



# CITY OF POMONA COUNCIL REPORT

June 4, 2018

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 LM13-2017 of Lots 6, 7, 8 and Portion of Lot 5 and Portions of Previously Vacated Third, Fourth and La Mesa Streets, Block 3 of Leslie's Subdivision of the East Half of Block 198 of Pomona Tract, Recorded in Book 24 Page 85 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Numbers 8326-010-023 and -012, for the Parking Lot Expansion of the Braun Linen Service, Inc. Located at 396 La Mesa Street onto the Adjoining Property Located at 1149 E. Fourth Street, Pomona, CA (Council District 3)**

## OVERVIEW

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

1. Approving Lot Merger LM13-2017 of Lots 6, 7, 8 and portion of Lot 5 and portions of previously vacated Third, Fourth and La Mesa Streets, Block 3 of Leslie's Subdivision of the East Half of Block 198 of Pomona Tract, recorded in Book 24 Page 85 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Numbers (APNs) 8326-010-023 and -012, for the parking lot expansion of the Braun Linen Service, Inc. located at 396 La Mesa Street onto the adjoining property located at 1149 E. Fourth Street, Pomona, CA; and
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 LM13-2017 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 Action by the Board of Trustees of the City of Pomona** – On June 30, 1893, the Board of Trustees of the City of Pomona filed Order No. 51344 for the vacation of portions of Third Street, Fourth Street and (now known as) La Mesa Street.

**Previous Related Action** - No project related to Lot Merger LM13-2017 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 application has been submitted by Nader J. Qoborsi with Foresight Engineering, Inc. on behalf of Braun Linen Service, Inc., a California Corporation, owner of the adjoining real properties located at 396 La Mesa Street and 1149 Fourth Street, Pomona, CA, Assessor Parcel Numbers (APNs) 8326-010-023 and -012. The purpose of this merger is to consolidate Lots 6, 7, 8, a portion of Lot 5, and portions of previously vacated Third, Fourth and La Mesa Streets, Block 3 of Leslie's Subdivision of the East Half of Block 198 of Pomona Tract, recorded in Book 24 Page 85 of Miscellaneous Records, County of Los Angeles into one parcel.

## **DISCUSSION**

This action will facilitate the completion of the parking lot expansion proposed for the Braun Linen Service Inc. ("Braun") facilities located at 396 La Mesa Street and will eliminate the property lines crossing under the existing Braun buildings. 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. The real property addressed as 396 La Mesa Street is a four-lot commercial development with a total area of approximately 1.68 acres. These adjoining lots correspond to APN 8326-010-023 issued for tax purposes by the Los Angeles County Office of the Assessor. The property is currently occupied by Braun buildings and the associated parking lot as shown in the Vicinity Map and Aerial Map (Attachments 2 and 3 respectively). Said structures, originally built in the early 1950s, were constructed over the property lines of the parcels proposed for lot merger.

The real property addressed as 1149 E. Fourth Street is a 0.17-acre residential parcel located along the southeast edge of the Braun lot and corresponds to APN 8326-010-012. It is occupied by a one-story, 580 square foot single-family residential structure.

Due to increased operations, Braun is proposing to expand their existing parking area by demolishing the 1149 Fourth Street residential property and developing it as a 28-space overflow parking lot. Additional improvements include onsite landscaping, street repaving and the reconstruction of the public sidewalk along 1149 Fourth Street property frontage.

As part of the proposed development, the owner has submitted a lot merger application to the Public Works Department - Engineering Division to consolidate the aforementioned legal lots into one parcel. This action will eliminate the lot lines crossing under the existing structures and facilitate the construction of adequate parking space for the property commercial land use. Lot Merger LM13-2017 is submitted in accordance with Section 66499.20.3 of the California

Adoption of a Resolution Approving Lot Merger LM13-2017, Assessor Parcel Numbers 8326-010-023 and -012, Located at 396 La Mesa Street and 1149 E. Fourth Street, Pomona, CA (Council District 3)

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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 four adjoining lots designated by APNs 8326-010-023 and -012 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 facilitate the completion of the project in accordance with the approved development plans.

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

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