



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 LM9-2017 of Lots 6 Through 10 and Portions of Lots 5 and 11 of Tract No. 23386, Recorded in Book 660, Pages 22 and 23 of Maps, County of Los Angeles, Assessor Parcel Number 8326-021-038, for Future Tenant Improvement of Furniture Medic Building Located at 331 Clark Avenue, Pomona, CA (Council District 4)**

OVERVIEW

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

1. Approving Lot Merger LM9-2017 of lots 6 through 10 and portions of lots 5 and 11 of Tract No. 23386, recorded in Book 660, Pages 22 and 23 of Maps, County of Los Angeles, Assessor Parcel Number 8326-021-038 (EXHIBIT “A”), for future Tenant Improvement of Furniture Medic Building located at 331 Clark 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 LM9-2017 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 LM9-2017 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 Andreasen Engineering, Inc. on behalf of Mary S. Richardt, Trustee and Successor Trustee of the Richardt Trust, owner of the property known as Assessor Parcel Number 8326-021-038 and located at 331 Clark Avenue, Pomona, CA. The purpose of this lot merger is to consolidate Lots 6 through 10 and portions of Lots 5 and 11 of Tract No. 23386, into one parcel. This action will facilitate the completion of the future improvements proposed for the Furniture Medic facilities located at 331 Clark 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 331 Clark Avenue is a seven-lot industrial development with a total area of approximately 0.6 acres (Attachments 2 and 3). The subject adjoining lots, being owned by the same property owner, have a single Assessor Parcel Number (APN) 8326-021-038 issued for tax purposes by the Los Angeles County Office of the Assessor.

The property is currently occupied by Furniture Medic, a light manufacturing facility specializing in furniture restoration and repair. The structure was originally built in 1979 as a single story, 12,000 square foot building, and was constructed over multiple property lines of the seven lots proposed for consolidation.

In 2016, the property owner, through an authorized agent, submitted a permit application to the City's Building & Safety Division for upgrades to the paint spray booth equipment area. One of the conditions of approval of the subject permit was the submittal of a lot merger application. Due to the urgency of the equipment upgrades and to allow adequate time for document preparation, Staff agreed to defer the lot merger submittal. To comply with the permit requirements, and in anticipation of future tenant improvement projects, the property owner has subsequently submitted a lot merger application to the Public Works Department - Engineering Division to consolidate the subject seven lots into one parcel. This action will eliminate the property lines crossing under the existing structure and provide adequate parking space for the respective land use.

Lot merger LM9-2017 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 seven adjoining lots designated by APN 8326-021-038, 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

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completion of future tenant improvement projects of the existing Furniture Medic facility.

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

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