



CITY OF POMONA COUNCIL REPORT

June 3, 2024

To: Honorable Mayor and Members of the City Council

From: Anita D. Gutierrez, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: APPROVAL OF LOT LINE ADJUSTMENT LLA1-2023 RELATED TO THE COMMERCIAL DEVELOPMENT LOCATED AT 395 S. THOMAS STREET AND 281 W. FOURTH STREET, POMONA, CALIFORNIA, ASSESSOR PARCEL NUMBERS 8341-005-014 & -011 (COUNCIL DISTRICT 2)

RECOMMENDATION:

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2024-81 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT LLA1-2023 FOR THE PROPERTIES LOCATED AT 395 S. THOMAS STREET AND 281 W. FOURTH STREET, POMONA, CA, ASSESSOR PARCEL NUMBERS 8341-005-014 & -011; and

- 2) Authorize the City Engineer to sign the Lot Line Adjustment LLA1-2023 on behalf of the City.

EXECUTIVE SUMMARY:

John Pena with 395 Thomas Group, LLC, landowner, has submitted an application for lot line adjustment LLA1-2023 for the properties located at 395 S. Thomas Street, Assessor Parcel Number (APN) 8341-005-014 and 281 W. Fourth Street, APN 8341-005-011. Approval of Resolution No. 2024-81 (Attachment No. 1) will facilitate the adjustment of the lot line between the aforementioned real properties to accommodate the current operations and future development of these two commercial lots. City Council approval is required if the Planning Commission did not previously consider the lot line adjustment as part of a development project.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

☐ When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$250 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$250 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer, 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

No fiscal impact at this time.

PREVIOUS RELATED ACTION:

On March 2, 2022, the Historic Preservation Commission adopted Resolution No. 2022-005 (Attachment No. 2) approving Major Certificate of Appropriateness MAJCOA 16354-2021 for the adaptive reuse and addition to the Masonic Temple located at 395 S. Thomas Street.

ENVIRONMENTAL IMPACT:

In compliance with Article 19 Categorical Exemptions, Section 15305 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt from further CEQA review and documentation. Section 15305 pertains to Class 5 projects, consisting of “minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments.”

DISCUSSION:

John Pena, landowner, has submitted a request to the Public Works Department for lot line adjustment LLA1-2023 between two adjoining real properties (Attachment Nos. 3 and 4):

- 395 S. Thomas Street, APN 8341-005-014, consisting of portions of Lots 6, 7, and 8, Block 56 of the Pomona Tract recorded in Book 3, Pages 90 and 91 of Miscellaneous Records, in the Office of the Los Angeles County Recorder’s Office. This parcel is occupied by the historic landmark known as the “Masonic Temple” constructed in 1909. The two-story, 15,684 square-foot structure has been generally used as a gathering/meeting place, office, banquet hall, and retail space, and has been recently approved as a mixed-use development to include the conversion of the attic to a third floor, the addition of a fourth floor, and the expansion of the ground floor for residential and commercial (restaurant) uses.
- 281 W. Fourth Street, APN 8341-005-011, consisting of Lot 5 and a portion of Lot 6, Block 56 of the Pomona Tract recorded in Book 3, Pages 90 and 91 of Miscellaneous

Records, in the Office of the Los Angeles County Recorder's Office. This parcel is currently vacant and is proposed to be converted into a parking lot.

The boundary modifications of the aforementioned real properties include the following:

- The total area of the lot at 395 S. Thomas Street (APN 8341-005-014) will increase by 2,919 square feet, from 12,343 square feet to 15,262 square feet, and will form the proposed Parcel B.
- The total area of the lot at 281 W. Fourth Street (APN 8341-005-011) will decrease by 2,919 square feet, from 14,400 square feet to 11,481 square feet, and will constitute the proposed Parcel A.

The proposed Parcels A and B are legally described in EXHIBIT "A" and depicted in EXHIBIT "B" to EXHIBIT "1" of Attachment No. 1.

The LLA1-2023 application is proposing the relocation of the common property line between the aforementioned APNs to accommodate the current operations and future development of these two commercial lots.

Following the approval and recordation of the proposed lot line adjustment, Parcels A and B will conform to the City of Pomona General Plan and Zoning Ordinance. Furthermore, the recordation of the lot line adjustment will facilitate the future completion of the proposed mixed-use development.

Prepared by:

Carmen Barsu
Associate Civil Engineer

ATTACHMENT(S):

Attachment No. 1 - Proposed Resolution No. 2024-81 with Notice of Lot Line Adjustment as EXHIBIT "1", Legal Description as EXHIBIT "A" and Maps as EXHIBIT "B".

Attachment No. 2 – Historic Preservation Commission Resolution No. 2022-005

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map