



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 16-2016 of Portions of Lots 2 and 3 of J.E. Packard's Orange Grove Tract, Recorded in Book 25, Page 84 of Miscellaneous Records, County of Los Angeles, Together with the Abutting Portion of the Vacated Evergreen Street, Assessor Parcel Number 8360-012-009, Located at 1740 Gillette Road, Pomona, CA- Lucas & Hollingsworth Real Estate Management Office Building (Council District 6)**

OVERVIEW

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

1. Approving Lot Merger LM 16-2016 of portions of Lots 2 and 3 of J.E. Packard's Orange Grove Tract, recorded in Book 25, Page 84 of Miscellaneous Records, County of Los Angeles, together with the abutting portion of the vacated Evergreen Street, Assessor Parcel Number 8360-012-009, located at 1740 Gillette Road, Pomona, CA (Council District 6);
2. Authorizing the City Engineer to sign the Notice of Lot Merger (EXHIBIT 1 to Resolution) on behalf of the City; and
3. Finding that Lot Merger LM 16-2016 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 16-2016 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 Greg Lucas, owner of the property located at 1740 Gillette Road, Pomona, CA, Assessor Parcel Number (APN) 8360-012-009. The purpose of this lot merger is to consolidate portions of Lots 2 and 3 of J.E. Packard's Orange Grove Tract, recorded in Book 25, Page 84 of Miscellaneous Records, County of Los Angeles, together with the abutting portion of the vacated Evergreen Street, into one parcel. This action will facilitate the completion of the improvements proposed for the Lucas & Hollingsworth Real Estate Management Office Building. 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 1740 Gillette Road is a two-lot commercial development with a total area of approximately 1 acre (Attachment 2-Vicinity Map). The subject adjoining parcels, being owned by the same property owner, have a single APN 8360-012-009, issued for tax purposes by the Los Angeles County Office of the Assessor.

The property is currently occupied by a 14,500 square feet, two-story general office building, parking lot, and landscaping. The structure was built in 1980 over the lot line between the two parcels proposed for consolidation (Attachment 3-Aerial Map). The property owner has submitted an application to the City's Building & Safety Division for a permit to partially rebuild the first and second floors of the existing building due to fire and smoke damage. As part of the proposed improvement project, the owner has submitted a lot merger application to the Public Works Department - Engineering Division, to consolidate the subject legal lots, together with a portion of Evergreen Street that was vacated in the early 1900's, into one parcel, and eliminate the property line crossing under the existing structure.

Lot Merger LM 16-2016 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, which require 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 two adjoining lots designated by APN 8360-012-009 into one lot, as shown on the map (EXHIBIT "B" to EXHIBIT 1 of Attachment 1). The approval and adoption of the Resolution will allow the recording of the proposed lot merger and will enable the issuance of the final project approval and permit sign off.

Adoption of a Resolution Approving Lot Merger LM 16-2016, Assessor Parcel Number 8360-012-009, located at 1740 Gillette Road, Pomona, CA (Council District 6)

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Attachments: 1. Resolution - Notice of Lot Merger as EXHIBIT 1, with Legal Description as EXHIBIT "A" and Map as EXHIBIT "B"
2. Vicinity Map
3. Aerial Vicinity Map

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