



CITY OF POMONA COUNCIL REPORT

June 7, 2021

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: APPROVAL OF PARCEL MAP PM NO. 82710 FOR THE PROPERTY LOCATED AT 1349 S. SAN ANTONIO AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8333-030-005, RELATED TO THE SUBDIVISION AND DEVELOPMENT OF A RESIDENTIAL PROJECT CONSISTING OF ONE DETACHED SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE AND AN ACCESSORY DWELLING UNIT (COUNCIL DISTRICT 3)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2021-65 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING PARCEL MAP PM NO. 82710 FOR THE PROPERTY LOCATED AT 1349 S. SAN ANTONIO AVENUE, ASSESSOR PARCEL NUMBER 8333-030-005; and

- 2) Authorize the City Engineer to sign the Parcel Map PM 82710 on behalf of the City.

EXECUTIVE SUMMARY:

Linda Cheng, owner, submitted two applications to the Pomona Planning Division for a residential development at 1349 S. San Antonio Avenue: Tentative Parcel Map PARCELMAP 011797-2019, PM 82710 and Conditional Use Permit CUP 011796-2019. The Planning Commission recommended the approval of the applications to subdivide a 0.37-acre property into two separate lots and allow for the construction of one new single-family residence and an Accessory Dwelling Unit. The approval of the Parcel Map PM 82710 (Attachment No. 1 - Exhibit "A") will allow the landowner to meet the project's tentative parcel map requirements as established by the Planning Commission. The proposed Parcel Map PM 82710 has been prepared in accordance with the

approved tentative parcel map. Linda Cheng with 1349 San Antonio LLC, landowner, is submitting the parcel map for approval.

PREVIOUS RELATED ACTION:

On October 23, 2019, the Planning Commission approved Tentative Parcel Map PARCELMAP 011797-2019, PM 82710 and Conditional Use Permit CUP 011796-2019 for a two-lot subdivision and the development of a new single-family residence with an Accessory Dwelling Unit (ADU) on the property located at 1349 S. San Antonio Avenue. The Tentative Parcel Map expiration date is October 23, 2021.

ENVIRONMENTAL IMPACT:

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA) Section 15332, the proposed project meets the criteria for a Class 32 Categorical Exemption (In-fill development), in that the project involves the construction of one single-family dwelling and ADU. The proposed project also meets the criteria for a Class 15 Categorical Exemption (Minor land subdivisions) pursuant to Section 15315, as the project involves the subdivision of one property into two separate lots.

DISCUSSION:

Development applications submitted by 1349 San Antonio, LLC, owner, for Tentative Parcel Map PARCELMAP 011797-2019, PM 82710 and Conditional Use Permit CUP 011796-2019 were approved by the Planning Commission for a two-lot subdivision of the residential lot located at 1349 S. San Antonio Avenue, Assessor Parcel Number 8333-030-005, along with the development of the westerly half of the property, currently vacant. The 0.37-acre site is located on the west side of San Antonio Avenue, north of Phillips Boulevard and south of Grand Avenue (Attachment Nos. 3 and 4).

Parcel 2 of Parcel Map PM 82710 is presently developed with two residential units, which will be maintained in place and continued to be accessed from San Antonio Avenue. Parcel 1 of Parcel Map PM 82710 is proposed to be improved with a new two-story 2,383 square-foot single-family residence, a 520 square-foot attached garage, a new one-story 1,200 square-foot ADU, landscaping, and decorative paving. Access to Parcel 2 of Parcel Map 82710 is provided via Packard Drive.

Approval of Parcel Map PM 82710 and its subsequent recordation will allow the owner, 1349 San Antonio, LLC (i) to meet the conditions of approval for Tentative Parcel Map PARCELMAP 011797-2019, 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. 2021-65 with Parcel Map PM 82710 as EXHIBIT
“A”

Attachment No. 2 – Planning Commission Resolution No. 19-044

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map