



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 LM16-2022 FOR THE PROPERTY LOCATED AT 713-719 E. KINGSLEY AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8337-001-029, RELATED TO THE EXPANSION OF AN EXISTING RESIDENTIAL PROPERTY (COUNCIL DISTRICT 4)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2023-90 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM16-2022 FOR THE PROPERTY LOCATED AT 713-719 E. KINGSLEY AVENUE, ASSESSOR PARCEL NUMBER 8337-001-029; and

- 2) Authorize the City Engineer to sign the Lot Merger LM16-2022 on behalf of the City of Pomona.

EXECUTIVE SUMMARY:

Raul Mercado, landowner, submitted the proposed lot merger application for the adjoining real properties located at 713-719 E. Kingsley Avenue and associated with Assessor Parcel Number (APN) 8337-001-029. Approval of Resolution No. 2023-90 (Attachment No. 1) will consolidate portions of three legal lots into one parcel, eliminate the lot line crossing under the proposed building, and facilitate the completion of the residential property expansion. 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 713-719 E. Kingsley Avenue, APN 8337-001-029, is a 20,149-square foot residential parcel consisting of portions of Lots 48, 49, and 64 of the Corrected Map of J.E. Packards Vineyard Tract, recorded in Book 30, Pages 89 and 90 of Miscellaneous Records, in the Los Angeles County Recorder's Office. The property is located on the north side of Kingsley Avenue, between Caswell and San Antonio Avenues, and is developed with a 3,765-square foot, eight bedroom, three bathroom residential duplex, onsite parking, and a 2-car, detached garage (Attachment Nos. 2 and 3). The vehicular access to the property is provided via one driveway approach on Kingsley Avenue.

In February 2023, a permit application was submitted to the City of Pomona Building and Safety Division for the construction of a 1,200-square-foot, three-bedroom, two-bathroom dwelling unit in the undeveloped area of the property. As part of the proposed project, the owner submitted a lot merger application to the Public Works Engineering Division to consolidate the aforementioned three lots into one parcel. The purpose of the merger is to eliminate the lot line crossing under the proposed residential structure and facilitate the completion of the property improvements.

Lot Merger LM16-2022 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 of Pomona (City) General Plan and the City's Zoning Ordinance. This action will merge portions of three legal lots, all designated by APN 8337-001-029, 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. 2023-90 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