



CITY OF POMONA COUNCIL REPORT

April 20, 2026

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 LM11-2025 FOR THE PROPERTY LOCATED AT 2218-2298 S. GAREY AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBERS 8331-010-043, 8331-010-044, 8331-010-041 AND 8331-010-045 (COUNCIL DISTRICT 3)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2026-38 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM11-2025 FOR THE PROPERTY LOCATED AT 2218-2298 S. GAREY AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBERS 8331-010-043, 8331-010-044, 8331-010-041 AND 8331-010-045; and

- 2) Authorize the City Engineer to sign Lot Merger LM11-2025 on behalf of the City.

EXECUTIVE SUMMARY:

Green Golf Inc., landowner, submitted the proposed lot merger application for the adjoining properties located at 2218-2298 S. Garey Avenue and associated with Assessor Parcel Numbers (APN) 8331-010-043, 8331-010-044, 8331-010-041 and 8331-010-045. Approval of Resolution No. 2026-38 (Attachment No. 1) will consolidate four legal lots into one parcel, and eliminate the lot line crossing under an existing building. 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 2218-2298 S. Garey Avenue, APN 8331-010-043, 8331-010-044, 8331-010-041 and 8331-010-045 are commercial parcels consisting of lot 1 in Parcel Map No. 14330 and lots 2, 3 and 4 in Parcel Map No. 448, in the Los Angeles County Recorder's Office. The property is located on the east side of S. Garey Avenue, south of Cambria Court, north of E. Olive Street and west of Nelson Street (Vicinity Map Attachment No. 2 and Aerial Map Attachment No. 3).

On November 29, 2022, one permit application was submitted to the Pomona Building and Safety Division for a 900 square foot tenant improvement. 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 the existing building.

Lot Merger LM11-2025 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 four legal lots, designated by APNs 8331-010-043, 8331-010-044, 8331-010-041 and 8331-010-045 into one parcel, as described in Legal Description

documents (EXHIBIT A) and shown on the map (EXHIBIT B) of the attached Lot Merger documents (EXHIBIT 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:

Santiago Castillo, Associate Engineer

ATTACHMENTS:

Attachment No. 1 – Proposed Resolution No. 2026-38 (w/Exhibits)
(Notice of Lot Merger as EXHIBIT “1”)
(Legal Description EXHIBIT “A”)
(Map - EXHIBIT “B”)

Attachment No. 2 – Vicinity Map

Attachment No. 3 – Aerial Map