



CITY OF POMONA COUNCIL REPORT

June 5, 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 2-2017 of Lots 1 and 2 in Block 68 of Pomona, Recorded in Book 3, Pages 90 and 91 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Numbers 8335-012-900 and -901, Located at 252 and 286 E. Fourth Street, Pomona, CA – Pomona Housing Authority Multi-Residential Apartment Building (Council District 2)**

OVERVIEW

Recommendation – That the City Council adopt a Resolution:

1. Approving Lot Merger LM 2-2017 of Lots 1 and 2 in Block 68 of Pomona, recorded in Book 3, pages 90 and 91 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Numbers 8335-012-900 and -901, located at 252 and 286 Fourth Street, Pomona, CA (Council District 2);
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 2-2017 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 2-2017 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 the City of Pomona Housing Authority, owner of the adjoining real properties located at 252 and 286 E. Fourth Street, Pomona, CA, Assessor Parcel Numbers (APNs) 8335-012-900 and -901. The purpose of this lot merger is to consolidate Lots 1 and 2 in Block 68 of Pomona recorded in Book 3, pages 90 and 91 of Miscellaneous Records, County of Los Angeles, into one parcel, and provide adequate parking space in compliance with the property's land use. 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 known as 286 E. Fourth Street, previously part of the Pomona Vehicle Parking District, was acquired by the Pomona Housing Authority from the City of Pomona. It consists of one parcel totaling 7,800 square feet, currently developed with an asphalt concrete parking lot enclosed with chain link fencing (Attachment 2 – Vicinity Map).

The purpose of the aforementioned acquisition was to provide parking space for the adjacent 12-residential unit apartment building owned by the Pomona Housing Authority (Attachment 3 – Aerial Map). The residential building occupies most of the 7,800 square-foot lot addressed at 252 E. Fourth Street and has no associated parking facilities. Currently, tenants park their personal vehicles along City streets or use various parking lots throughout Downtown Pomona.

Lot Merger LM 2-2017 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 two adjoining lots designated by APN 8335-012-900 and -901 into one lot, as shown on the map depicted by 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 provide adequate parking space for an existing residential development, in compliance with the property's land use.

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

17-387

Prepared by: Carmen Barsu, Engineering Associate