



CITY OF POMONA COUNCIL REPORT

June 15, 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 LM5-2025 FOR THE PROPERTY LOCATED AT 615 ERIE STREET, POMONA, CA, ASSESSOR PARCEL NUMBER 8355-017-012, RELATED TO THE CONVERSION OF THE LEASING OFFICE AND STORAGE INTO FOUR ACCESSORY DWELLING UNITS (ADU), (COUNCIL DISTRICT 1)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2026-66 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM5-2025 FOR THE PROPERTY LOCATED AT 615 ERIE STREET, ASSESSOR PARCEL NUMBER 8355-017-012; and

- 2) Authorize the City Engineer to sign Lot Merger LM5-2025 on behalf of the City of Pomona.

EXECUTIVE SUMMARY:

The Ramachandrarao Irrevocable Trust, landowners, submitted the proposed lot merger application for the adjoining properties located at 615 Erie Street and associated with Assessor Parcel Number (APN) 8355-017-012. Approval of Resolution No. 2026-66 (Attachment No. 1) will consolidate portions of a legal lot into one parcel, eliminating 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 615 Erie Street, APN 8355-017-012, is a 55,092 square-foot residential parcel consisting of a portion of lots 37 in the J.E. Packards Orange Grove Tract and in Book 25 Page 84 of Miscellaneous Records, in the Los Angeles County Recorder's Office. The property is located on the east side of New York Drive, south of West Orange Grove Avenue, north of West Holt Avenue, and west of Erie Street (see Attachment Nos. 2 and 3).

On November 30, 2023, one permit application was submitted to the Pomona Building and Safety Division for the conversion of the leasing office and storage into four accessory dwelling units (ADU's). 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 residential construction and facilitate the completion of the proposed property improvements.

Lot Merger LM5-2025 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 two legal lots, all designated by APN 8355-017-012, into one parcel (Exhibit "A") and shown on the attached map (Exhibit "B") to the proposed Resolution (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:

Santiago Castillo
Associate Engineer

ATTACHMENTS:

Attachment No. 1 – Resolution No. 2026-66

Exhibit 1 – Notice of Lot Merger

Exhibit "A" – Legal Description

Exhibit "B" – Map

Attachment No. 2 – Vicinity Map

Attachment No. 3 – Aerial Map