



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: October 27, 2021

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TENTATIVE TRACT MAP NO. 83362 (TRACTMAP 12535-2019):** A request to subdivide a 0.77 acre site under a Tentative Tract Map for condominium purposes in association with the development of eight detached, two-story, residential units, and one existing unit, as well as on-site improvements for a property located at 650 W. Grand Avenue.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission move to close the public hearing and approve Tentative Tract Map No. 83362 (TRACTMAP 12535-2019) per staff's recommendation, subject to the findings and conditions of approval included in the draft resolution (Attachment 1).

RECOMMENDED MOTION

"Move that the Planning Commission close the public hearing and approve Tentative Tract Map No. 83362 (TRACTMAP 12535-2019) per Staff's recommendation, subject to the findings and conditions of approval included in the draft resolution."

EXECUTIVE SUMMARY

The applicant, Yan Ling Wang, is requesting to subdivide a 0.77 acre site located at 650 W. Grand Avenue, under a Tentative Tract Map for condominium purposes in association with the development of eight detached, two-story, residential units, one existing dwelling unit, and on-site improvements. The proposed project meets and/or exceeds the minimum development standards, including setback requirements, distance between buildings, common open space, private open space, and minimum parking standards. The proposed project was reviewed by the County of Los Angeles Fire Department Land Development Unit, City of Pomona Public Works, and City of Pomona Water Resources for conditions of approval concerning access, easements, dedications, and public street improvements. The project meets the General Plan goals and policies for the Place Type and Transect Zone, and represents an appropriate improvement within the established residential properties in the surrounding neighborhood. With the conditions of approval, the proposed residential development will positively affect the general welfare of the community, improve the overall aesthetics of the immediate neighborhood and reinforce the aforementioned General Plan goals with a high quality design project.

PROJECT/APPLICANT INFORMATION

Address	650 W. Grand Avenue
Assessor's Parcel Number (APN)	8343-005-019
Lot Size	0.77 acres
General Plan Place Type	Residential Neighborhood
General Plan Transect Zone	T3
Zoning District	R-2-PD
Historic District	N/A
Specific Plan	N/A
City Council District	No. 2
Applicant	Yan Ling Wang
Property Owner	Yan Ling Wang

RELATED ACTIONS

Historic Preservation	MAJCOA 12537-2019 – Denied Major Certificate of Appropriateness to demolish the existing pre-1945 dwelling.
Code Enforcement	CE 16721-2020; Closed 12/2/2020 – Overgrown weeds. CE 17856-2021; Closed 4/22/2021 – Overgrown weeds.
Building & Safety	N/A
Planning	CZ 04-005 – Change of Zone from R-2-S (Low Density Multi-Family Supplemental Overlay to R-2-PD (Low Density Multi-family/Planned Development) TTM 05-006 – Tentative Tract Map for the subdivision of two parcels into seven lots, expired 5/11/2007. FDP 05-001 – Final Development Plan to construct seven single dwelling units, expired 5/11/2006. PREAPP 9304-2018 – Pre-application for the development of five duplexes and one single condominium.

PROJECT BACKGROUND & DESCRIPTION

The applicant, Yan Ling Wang, is requesting to subdivide a 0.77 acre site located at 650 W. Grand Avenue, under a Tentative Tract Map for condominium purposes in association with the development of eight detached, two-story, residential units, one existing dwelling unit, and on-site improvements (Attachment 2). The subject site consists of generally flat topography and is

currently developed with one dwelling unit on the north portion of the lot. A majority of the site on the south consists of vacant area covered in dry vegetation/dirt (Attachment 3).

The existing primary dwelling unit was constructed prior to 1945, triggering compliance with Historic Preservation standards in the Pomona Zoning Ordinance, necessitating a Major Certificate of Appropriateness request from the Historic Preservation Commission (HPC). The applicant filed for MAJCOA 12537-2019. On January 15, 2020, the HPC denied the request, allowing only the partial demolition and relocation of the existing structure (HPC Resolution No. 20-003). The applicant appealed the decision to City Council. On March 16, 2020, the City Council upheld HPC's decision (Resolution No. 2020-27). The applicant revised the project to accommodate the existing dwelling unit without any demolitions, and lowered the proposed dwelling units from eleven to eight units.

The proposed Tentative Tract Map will create the necessary condominium subdivision to accommodate the development and sale of eight condominium units, with the applicant maintaining ownership of the existing dwelling unit. The proposed project does not necessitate special tenant noticing requirements contained in the Subdivision Map Act (Gov. Code 66452.17) for proposed condominium conversions as the existing development is not a multi-unit apartment building. However, as a voluntary measure, the Applicant has provided the City with a letter of intent to encourage the existing tenant of the primary dwelling unit to pursue the first right to purchase of the condominium unit or to remain a rental tenant. Upon review and approval of the proposed Tentative Tract Map by the Planning Commission, the project is subject to a building permit plan check review by the Planning Division and a Final Tract Map Action processed through the Public Works Department, which requires City Council approval. The Final Map is subsequently processed and recorded through the State Department of Real Estate.

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 parcel for condominium purposes¹.

Surrounding Land Use Information

The subject site is located near the south-west side of the intersection at Grand Avenue and Parcels Street. The surrounding parcels consist entirely of residential uses, a mix of single dwellings to the north and west and multi-dwellings to the east and south. The General Plan designates the parcel as Residential Neighborhood, with a T-3 "Typical" transect designation,

¹ The property's zoning currently includes a Planned Development "PD" overlay, which was approved under CZ 04-005, in association with a previously approved residential project that was never effectuated. The Planning Division is not requiring a Change of Zone to remove the PD designation, as the project is still consistent with the Transect-based residential density established by the 2014 General Plan, is consistent with the R-2 multiple-family zoning district, and requiring a change of zone to enable the proposed development would be an unnecessary legislative action that is inconsistent with the intent of the Housing Accountability Act.

which contemplates a variety of small scale, primarily single-family housing types, as well as limited attached housing types, such as townhomes and multiplexes, that are sensitively designed and explicitly compatible with adjacent homes. The existing land use, zoning designation, and General Plan land use designation for the subject lot and surrounding properties are identified in Table 1 below.

Table 1. Land Use Summary

	Existing Land Use	Zoning Designation	General Plan Designation
Subject Site	Single Dwelling	R-2-PD (Low Density Multi-Family Planned Development)	Residential Neighborhood
North	Single Dwelling	R-3 (Medium Density Multi-Family)	Residential Neighborhood
South	Detached Multi-Dwellings	R-2 (Low Density Multi-Family)	Residential Neighborhood
East	Detached Multi-Dwellings	R-2 (Low Density Multi-Family)	Residential Neighborhood
West	Single Dwelling	R-2-PD (Low Density Multi-Family Planned Development)	Residential Neighborhood

COMPLIANCE ANALYSIS

Subdivision Map Act Compliance

Per Section 66427 of the Subdivision Map Act of the State of California, the proposed nine condominium unit subdivision “*need not show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided, nor shall the governing body have the right to refuse approval of a parcel, tentative, or final map of the project on account of the design or the location of buildings on the property shown on the map that are not violative of local ordinances or on account of the manner in which airspace is to be divided in conveying the condominium.*” Staff has determined that the proposed site design is not in violation of Section .280 R-2 Low Density Multi-Family Zone or other applicable sections of the Pomona Zoning Ordinance. The proposed project meets and/or exceeds the minimum development standards, including setback requirements, distance between buildings, common open space, private open space, and minimum parking standards. The proposed project was reviewed by County of Los Angeles Fire Department Land Development Unit, City of Pomona Public Works, and City of Pomona Water Resources for conditions of approval concerning access, easements, dedications, and public street improvements.

Pursuant to Section 66474 of the California Government Code (Subdivision Map Act) and the City’s Subdivision Ordinance, the Planning Commission must make seven findings in order to approve a Tentative Tract Map. The required findings are incorporated into the attached Resolution. The proposed subdivision is consistent with the General Plan, is physically suitable

for type of development proposed, and is not likely to cause negative impacts to the surrounding neighborhood, and will retain the existing dwelling unit on-site.

GENERAL PLAN CONFORMITY

The project site is designated as General Plan Place Type Residential Neighborhood, which contemplates residential uses as well as Transect Zones T3, which allow residential densities of up to 20 dwelling units per acre. The proposed use and density are consistent with the sites' designated General Plan Place Types and Transect Zones. The project is consistent with the following General Plan goals:

Goal 6G.G1: Pomona's neighborhoods are diverse and each neighborhood's character should be preserved and enhanced.

Goals 6G.G6: Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.

Goals 6G.G9: Ensure continuity in development scale and character with careful transitions between areas of differing use composition and density.

The project meets the General Plan goals and policies for the Place Type and Transect Zone, and represents an appropriate improvement, which will preserve the character of the existing neighborhood, while allowing for enhancements through the subdivision of the lot. The project will ensure that the new residential development is well-integrated into adjacent neighborhood street patterns by meeting all PZO development standards of the R-2 Low Density Multi-Family Zone. By retaining the existing dwelling the project ensures a careful transition with continuity in development scale for the new dwellings on the rear of the lot. With the conditions of approval, the proposed residential development will positively affect the general welfare of the community, improve the overall aesthetics of the immediate neighborhood and reinforce the aforementioned General Plan goals with a high quality design project.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed activity of subdividing meets the criteria for the common sense exemption (Sec. 15061), in that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed action only enables the ability to sell the units under development. Therefore, the action is not subject to CEQA and no additional environmental review is required.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on October 15, 2021 and was sent to the owners and occupants of properties within a 400-foot radius of the

subject site on October 14, 2021 (Attachment 5). As of the date of this report, staff has not received any comments in opposition to the proposed project.

Respectfully Submitted:



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Planning Manager

Prepared By:

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Associate Planner

ATTACHMENTS:

1. Draft PC Resolution
2. Vicinity Map & Aerial Photograph
3. Site Photographs
4. Project Plans
5. Radius Map & Public Hearing Notice
6. Staff Presentation