



---

---

# CITY OF POMONA COUNCIL REPORT

---

---

June 5, 2023

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Rene Guerrero, Public Works Director

**SUBJECT: APPROVAL OF LOT MERGER LM5-2023 FOR THE PROPERTY LOCATED AT 280 N. MAIN STREET, POMONA, CA, ASSESSOR PARCEL NUMBER 8336-032-007, RELATED TO THE TENANT IMPROVEMENT OF A COMMERCIAL BUILDING (COUNCIL DISTRICT 2)**

---

## **RECOMMENDATION:**

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

- 1) Adopt the following resolution:

**RESOLUTION NO. 2023-91 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM5-2023 FOR THE PROPERTY LOCATED AT 280 N. MAIN STREET, ASSESSOR PARCEL NUMBER 8336-032-007; and**

- 2) Authorize the City Engineer to sign the Lot Merger LM5-2023 on behalf of the City of Pomona.

## **EXECUTIVE SUMMARY:**

Jack Lee, with CalLand Engineering, submitted the proposed lot merger application on behalf of ReyTere, LLC, landowner of the adjoining real properties located at 280 N. Main Street, Assessor Parcel Number (APN) 8336-032-007. Approval of Resolution No. 2023-91 (Attachment No. 1) will consolidate portions of two legal lots into one parcel, eliminate the lot lines crossing under the existing building, and facilitate the completion of the tenant improvements for Carnitas Al Estilo Michoacan Restaurant. 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.

## **FISCAL IMPACT:**

No fiscal impact at this time.

## **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.

## **DISCUSSION:**

The real property addressed as 280 N. Main Street (APN 8336-032-007) is an approximately 0.18-acre, two-lot commercial development, consisting of portions of Lots 3 and 4 in Block 8 of the Pomona Tract, recorded in Book 3, Pages 90 and 91 of Miscellaneous Records, in the Los Angeles County Recorder's Office. Having the same land use and land ownership, these two lots have been issued a single APN 8336-032-007 by the Los Angeles County Office of the Assessor. The property is located at the southeast corner of Main Street and Monterey Avenue, between Gordon and Thomas Streets, and is developed with two one-level commercial buildings constructed in 1959 (Attachment Nos. 2 and 3). Parking facilities are provided by a separate 30-space parking lot at the northwest corner of Main Street and Monterey Avenue, under the same ownership. Nonetheless, in accordance with California Assembly Bill No. 2097, which went into effect on January 1, 2023, the property is exempt from the parking requirements associated with the Zoning Code because it is located within ½ mile of a transit center.

In June 2022, a permit application was submitted to the Pomona Building and Safety Division for a small addition and tenant improvements of the existing buildings. Upon the completion of the proposed interior upgrades, the facility will be operated by Carnitas Al Estilo Michoacan Restaurant. As part of the proposed project, Cal Land Engineering, on behalf of the landowner, submitted a lot merger application to the Public Works Engineering Division to consolidate the aforementioned two lots into one parcel. The purpose of the merger is to eliminate the lot line crossing under one of the existing buildings and facilitate the completion of the proposed tenant improvements.

Lot Merger LM5-2023 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. In accordance with the Pomona City Code, 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 two adjoining lots designated by APN 8336-032-007 into one parcel, as described in EXHIBIT "A" and shown on the map depicted by EXHIBIT "B" to EXHIBIT 1 of Attachment No. 1.

The approval and adoption of the Resolution will allow the recording of the proposed lot merger and will facilitate the completion of the project in accordance with the approved development plans.

Prepared by:

Carmen Barsu  
Associate Civil Engineer

**ATTACHMENTS:**

Attachment No. 1 - Proposed Resolution No. 2023-91 with Notice of Lot Merger as EXHIBIT “1”, Legal Description as EXHIBIT “A” and Map as EXHIBIT “B”.

Attachment No. 2 - Vicinity Map

Attachment No. 3 - Aerial Map