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# CITY OF POMONA COUNCIL REPORT

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October 18, 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. 82844 FOR THE PROPERTY LOCATED AT 1325 W. GRAND AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8349-026-036, RELATED TO THE SUBDIVISION AND DEVELOPMENT OF A 3-UNIT RESIDENTIAL CONDOMINIUM PROJECT (COUNCIL DISTRICT 2)**

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

- 1) Adopt the following Resolution:

**RESOLUTION NO. 2021-153 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING PARCEL MAP PM NO. 82844 FOR THE PROPERTY LOCATED AT 1325 W. GRAND AVENUE, ASSESSOR PARCEL NUMBER 8349-026-036; and**

- 2) Authorize the City Engineer to sign the Parcel Map PM No. 82844 on behalf of the City.

**EXECUTIVE SUMMARY:** Yueming Li with Top Home WLW, LLC, initial owner, submitted two applications to the Pomona Planning Division for Conditional Use Permit CUP-012520-2019 and Tentative Parcel Map PARCELMAP 012521-2019, PM No. 82844 related to the subdivision and development of a 3-unit residential condominium project. The Planning Commission recommended approval of the applications for the proposed project on a 0.21-acre vacant site located at 1325 W. Grand Avenue, Assessor Parcel Number (APN) 8349-026-036. The approval of the Parcel Map PM No. 82844 (Attachment No. 1 - Exhibit "A") will allow the current landowner, WF Feron, LLC, to meet the project's tentative parcel map requirements as established by the Planning Commission. The proposed Parcel Map PM No. 82844 has been prepared in accordance with the approved tentative parcel map, and has been submitted for approval.

**PREVIOUS RELATED ACTION:** On December 11, 2019, the Planning Commission adopted Resolution No. 19-052 (Attachment No. 2) approving Tentative Parcel Map PARCELMAP 012521-2019, PM No. 82844, and Resolution No. 19-051 approving Conditional Use Permit CUP-012520-2019, for a residential subdivision consisting of 3 condominium units on a property located at 1325 W. Grand Avenue, APN 8349-026-036. The Tentative Parcel Map expiration date is December 11, 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 three attached condominium units. 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 for condominium purposes. Therefore, based on the above findings, no further action or environmental review were deemed necessary.

**DISCUSSION:** The development applications, submitted by Yueming Li with Top Home WLW, LLC, initial owner, for Tentative Parcel Map PARCELMAP 012521-2019, PM No. 82844, and Conditional Use Permit CUP-012520-2019 were approved by the Planning Commission to allow the subdivision and development of a 3-unit residential condominium project on the property addressed as 1325 W. Grand Avenue, APNs 8349-026-036. The 0.21-acre vacant site is located on the north side of W. Grand Avenue, west of Buena Vista Avenue and east of Hansen Avenue (Attachment Nos. 3 and 4). The project consists of three new two-story condominium units with two-car garages. Each unit will be approximately 1,627 square feet in size, will have an attached 522 square-foot garage, and a 150 square-foot balcony. The project will also include a 1,513 square-foot picnic area consisting of a barbecue grill, a pergola, and seating areas to serve as a common open space. 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 via a new 20-foot driveway approach from Grand Avenue.

Approval of PARCELMAP PM No. 82844 and its subsequent recordation will allow the current owner, WF Feron, LLC, (i) to meet the conditions of approval for Tentative Parcel Map PARCELMAP 012521-2019, and (ii) to 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  
Associate Civil Engineer

**ATTACHMENTS:**

Attachment No. 1 - Proposed Resolution No. 2021-153 with Parcel Map PM No. 82844 as  
EXHIBIT "A"

Attachment No. 2 - Planning Commission Resolution No. 19-052

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map