



CITY OF POMONA COUNCIL REPORT

September 20, 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 TRACT MAP TM NO. 83141 FOR THE PROPERTY LOCATED AT 875 W. ORANGE GROVE AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBERS 8358-009-006, -009 AND -010, RELATED TO THE SUBDIVISION AND DEVELOPMENT OF A 32-UNIT RESIDENTIAL CONDOMINIUM PROJECT (COUNCIL DISTRICT 1)

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2021-126 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING TRACT MAP TM NO. 83141 FOR THE PROPERTY LOCATED AT 875 W. ORANGE GROVE AVENUE, ASSESSOR PARCEL NUMBERS 8358-009-006, -009 AND -010; and

- 2) Authorize the City Engineer to sign the Tract Map TM No. 83141 on behalf of the City.

EXECUTIVE SUMMARY: Patrick Diaz, with Crestwood Communities, submitted an application to the Pomona Planning Division for Tentative Tract Map TRACTMAP 013947-2020, TM No. 83141 related to the subdivision and development of a 32-unit residential condominium project. The Planning Commission recommended the approval of the application for the proposed project on a 3.58-acre site located at 875 W. Orange Grove Avenue, Assessor Parcel Numbers (APNs) 8358-009-006, -009 and -010. The approval of the Tract Map TM No. 83141 (Attachment No. 1 - Exhibit “A”) will allow the landowner, Valencia 32, LLC, to meet the project’s tentative tract map requirements as established by the Planning Commission. The proposed Tract Map TM No. 83141 has been prepared in accordance with the approved tentative tract map, and has been submitted for approval.

PREVIOUS RELATED ACTION: On February 10, 2021, the Planning Commission adopted Resolution No. 21-004 (Attachment No. 2) approving Tentative Tract Map TRACTMAP 013947-2020, TM No. 83141, for a residential subdivision consisting of 32 condominium units on a property located at 875 W. Orange Grove Avenue, APNs 8358-009-006, -009 and -010. The Tentative Tract Map expiration date is February 10, 2023.

ENVIRONMENTAL IMPACT: Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for an exemption under Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) of CEQA. The proposed project is consistent with the City's General Plan; the proposed project will not result in any peculiar impacts that were not identified as a significant impact 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. Subsequently, no further action or environmental review were deemed necessary.

DISCUSSION: The development application, submitted by Patrick Diaz with Crestwood Communities, for Tentative Tract Map TRACTMAP 013947-2020, TM No. 83141 was approved by the Planning Commission to allow the subdivision and development of a 32-unit residential condominium project on the property addressed as 875 W. Orange Grove Avenue, APNs 8358-009-006, -009 and -010. The 3.58-acre site is located on the north side of W. Orange Grove Avenue, west of Casa Hermosa Drive and east of Lewis Street (Attachment Nos. 3 and 4). The project consists of thirty-two new two-story units ranging in size from 2,330 to 2,505 square feet of living space, two-car garages, private and common open spaces, guest parking, walkways, landscape improvements, and recreational amenities. All common areas within the project boundaries will be owned and maintained by a homeowner's association. The vehicular access to the site is provided by two new entries along W. Orange Grove Avenue.

Approval of Tract Map TM No. 83141 and its subsequent recordation will allow the owner, Valencia 32, LLC, (i) to meet the conditions of approval for Tentative Tract Map TRACTMAP 013947-2020, 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. 2021-126 with Tract Map TM No. 83141 as
EXHIBIT "A"

Attachment No. 2 - Planning Commission Resolution No. 21-004

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map