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# CITY OF POMONA COUNCIL REPORT

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October 16, 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 LM7-2017 of Lots 1 Through 12, Together with the Abutting Vacated Alley Extending North and South, All in Block 42 of the Pomona Tract, Recorded in Book 3, Pages 90 and 91 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Numbers 8341-004-041, -042, -051 and -052, for Tenant Improvement of the Western University of Health Sciences Office Building at 100 W. Second Street and 225-263 S. Garey Avenue, Pomona, CA (Council District 2)**

## OVERVIEW

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

1. Approving Lot Merger LM7-2017 of Lots 1 through 12, together with the abutting vacated alley extending north and south, all in Block 42 of the Pomona Tract, recorded in Book 3, pages 90 and 91 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Numbers 8341-004-041, -042, -051 and -052 (EXHIBIT “A”), for tenant improvement of the Western University of Health Sciences Office Building located at 100 W. Second Street and 225-263 S. Garey Avenue, 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 LM7-2017 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 Council Action** - On November 6, 1961, the City Council adopted Resolution No. 61-425 approving vacation V-45 of that 20-foot public alley extending north and south, within Block 42 of the Pomona Tract, recorded in Book 3, pages 90 and 91 of Miscellaneous Records Conditional, County of Los Angeles.

Adoption of a Resolution approving Lot Merger LM7-2017, Assessor Parcel Numbers 8341-004-041, -042, -051 and -052, located at 100 W. Second Street and 225-263 S. Garey Avenue, Pomona, CA (Council District 2)

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**Previous Planning Commission Action** – No project related to Lot Merger LM7-2017 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 Todd Clark on behalf of Western University of Health Sciences, owner of the properties known as Assessor Parcel Numbers (APNs) 8341-004-041, -042, -051 and -052 and located at 100 W. Second Street and 225-263 S. Garey Avenue, Pomona, CA. The purpose of this lot merger is to consolidate Lots 1 through 12, together with the abutting alley (formerly vacated) extending north and south, all in Block 42 of the Pomona Tract, into one parcel. This action will facilitate the completion of the improvements proposed for the Western University of Health Sciences Office Building located at 100 W. Second 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 100 W. Second Street and 255-263 S. Garey Avenue is a twelve-lot commercial development with a total area of approximately 0.9 acres. The subject adjoining lots correspond to APNs 8341-004-041, -042, -051 and -052 issued for tax purposes by the Los Angeles County Office of the Assessor.

The property is currently occupied by (i) the Western University Anderson Tower, formally known as the Home Savings and Loan Building and later as the Chase Bank Building, and (ii) the associated parking lot (Attachments 2 and 3). The seven-story, 70,000 square-foot tower represents a City of Pomona landmark. It was acquired by Western University from JP Morgan Chase in 2013 and constitutes the western edge of the Western University Pomona Campus. The structure was originally built in 1963 and was constructed over multiple property lines of the twelve lots proposed for lot merger. In more recent years, the building was renovated once in 2012. The ground floor continues to be occupied by Chase Bank, while the remaining six floors are used as university office space.

Western University is proposing to remodel and upgrade the Human Resources offices located on the second floor of the Anderson Tower. 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 twelve legal lots and the abutting vacated public alley into one parcel. This

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action will eliminate the property lines crossing under the existing structure and provide adequate parking space for the respective commercial land use.

Lot Merger LM7-2017 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, 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 twelve adjoining lots and the abutting vacated public alley designated by APNs 8341-004-041, -042, -051 and -052, into one parcel, as shown on the map depicted by EXHIBIT "B" of Attachment 1. The approval and the recording of the proposed lot merger will enable the completion of the project and the issuance of the Certificate of Occupancy.

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

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