



CITY OF POMONA COUNCIL REPORT

July 16, 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 LM9-2016 of Portions of Lots 4 and 5 of Tract No. 9242, Recorded in Book 125 Page 21 of Maps, and Portion of Lot 1 of Tract No. 14867, Recorded in Book 310 Pages 48 and 49 of Maps, County of Los Angeles, Assessor Parcel Numbers 8326-009-001, -002 and Portion of -031, for Conversion and Remodeling of an Existing Residential Property into a Commercial Office and Parking Lot Located at 1054-1062 E. Third Street, Pomona, CA (Council District 3)**

OVERVIEW

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

1. Approving Lot Merger LM9-2016 of portions of Lots 4 and 5 of Tract No. 9242, recorded in Book 125 Page 21 of Maps, and portion of Lot 1 of Tract No. 14867, recorded in Book 310 Pages 48 and 49 of Maps, County of Los Angeles, Assessor Parcel Numbers 8326-009-001, -002 and portion of -031 (Exhibit A), for conversion and remodeling of an existing residential property into a commercial office and parking lot located at 1054-1062 E. Third 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 LM9-2016 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 LM9-2016 has been considered by the Planning Commission.

Environmental Impact – Pursuant to the California Code of Regulations, Title 14, Guidelines for the Implementation of the 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 Jose and Jaqueline Carvajal, owners of the adjoining real properties located at 1054-1062 E. Third Street, Pomona, CA, Assessor Parcel Numbers (APNs) 8326-009-001, -002 and portion of -031. The purpose of this merger is to consolidate portions of Lots 4 and 5 of Tract No. 9242, Recorded in Book 125 Page 21 of Maps, and portion of Lot 1 of Tract No. 14867, recorded in Book 310 Pages 48 and 49 of Maps, County of Los Angeles into one parcel. This action will facilitate the completion of the improvements associated with the proposed conversion and remodeling of the existing residential property into a commercial office and parking lot. 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 1054-1062 E. Third Street consists of (i) one parcel developed as a single-family residence corresponding to APN 8326-009-001, (ii) one vacant lot, APN 8326-009-002 and (iii) one-sixth interest of a 15.18-foot-wide strip of land located south of the aforementioned parcels, extending easterly to La Mesa Street and corresponding to APN 8326-009-031. These adjoining lots have a total area of approximately 0.27 acres. The owners are proposing to redevelop the property by remodeling and converting the existing single-family residence into an office space, and by adding a new six-space parking lot and landscaping. As part of the proposed development, the owners have submitted a lot merger application to the Public Works Department - Engineering Division to consolidate APNs 8326-009-001, -002 and the westerly 48.08 feet of APN -031 into one parcel. This action will facilitate the construction of adequate parking space for the commercial land use.

Lot Merger LM9-2016 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. 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 three adjoining lots designated by APNs 8326-009-001, -002 and portion of -031 into one lot, as described in EXHIBIT "A" to EXHIBIT 1 of Attachment 1 and as shown on the map 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 (as shown in Attachment 2 – Vicinity Map and Attachment 3 – Aerial Map) and will facilitate the completion of the project in accordance with the approved development.

Attachment: 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