



CITY OF POMONA COUNCIL REPORT

April 3, 2017

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted by: Meg McWade, Public Works Director

Subject: **Adoption of a Resolution Approving Lot Merger LM 4-2014 of Lot 1 and a Portion of Lot 2 of the Televue Tract, Recorded in Book 13, Page 199 of Maps, County of Los Angeles, Assessor Parcel Number 8326-015-044, Located at 1485 E. Third Street, Pomona, CA – Di Stefano Cheese Company, LLC (Council District 3)**

OVERVIEW

Recommendation – That the City Council adopt a Resolution (Attachment 1):

1. Approving Lot Merger LM 4-2014 of Lot 1 and a portion of Lot 2 of the Televue Tract, recorded in Book 13, page 199 of Maps, County of Los Angeles, Assessor Parcel Number 8326-015-044, located at 1485 E. Third Street, Pomona, CA (Council District 3);
2. Authorizing the City Engineer to sign the Notice of Lot Merger (Exhibit 1 to the Resolution) on behalf of the City; and
3. Finding that Lot Merger LM 4-2014 is exempt from California Environmental Quality Act (CEQA) requirements, pursuant to Section 15061 of the CEQA Implementation Guidelines referenced herein under “Environmental Impact.”

Fiscal Impact – There is no fiscal impact resulting from this action.

Previous Related Action – No project related to Lot Merger LM 4-2014 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.

EXECUTIVE SUMMARY

The proposed lot merger has been requested by Domenico Bruno, owner of the property located at 1485 E. Third Street, Pomona, CA, Assessor Parcel Number (APN) 8326-015-044. The purpose of this lot merger is to consolidate Lot 1 and a portion of Lot 2 of the Televue Tract, recorded in Book 13, page 199 of Maps, County of Los Angeles, into one parcel. This action will allow the completion of the current and future improvements proposed for Di Stefano Cheese Company, LLC located at 1485 E. Third Street. 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.

DISCUSSION

The real property addressed as 1485 E. Third Street is a three-parcel commercial development with a total area of 1.79 acres (Vicinity Map included as Attachment 2). It consists of two lots that contain three parcels (Aerial Map included as Attachment 3). Parcels 1 and 2 fronting First Street, having 0.39 acres and 0.55 acres, respectively; and Parcel 3, accessed from Third Street, having an area of 0.85 acres. Parcels 1 and 2 are currently being used for parking and limited storage, while Parcel 3 is being occupied by Di Stefano Cheese manufacturing facilities, additional parking and landscaping. The subject adjoining parcels, being owned by the same property owner, have a single APN 8326-015-044, issued for tax purposes by the Los Angeles County Office of the Assessor.

The property owner has submitted an application to the City's Building & Safety Division for a permit to construct a one-story, approximately 9,000 square foot building addition attached and behind the existing 7,500 square foot one-story facility. As part of the proposed project, the owner has submitted a lot merger application to the Public Works Department - Engineering Division, to consolidate the subject legal lots into one parcel, and facilitate future building expansion on Parcels 1 and 2.

Lot Merger LM 4-2014 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, requiring that 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 three adjoining lots designated by APN 8326-015-044 into one lot, as shown on the map (EXHIBIT "B" to the Resolution). The approval and adoption of this Resolution will allow the recording of the proposed lot merger and will enable the issuance of the necessary Certificate of Occupancy.

Attachments: 1. Resolution (w/Exhibits)
2. Vicinity Map
3. Aerial Vicinity Map

17-305

Prepared by: Carmen Barsu, Engineering Associate