



CITY OF POMONA COUNCIL REPORT

January 8, 2018

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted by: Meg McWade, Public Works Director

Subject: **Adoption of a Resolution Approving Lot Merger LM12-2016 of Portions of Lots 1 Through 4 of Tract No. 985, Recorded in Book 18, Page 135 of Maps, County of Los Angeles, Assessor Parcel Numbers 8336-006-001, -002 and -003, for Tenant Improvement of the Pomona Family Dental Offices Located at 920, 928 and 944 N. Garey Avenue, Pomona, CA (Council District 4)**

OVERVIEW

Recommendation – That the City Council adopt a Resolution (Attachment 1):

1. Approving Lot Merger LM12-2016 of portions of lots 1 through 4 of Tract No. 985, recorded in Book 18, Page 135 of Maps, County of Los Angeles, Assessor Parcel Numbers 8336-006-001, -002 and -003 (EXHIBIT “A”), for tenant improvement of the Pomona Family Dental Offices located at 920, 928 and 944 N. Garey Avenue, Pomona, CA (Council District 4);
2. Authorizing the City Engineer to sign the Notice of Lot Merger (EXHIBIT 1 to the Resolution) on behalf of the City; and
3. Finding that Lot Merger LM12-2016 is exempt from California Environmental Quality Act (CEQA) requirements, pursuant to Section 15061 of the CEQA Implementation Guidelines referenced herein under “Environmental Impact.”

Fiscal Impact – There is no fiscal impact resulting from this action.

Previous Related Action – None.

Previous Planning Commission Action – No project related to Lot Merger LM12-2016 has been considered by the Planning Commission.

Environmental Impact – Pursuant to the California Code of Regulations, Title 14, Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15061, the proposed lot merger is categorically exempt from the requirement for the preparation of environmental documents in that the activity is covered by the general rule

that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

EXECUTIVE SUMMARY

The proposed lot merger has been requested by David A. Choi, owner of the property known as Assessor Parcel Numbers (APNs) 8336-006-001, -002 and -003 and located at 920, 928 and 944 N. Garey Avenue, Pomona, CA. The purpose of this lot merger is to consolidate portions of Lots 1 through 4 of Tract No. 985, into one parcel. This action will facilitate the completion of the improvements proposed for the Pomona Family Dental Offices located at 920, 928 and 944 N. Garey Avenue. City Council approval of a lot merger is required if the lot merger was not previously considered by the Planning Commission as part of a development project.

DISCUSSION

The real property addressed as 920, 928 and 944 N. Garey Avenue is a four-lot commercial development with a total area of approximately 0.7 acres (Attachments 2 and 3).

- 920 N. Garey Avenue property consists of two adjoining lots, associated with a single APN 8336-006-001, issued for tax purposes by the by the Los Angeles County Office of the Assessor; it includes a 4,000 square foot dental office and a 7,400 square foot substandard parking lot accessed from Kingsley Avenue.
- 928 N. Garey Avenue property, APN 8336-006-002, includes a 1,890 square foot dental office and a 5,075 square foot parking lot at the back of the property, with no direct vehicular public access.
- 944 N. Garey Avenue property, APN 8336-006-003, is developed as an approximately 10,000 square foot parking lot serving both dental offices and providing the remaining number of parking spaces required for the associated land use; it has direct access to Garey Avenue.

The property owner has submitted permit applications to the City's Building & Safety Division for grading and repaving of the entire parking lot area. As part of the proposed tenant improvement project, the owner has submitted a lot merger application to the Public Works Department-Engineering Division to consolidate the subject four legal lots. This action will eliminate all shared property lines and provide adequate parking space for the respective commercial land use.

Lot merger LM12-2016 is submitted in accordance with Section 66499.20.3 of the California Government Code (Subdivision Map Act) and Section 29-50 (b) of the 1959 Pomona City Code as currently adopted by reference under Chapter 78 -1, which require that lot mergers requested by the owner of contiguous parcels that have not been previously considered by the Planning Commission, shall be submitted to the City Council for approval. The proposed lot merger is in conformance with the City's General Plan and the City's Zoning Ordinance. This action will merge four adjoining lots designated by APNs 8336-006-001, -002 and -003, into one parcel, as shown on the map depicted by EXHIBIT "B" of Attachment 1. The approval and the recording of the proposed lot merger will enable the completion of the tenant improvement project for the Pomona Family Dental Offices.

Adoption of a Resolution Approving Lot Merger LM12-2016, Assessor Parcel Numbers 8336-006-001, -002 and -003, located at 920, 928 and 944 N. Garey Avenue, Pomona, CA (Council District 4)
January 8, 2018
Page 3 of 3

Attachments: 1. Resolution with Notice of Lot Merger as EXHIBIT 1, Legal Description and Maps as EXHIBITS "A" and EXHIBITS "B".
2. Vicinity Map
3. Aerial Vicinity Map

17-1211

Prepared by: Carmen Barsu, Engineering Associate