



CITY OF POMONA COUNCIL REPORT

June 5, 2023

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: APPROVAL OF LOT MERGER LM14-2022 FOR THE PROPERTY LOCATED AT 510 W. MONTEREY AVENUE & 253 N. REBECCA STREET, POMONA, CA, ASSESSOR PARCEL NUMBERS 8340-034-021 & -004, RELATED TO THE REMODELING OF AN EXISTING INDUSTRIAL PROPERTY (COUNCIL DISTRICT 2)

RECOMMENDATION:

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2023-94 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM14-2022 FOR THE PROPERTY LOCATED AT 510 W. MONTEREY AVENUE & 253 N. REBECCA STREET, ASSESSOR PARCEL NUMBERS 8340-034-021 & -004; and

- 2) Authorize the City Engineer to sign the Lot Merger LM14-2022 on behalf of the City of Pomona.

EXECUTIVE SUMMARY:

Genaro Garcia, landowner, submitted the proposed lot merger application for the adjoining real properties located at 510 W. Monterey Avenue & 253 N. Rebecca Street, and associated with Assessor Parcel Numbers (APNs) 8340-034-021 & -004. Approval of Resolution No. 2023-94 (Attachment No. 1) will consolidate three legal lots into one parcel, eliminate the lot line crossing under an existing building, and facilitate the completion of the industrial 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.

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 510 W. Monterey Avenue & 253 N. Rebecca Street, APNs 8340-034-021 & -004, is a 20,914-square foot industrial property consisting of Lots 1, 2, and 3 of A. Crabb's Subdivision of the East Half of Block 159 of the Pomona Tract, recorded on Book 5, Page 546 of the Miscellaneous Records, in the Los Angeles County Recorder's Office. It is located at the southwest corner of W. Monterey Avenue and N. Rebecca Street, east of Cypress Street, and is occupied by Gold Crest Industries, a light manufacturing facility operating within two adjacent buildings with a total of approximately 13,500 square feet of factory assembly, office space, and shipping-receiving areas (Attachment Nos. 2 and 3). There is a 10-spot parking lot on the premises and a separate 20-spot additional parking lot on a nearby parcel under the same ownership. The vehicular access to the property is provided via two driveway approaches on N. Rebecca Street (Attachment No. 4).

In April 2022, a permit application was submitted to the City of Pomona Building and Safety Division for the interior remodeling and upgrading of the existing facility. As part of the proposed project, the owner submitted a lot merger application to the Public Works Engineering Division to consolidate the aforementioned three lots into one parcel. The purpose of the merger is to eliminate the lot line crossing under one of the structures and facilitate the completion of the proposed property improvements.

Lot Merger LM14-2022 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 of Pomona (City) General Plan and the City's Zoning Ordinance. This action will merge portions of three legal lots, designated by APNs 8340-034-021 & -004, 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 Barsu
Associate Civil Engineer

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2023-94 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

Attachment No. 4 – Site Plan