



## Legislation Text

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**File #:** 17-433, **Version:** 1

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**1. Specific Plan Amendment (SPA 6114-2016), Tentative Parcel Map 74696 (PARCELMAP 5850-2017), & Development Plan Review (DPR 6535-2016)**

**Project Address:** 203 Myrtle Avenue

**Project Applicant:** Stephen Pincin

**Project Planner:** Nancy Lee

**Council District:** CC District No. 1

Specific Plan Amendment to allow property that is not contiguous with Pomona Corridor Specific Plan (PCSP) area property to develop under the PCSP Urban Neighborhood Expansion Zone development standards, Tentative Parcel Map 74696 to consolidate two lots into one, and Development Plan Review to allow construction of a 35-unit multi-family residential development at three stories in height on property that is approximately 2.24 acres in size. The subject site is located in the R-2-PD (Low Density Multiple Family Planned Development) zoning district and also identified within the PCSP Urban Neighborhood Expansion Zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA - Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32 - Infill Development Projects).

**Recommendation:**

Staff recommends that the Planning Commission recommend City Council approval of Specific Plan Amendment (SPA 6114-2016), Tentative Parcel Map 74696 (PARCELMAP 5850-2016), and Development Plan Review (DPR 6535-2016).