



CITY OF POMONA COUNCIL REPORT

June 19, 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 3-2017 of Lots 8 and 9 of Tract No. 891, Recorded in Book 17, Page 49 of Maps, County of Los Angeles, Assessor Parcel Number 8338-027-005, Located at 1180 N. Palomares Street, Pomona, CA – Single Family Residence (Council District 4)**

OVERVIEW

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

1. Approving Lot Merger LM 3-2017 of Lots 8 and 9 of Tract No. 891, recorded in Book 17, page 49 of Maps, County of Los Angeles, Assessor Parcel Number 8338-027-005, located at 1180 N. Palomares Street, Pomona, CA (Council District 4);
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 3-2017 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 3-2017 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 Edward Tessier, owner of the adjoining two real properties located at 1180 N. Palomares Street, Pomona, CA, Assessor Parcel Number (APN) 8338-027-005. The purpose of this lot merger is to consolidate Lots 8 and 9 of Tract No. 891, recorded in Book 17, page 49 of Maps, County of Los Angeles, into one parcel. This action will facilitate the completion of the improvements proposed for the single family residence located at the aforementioned address. 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 1180 N. Palomares Street is a residential property consisting of two adjoining lots with a total area of approximately 0.65 acres. The property is occupied by an existing single family residence consisting of the main house constructed over the common property line, attached garage, a detached shed structure and associated landscaping (Attachments 2 and 3).

The subject adjoining residential parcels, being owned by the same property owner, have a single APN 8338-027-005 issued for tax purposes by the Los Angeles County Office of the Assessor.

The property owner has submitted an application to the Building & Safety Division for a building permit to construct a 700 square foot pool and spa. As part of the proposed tenant improvement 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 eliminate the property line crossing under the existing main house structure.

Lot Merger LM 3-2017 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 8338-027-005 into one lot, as described in EXHIBIT "A" to EXHIBIT 1 of Attachment 1 and as shown on the map depicted in 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 completion of the project and the issuance of the final sign-off of the building permit. The Vicinity Map and Aerial Map are included for reference as Attachments 2 and 3, respectively.

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

Prepared by: Carmen Barsu, Engineering Associate

Adoption of a Resolution Approving Lot Merger LM 3-2017, Assessor Parcel Number 8338-027-005,
located at 1180 N. Palomares Street, Pomona, CA (Council District 4)

June 19, 2017

Page 3 of 3

17-557