

**RESOLUTION NO. 2025-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
POMONA, CALIFORNIA, APPROVING LOT MERGER LM9-2024  
FOR THE PROPERTY LOCATED AT 618-642 W. FERNLEAF  
AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER  
8343-006-007**

**WHEREAS**, the City of Pomona Public Works Department has received a request for Lot Merger LM9-2024 for the real properties associated with Assessor Parcel Number 8343-006-007, related to the construction of four townhomes of an existing residential lot at 618-642 W. Fernleaf Avenue, Pomona, CA; and

**WHEREAS**, Carlos M. Lopez Alcantar with AR Construction and Design, applicant on behalf of OCT Properties LLC, landowner, submitted Lot Merger LM9-2024 for the property located at 618-642 W. Fernleaf Avenue, Pomona, CA, to the Public Works Department - Engineering Division for review and approval, pursuant to Section 66499.20.3 of the California Government Code (Subdivision Map Act); and

**WHEREAS**, in accordance with the Pomona City Code, City Council approval of a lot merger requested by the owner of contiguous parcels is required if the lot merger was not previously considered by the Planning Commission; and

**WHEREAS**, the City Engineer has reviewed the completed application for the proposed lot merger for compliance with the Subdivision Map Act and applicable City Codes; and

**WHEREAS**, the Planning Division has reviewed the completed application for the proposed lot merger and found it to be in compliance with the City's General Plan, Zoning Ordinance, and California Code of Regulations, Title 14, Section 15061 of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Section 15061 refers to activities covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Pomona as follows:

**SECTION 1.** The foregoing recitals are true and correct.

**SECTION 2.** The City Council hereby finds, based on the evidence submitted, that the Notice of Lot Merger LM9-2024 attached hereto as EXHIBIT "1" is hereby approved as depicted by legal description and map marked as EXHIBIT "A" and EXHIBIT "B" attached hereto and by reference made a part thereof and determined to be in compliance with California Government Code Section 66499.20.3.

**SECTION 3.** The City Council hereby authorizes the City Engineer to sign the Notice of Lot Merger on behalf of the City.

**SECTION 4.** The City Clerk shall attest and certify to the passage and adoption of this Resolution, and it shall become effective immediately upon its approval.

**PASSED, APPROVED AND ADOPTED THIS 24<sup>TH</sup> DAY OF FEBRUARY 24, 2025.**

**CITY OF POMONA:**

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Tim Sandoval  
Mayor

**APPROVED AS TO FORM:**

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Sonia Carvalho  
City Attorney

**ATTEST:**

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Rosalia A. Butler, MMC  
City Clerk

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF POMONA

I, HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Pomona at a regular meeting thereof held on the 24<sup>th</sup> day of February 2025, by the following vote of the Council:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Rosalia A. Butler, MMC  
City Clerk