segment
<b>City Council District</b>	District 2, Victor Preciado
<b>Applicant</b>	Denn Engineers, George Shweiri
<b>Property Owner</b>	Keystone Capital Holdings, LLC

### RELATED ACTIONS

<b>Historic Preservation</b>	N/A
<b>Code Enforcement</b>	N/A
<b>Building &amp; Safety</b>	N/A
<b>Planning</b>	DPR 3991-2015, Approved on June 25, 2016 for

## **PROJECT DESCRIPTION & BACKGROUND**

The project site is located at 1300 W. Mission Boulevard within the Midtown Segment of the PCSP (Attachments 2 & 3). The site was previously approved under DPR 3391-2015 on June 15, 2016 for the development of 33 residential units, including 3 units to be set aside for very-low income households, as well as associated site improvements on the subject property (Attachments 4 & 5). The applicant is currently in process of finalizing the plan check review of construction drawings for the DPR application approved on June 15, 2016. The current request before the Commission only includes approval of a Tentative Tract Map in order to subdivide the subject site for condominium purposes (Attachment 6).

### **Applicable Code Sections**

The Subdivision Map Act of the State of California and the City's Subdivision Ordinance (Pomona City Code Chapter 29) require the filing of a Tentative Tract Map for the proposed subdivision of a lot for condominium purposes.

### **Surrounding Land Use Information**

The subject site is surrounded by the following land uses:

**Land Use Summary Table**

	<b>Existing Land Use</b>	<b>Zoning</b>	<b>General Plan Designation</b>
<b>Subject Site</b>	Vacant	PCSP, Midtown Segment	Neighborhood Edge
<b>North</b>	Mobile Home Park	PCSP, Midtown Segment	Urban Neighborhood
<b>South</b>	Single Family Residential	C-4	Residential Neighborhood
<b>East</b>	Single Family Residential	PCSP, Midtown Segment / R-2	Neighborhood Edge / Residential Neighborhood
<b>West</b>	Car Wash	PCSP, Midtown Segment	Neighborhood Edge

### **Compliance with the Subdivision Map Act**

As conditioned, the proposed Vesting Tentative Tract Map meets all applicable standards of the Subdivision Map Act of the State of California and the City's Subdivision Ordinance.

### **Compliance with Pomona Zoning Ordinance**

As approved and conditioned, on June 15, 2016, under DPR Resolution No. 16-003, the proposed development of the site meets all applicable standards of the PCSP and Zoning Ordinance.

Adequate utilities, access, drainage, and other necessary facilities have will be provided through the construction of the development.

### **Conformity with General Plan**

The project is consistent with the General Plan place type of Neighborhood Edge and transect zone of T4-B Neighborhood Edge. The Neighborhood Edge Place Type is intended to support the following uses along Mission Boulevard:

*“Substantial portions of Mission Boulevard and Holt Avenue — the two major east-west corridors — have conditions ripe for conversion of obsolete commercial properties to uses such as multi-family residential and mixed use development, as market demand dictates.*

Additionally, the project is consistent with the following General Plan goal for the Neighborhood Edge place type:

*“Improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors.”*

The T4-B Neighborhood Edge transect prescribes the typical development type as:

*“Grand scale buildings. Development is compatible with medium scale multifamily housing and townhomes in areas envisioned to have a more residential character.”*

The proposed project is appropriate at the subject site because it meets the intended scale and use as identified by the General Plan, is compliant with the applicable standards of the PCSP, Midtown Segment which is intended to implement the General Plan, and the subdivision of the property will provide economic vitality by offering home ownership opportunities.

### **ENVIRONMENTAL ANALYSIS/DETERMINATION**

Upon submittal of the project, staff reviewed the proposal in accordance with the California Environmental Quality Act (CEQA) guidelines. During staff's review it was found that per DPR Resolution No. 16-003 approved on June 15, 2016, the Development Services Director determined the previously approved project at the subject site consisting of the construction of a three-story, multi-family residential development, thirty-three residential housing units, with three designated very low income units, met the criteria for a Class 32 Categorical Exemption. As such, an environmental analysis associated with the development of the property has already been conducted. The current proposal to subdivide the property for condominium purposes will not have any significant environmental impacts. As such, staff has determined that the project meets the criteria for a General Rule Exemption pursuant to Article 5, 15061(b)(3) which exempts activities

that can be seen with certainty to have no possibility for causing a significant effect on the environment. Therefore, no further environmental review is required. The General Rule Exemption will be considered by the Planning Commission at the public hearing for this project.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on February 11, 2021 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on February 11, 2021 (Attachment 7).

## **CONCLUSION**

The proposed project is consistent with the Subdivision Map Act and City of Pomona General Plan. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed development will be compatible with existing and adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods.

Respectfully Submitted:

Anita D. Gutierrez, AICP  
Development Services Director

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Senior Planner

## **ATTACHMENTS:**

- 1) Draft PC Resolution for TRACTMAP 13750-2020
- 2) Location Map & Aerial Photograph
- 3) Site Photographs
- 4) DPR Resolution No. 16-003
- 5) Approved Plans for DPR 3391-2015
- 6) Tentative Tract Map No. 83085
- 7) 400' Radius Map and Public Hearing Notice