



650 W. Grand Avenue

Tentative Tract Map No. 83362 (TRACTMAP 12535-2019)

Applicant: Yan Ling Wang



Request

Location

Plans

Compliance

Summary

Request

- **Tentative Tract Map** to subdivide a 0.77 acre site 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.



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Tentative Tract Map

- Per the Subdivision Map Act of the State of California and the City's Subdivision Ordinance (Pomona City Code Chapter 29), *the filing of a Tentative Tract Map is required for the proposed subdivision of a parcel for condominium purposes.*



Planning Commission Meeting

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**On W. Grand Avenue between
Rebecca & Parcels St.**

**33,550 SF
(0.77 Acres)**

**Council District 2
(Preciado)**

**R-2-PD (Low Density Multi-
Family Planned
Development)**

**General Plan Designation:
Residential Neighborhood**

Subject Site





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Planning Commission Meeting

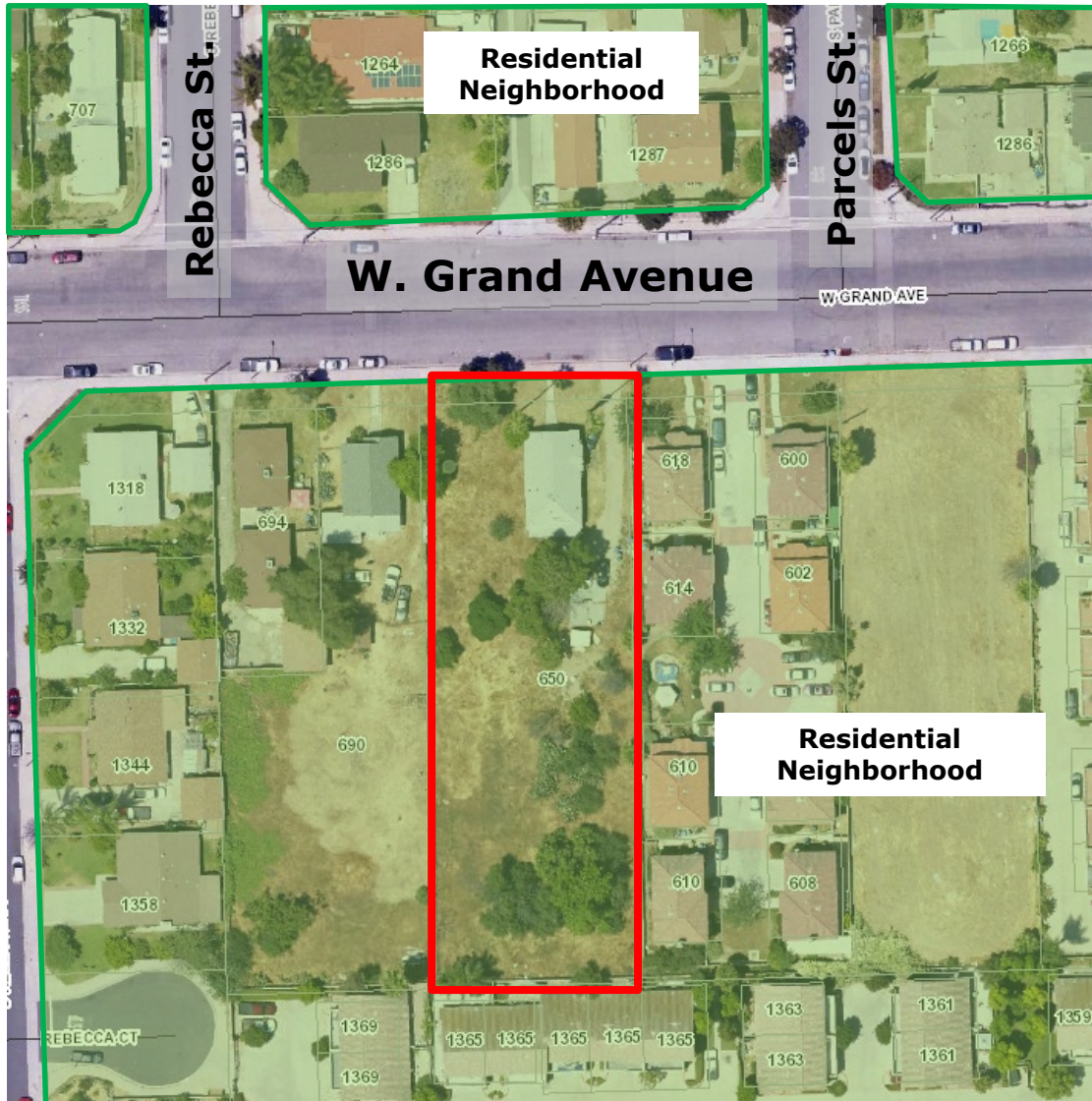
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Existing dwelling to remain



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Neighboring Property (East)



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Neighboring Property (West)



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Looking South



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Looking South



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Looking North



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Building Permit History

- **1910 – Built date per Historic Resources Inventory for Craftsman Bungalow**
- **1930 – Plumbing installation of sewer**
- **1939 and 1948 – Reroof permit**
- **1953 – Electrical Permit**
- **1966 – Electrical Permit**
- **1998 – Concrete slab**
- **2013 – Repair existing footings**

Entitlement History

- **2005 – Change of Zone (CZ 04-005) from R-2-S (Low Density Multi-Family Supplemental Overlay to R-2-PD (Low Density Multi-family/Planned Development)**
- **2006 – Final Development Plan (FDP 05-001) to construct seven single dwelling units, expired 5/11/2006.**
- **2006 – Tentative Tract Map (TTM 05-006) for the subdivision of two parcels into seven lots, expired 5/11/2007.**
- **2018 – PREAPP for the development of five (5) duplexes and one (1) single condominium, completed November 29, 2018.**
- **2019 – Tentative Tract Map (TRACTMAP 12535-2019) to subdivide a 0.77 acre site**



Summary





Planning Commission Meeting

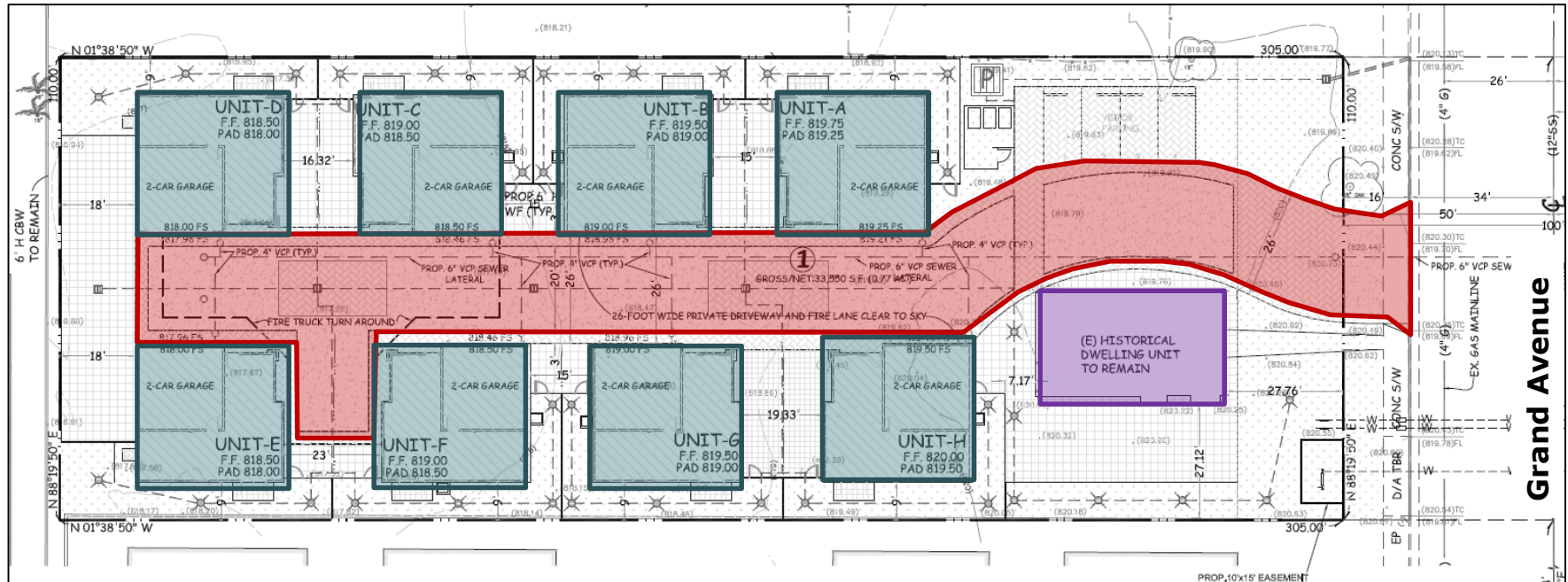
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Existing pre-1945 dwelling to remain



Proposed units under building plan check subject to R-2 development standards



Driveway/Fire truck turn around

Tentative Tract Map No. 83362





Planning Commission Meeting

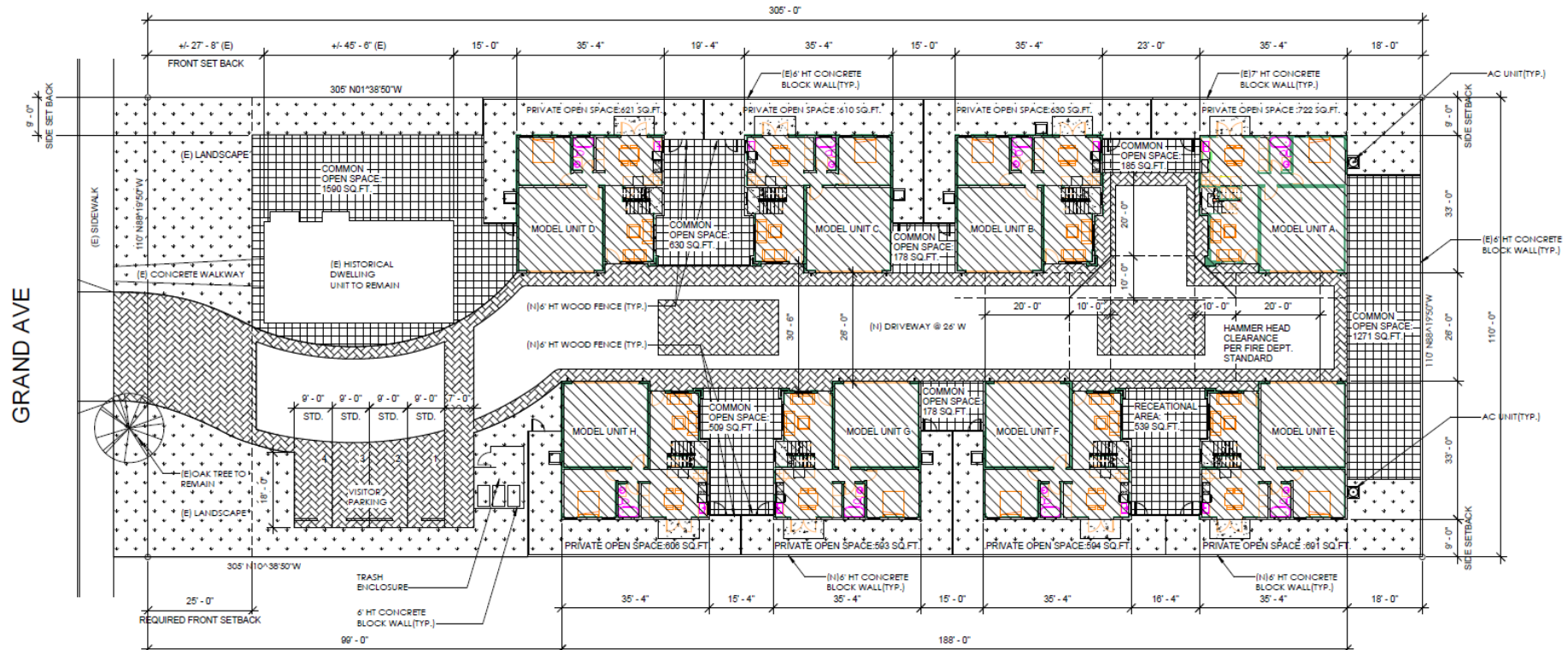
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Site Plan





Planning Commission Meeting

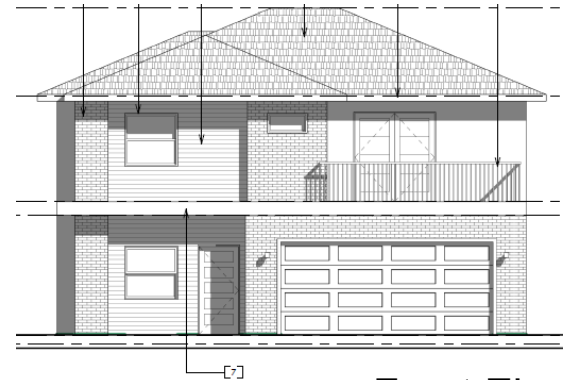
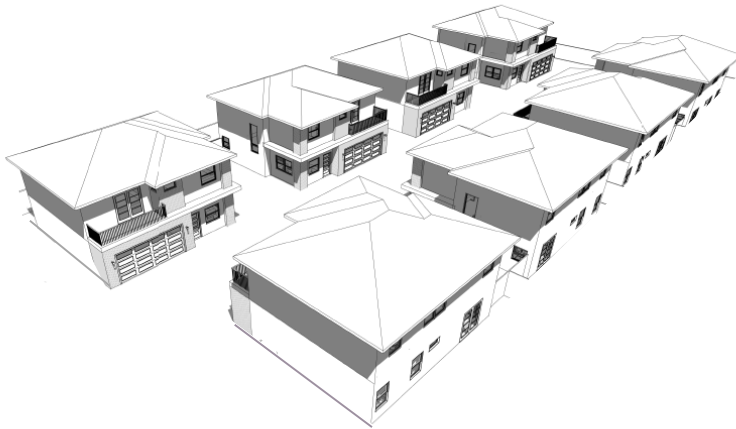
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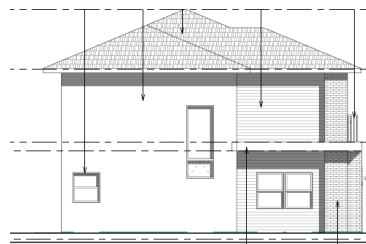
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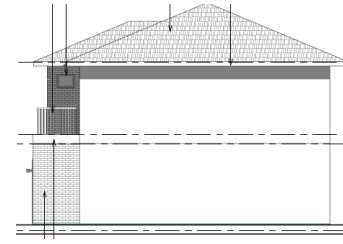
Front Elevation

EXTERIOR FINISH SCHEDULE	
ITEMS	
SHINGLE ROOF	
PAINT @ FASCIA BOARD/ GARAGE DOOR	
EXTERIOR BRICK CLADDING	
MAIN SMOOTH STUCCO COLOR	
WINDOW TRIM	
EXTERIOR VINYL SIDING	
ACCENT SMOOTH STUCCO COLOR	
42" HT METAL GUARDRAIL	

1st floor living area: 667SF
2nd floor living area: 1022 SF
Attached Garage: 444SF
2nd Floor Balcony: 78SF
Rear Private Patio: 150 SF



Side Elevation



Side Elevation



Rear Elevation

Elevations & Conceptual Rendering



Planning Commission Meeting

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Summary

- Subdivision Map Act (Section 66474 of the California Government Code)
 - The proposed project meets criteria for all seven findings required in order to approve Tentative Tract Map No. 83362.
 - General Plan Goals
 - 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.
- | | |
|--------------|---|
| 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. |



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- Environmental

- The proposed project 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.

- Noticing

- All public noticing was completed as required by law.
- No comments in support or opposed to the project were received.



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- Consistent with the General Plan
- Required to meet or exceed all development standards of the R-2 (Low Density Multi-Family Zone) per the PZO
- Compatible with adjacent uses
- Will not result in negative impact to surrounding area
- Enhances aesthetics and character of the neighborhood



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- Staff recommends that the Planning Commission move to close the public hearing and approve Tentative Tract Map No. 83362 (TRACTMAP 12535-2019), subject to findings and conditions.