



CITY OF POMONA COUNCIL REPORT

February 24, 2025

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Meg McWade, Public Works Director

SUBJECT: APPROVAL OF LOT MERGER LM7-2024 FOR THE PROPERTY LOCATED AT 911-921 E. SIXTH STREET, POMONA, CA, ASSESSOR PARCEL NUMBER 8335-018-023, RELATED TO THE REMODELING OF AN EXISTING RESIDENTIAL PROPERTY (COUNCIL DISTRICT 3)

RECOMMENDATION:

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-28 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM7-2024 FOR THE PROPERTY LOCATED AT 911-921 E. SIXTH STREET, ASSESSOR PARCEL NUMBER 8335-018-023; and

- 2) Authorize the City Engineer to sign Lot Merger LM7-2024 on behalf of the City of Pomona.

EXECUTIVE SUMMARY:

Carlos Espinoza with We Build Home Efficient, applicant on behalf of Amin Satyen and Amin Purvi, landowners, submitted the proposed lot merger application for the adjoining real properties located at 911-921 E. Sixth Street and associated with Assessor Parcel Number (APN) 8335-018-023. Adoption of Resolution No. 2025-28 (Attachment No. 1) will consolidate portions of two legal lots into one parcel, eliminate the lot line crossing under an existing building, and facilitate the completion of the residential property remodeling and upgrading. 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.

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 \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 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.

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 911-921 E. Sixth Street, APN 8335-018-023, is an 8,346 square-foot residential parcel consisting of portions of the East 32.70 ft of Lot 22 and the West 35 ft of Lot 21 in Block “B” and of Walker Dole Tract recorded in Book 11, Page 105 of Miscellaneous Records both in the Los Angeles County Recorder’s Office. The property is located on the north side of Sixth Street, east of S. Caswell Avenue, and is developed with a 1,296-square-foot tri-plex (MULTI-FAMILY RESIDENTIAL) units, and a 940-square-foot (SFR) unit and an attached three single car garage. The vehicular access to the property is provided via one driveway approach on Sixth Street.

In May of 2024, a permit application was submitted to the Pomona Building and Safety Division for the conversion of a 3 single car garage to a 588-square-foot ADU residential unit. As part of the proposed project, the owner submitted a lot merger application to the Public Works Engineering Division to consolidate the aforementioned lots into one parcel. The purpose of the merger is to eliminate the lot line crossing under one of the existing residential structures and facilitate the completion of the proposed property improvements.

Lot Merger LM7-2024 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 portions of two legal lots, both designated by APN 8335-018-023, 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 M. Alcantara
Engineering Technician

ATTACHMENT(S):

Attachment No. 1 – Proposed Resolution No. 2025-28 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