



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 LM6-2023 FOR THE PROPERTY LOCATED AT 130 E. HOLT AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8336-021-005, RELATED TO THE TENANT IMPROVEMENT OF THE PASSPORT INN (COUNCIL DISTRICT 4)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2023-93 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM6-2023 FOR THE PROPERTY LOCATED AT 130 E. HOLT AVENUE, ASSESSOR PARCEL NUMBER 8336-021-005; and

- 2) Authorize the City Engineer to sign the Lot Merger LM6-2023 on behalf of the City of Pomona.

EXECUTIVE SUMMARY:

Kanu Patel, landowner, submitted the proposed lot merger application of the adjoining real properties located at 130 E. Holt Avenue, Assessor Parcel Number (APN) 8336-021-005. Approval of Resolution No. 2023-93 (Attachment No. 1) will consolidate four lots into one parcel, eliminate the lot lines crossing under the existing building, and facilitate the completion of the tenant improvements for the Passport Inn facilities. 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 130 E. Holt Avenue (APN 8336-021-005), is an approximately 0.29-acre, four-lot commercial development, consisting of Lots 6, 7, 8, and 9 of Hotel Palomares Syndicate Subdivision of Block 154 of the Pomona Tract, recorded in Book 25, Page 79 of Maps, in the Los Angeles County Recorder's Office. Having the same land use and land ownership, these four lots have been issued a single APN 8336-021-005 by the Los Angeles County Office of the Assessor. The property is located on the south side of Holt Avenue, east of Garey Avenue and west of Gibbs Street, and is developed with an 8,615 square-foot, two-level, L-shaped commercial building (Passport Inn), 19-spot parking lot and limited landscaped areas (Attachment Nos. 2 and 3). Vehicular access to the property and parking is available via one driveway approach on Holt Avenue.

In recent years, several permit applications have been submitted to the Pomona Building and Safety Division for interior remodeling and safety upgrades of the motel building, as well as, for the legalization of an unpermitted addition. As part of the proposed improvements, the landowner, submitted a lot merger application to the Public Works Engineering Division to consolidate the aforementioned four lots into one parcel. The purpose of the merger is to eliminate the lot lines crossing under the existing building and facilitate the completion of the proposed onsite improvements.

Lot Merger LM6-2023 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 four adjoining lots designated by APN 8336-021-005 into one lot, 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. 2023-93 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