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# CITY OF POMONA COUNCIL REPORT

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August 1, 2022

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 LM4-2022 FOR THE PROPERTIES LOCATED AT 501-595 E. MISSION BOULEVARD AND 505-590 E. FOURTH STREET, POMONA, CA, ASSESSOR PARCEL NUMBERS 8335-014-907, -910, -915, -916, AND -919 TO -921, FOR THE DEVELOPMENT OF PRISMA ARTIST'S LOFTS AFFORDABLE HOUSING PROJECT (COUNCIL DISTRICT 2)**

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## **RECOMMENDATION:**

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

- 1) Adopt the following Resolution:

**RESOLUTION NO. 2022-128 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM4-2022 FOR THE PROPERTIES LOCATED AT 501-595 E. MISSION BOULEVARD AND 505-590 E. FOURTH STREET, ASSESSOR PARCEL NUMBERS 8335-014-907, -910, -915, -916, AND -919 TO -921; and**

- 2) Authorize the City Engineer to sign the Lot Merger LM4-2022 on behalf of the City of Pomona.

**EXECUTIVE SUMMARY:** The City of Pomona, Public Works Department, Engineering Division, has initiated the proposed lot merger on behalf of the City of Pomona (City), current land owner of the adjoining real properties located at 501-595 E. Mission Boulevard and 505-590 E. Fourth Street, Assessor Parcel Numbers (APN) 8335-014-907, -910, -915, -916, and -919 to -921. Approval of Resolution No. 2022-128 (Attachment No. 1) will consolidate eight lots into one parcel and facilitate the completion of the Prisma Artist's Lofts affordable housing project proposed by National Community Renaissance per Development Plan Review DPR-015833-2021 application to the Pomona Planning Division. 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.

**PREVIOUS RELATED ACTION:** No project related to Lot Merger LM4-2022 has been considered by the Planning Commission.

**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 properties addressed as 501-595 E. Mission Boulevard and 505-590 E. Fourth Street consist of eight vacant lots with a total area of approximately 1.44 acres (Attachment Nos. 2 and No. 3). The lots have been considered by National Community Renaissance as the location for an affordable multi-family housing project. A Development Plan Review application has been submitted to the Pomona Planning Division and is currently under review for the construction of seventy-five (75) one-, two-, and three-bedroom apartments. The development includes an at-grade parking lot and landscaping improvements. The residential units range in size from 642 to 1,498 square feet.

Prior to and as a condition of the acquisition of the City land by National Community Renaissance, the City's Public Works Department, Engineering Division, has initiated the lot merger LM4-2022 on behalf of the City, current land owner, to consolidate the aforementioned eight legal lots into one parcel. This action will eliminate all interior lot lines crossing under the future apartment buildings and allow the property to meet the parking requirements associated with the proposed land use.

Lot Merger LM4-2022 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's General Plan and Zoning Ordinance. This action will merge eight adjoining lots designated by APN 8335-014-907, -910, 915, -916, and -919 to -921 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:

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Carmen Barsu  
Associate Civil Engineer

**ATTACHMENTS:**

Attachment No. 1 - Proposed Resolution No. 2022-128 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