



CITY OF POMONA COUNCIL REPORT

September 8, 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 LINE ADJUSTMENT LLA2-2023 BETWEEN THE PROPERTIES LOCATED AT 1400 AND 1444 W. MCKINLEY AVENUE, POMONA CA, ASSESSOR PARCEL NUMBERS 8360-030-029 AND 8360-030-028, RELATED TO FUTURE UPGRADES OF TWO EXISTING RESIDENTIAL PROPERTIES (COUNCIL DISTRICT 1)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2025-103 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT LLA2-2023 BETWEEN THE PROPERTIES LOCATED AT 1400 AND 1444 W. MCKINLEY AVENUE, POMONA CA, ASSESSOR PARCEL NUMBERS 8360-030-029 AND 8360-030-028; and

- 2) Authorize the City Engineer to sign Lot Line Adjustment LLA2-2023 on behalf of the City of Pomona.

EXECUTIVE SUMMARY:

Andreasen Engineering, Inc., submitted the proposed lot line adjustment application for the adjoining real properties located at 1400 & 1444 W. McKinley Avenue Assessor Parcel Numbers (APNs) 8360-030-029 and 8360-030-028, on behalf of Thomas Joris Lee and Roxanne Vaniman, landowners. Approval of Resolution No. 2025-103 (Attachment No. 1) will facilitate the adjustment of the lot line between the aforementioned real properties in relation to future upgrades of both residential parcels. City Council approval of a lot line adjustment is required if the lot line adjustment has not been previously considered by the Planning Commission or the Zoning Administrator 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; 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:

There is 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), Article 19 Categorical Exemptions, Section 15305, Class 5 projects, the proposed lot line adjustment is categorically exempt from the requirement for the preparation of environmental documents in that the activity consists of “minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density.”

DISCUSSION:

1400 W. McKinley Avenue

The real property addressed as 1400 W. McKinley Avenue, APN 8360-030-029, is a 31,843 square-foot residential parcel consisting of Lots 30 and 31 of Tract No. 8147, recorded in Book 121, Pages 76 and 77 of Maps, in the Los Angeles County Recorder’s Office. These two lots have been consolidated into one parcel pursuant to the 2023 recordation of Lot Merger LM10-2023 approved by the Pomona City Council Resolution No. 2023-197. The property is developed as a single-family residential unit.

1444 W. McKinley Avenue

The real property addressed as 1444 W. McKinley Avenue, APN 8360-030-028, has an area of 15,980 square feet and consists of Lot 29 of Tract No. 8147, recorded in Book 121, Pages 76 and 77 of Maps, in the Los Angeles County Recorder’s Office. This property is also developed as a single-family residential unit and is located adjacent and west of APN 8360-030-029.

Applicant, Andreasen Engineering, Inc., submitted the proposed lot line adjustment application for the adjoining of the real properties associated with APNs 8360-030-029 and 8360-030-028, on behalf of the property owners, Thomas Joras Lee and Roxanne Vaniman.

The proposed Notice of Lot Line Adjustment LLA2-2023 (Exhibit 1) has been submitted to the Public Works Department-Engineering Division for review, in accordance with Section 66412(d) of the California Government Code (Subdivision Map Act). The LLA2-2023 proposed Parcels A and B are legally described in Exhibit “A” Legal Description and depicted in Exhibit “B” to Exhibit “1” of Attachment No. 1.

The lot line adjustment LLA2-2023 modifications include the following:

- The property addressed as 1400 W. McKinley Avenue, APN 8360-030-029, will be decreased from 31,843 square feet to 23,947 square feet and will form the proposed “Parcel B”; and
- The property addressed as 1444 W. McKinley Avenue, APN 8360-030-028, will be increased from 15,980 square feet to 23,876 square feet and will constitute the proposed “Parcel A”.

In accordance with the Subdivision Map Act Section 66412 (d), lot line adjustments shall be reviewed and approved by the local agency or advisory agency. Subsequently, lot line adjustments requested by the owner of contiguous parcels that have not been previously considered by the Planning Commission or the Zoning Administrator, shall be submitted to the City Council for approval.

After completion, the proposed lot line adjustment will conform with the City's Zoning and Redevelopment Code. Furthermore, the approval and adoption of the Resolution will allow the recording of the proposed lot line adjustment and facilitate future upgrades of both residential parcels as requested by the property owners.

Prepared by:

Carmen M. Alcantara
Engineering Technician

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2025-103

Exhibit 1 - Notice of Lot Line Adjustment

Exhibit A - Legal Description LLA2-2023

Exhibit B – Map LLA2-2023

Attachment No. 2 - Vicinity Map

Attachment No. 3 - Aerial Map