



CITY OF POMONA COUNCIL REPORT

October 15, 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 LM4-2018 of Lots 4 and 37 of Tract No. 21087 Recorded in Book 557, Pages 24 and 25 of Maps, County of Los Angeles, Assessor Parcel Number 8320-019-016, for Remodeling of an Existing Residential Property Located at 1133 Lincoln Avenue, Pomona, CA (Council District 4)**

OVERVIEW

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

1. Approving Lot Merger LM4-2018 of Lots 4 and 37 of Tract No. 21087 recorded in Book 557, Pages 24 and 25 of Maps, County of Los Angeles, Assessor Parcel Number 8320-019-016, for the remodeling of an existing residential property located at 1133 Lincoln Avenue, Pomona, CA;
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 LM4-2018 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 – There is no previous related City Council action.

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 Eric Andreasen with Andreasen Engineering, Inc., on behalf of Rosa Mari Gallegos, owner of the residential lots located at 1133 Lincoln Avenue, Assessor Parcel Number (APN) 8320-019-016. The purpose of this merger is to

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consolidate Lots 4 and 37 of Tract No. 21087 recorded in Book 557, Pages 24 and 25 of Maps, County of Los Angeles into one parcel. This action will facilitate the completion of the proposed remodeling improvements for the property and will eliminate the lot line that crosses under one of the existing residential dwellings. 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 1133 Lincoln Avenue is a two-lot residential development (Vicinity Map and Aerial Map included as Attachments 2 and 3, respectively) with a total area of approximately 0.31 acres and consists of the following two single-family, one-story dwellings:

- 1,184 square foot house and 292 square foot carport built on Lot 4 of Tract No. 21087 and having direct public street access from Lincoln Avenue.
- 324 square foot house and 403 square foot garage built over the property line of the parcels proposed for lot merger and within the boundaries of Lot 37 of Tract No. 21087, and having direct public street access from Dalton Court.

The subject adjoining residential parcels, being owned by the same property owner, have a single APN 8320-019-016 issued for tax purposes by the Los Angeles County Office of the Assessor.

The property owner has submitted a permit application to the Pomona Building & Safety Division for the demolition and reconstruction of the garage structure. As part of the proposed tenant improvement project, the owner has submitted a lot merger application to the Public Works Engineering Division to consolidate the aforementioned legal lots into one parcel. This action will eliminate the lot line crossing under the existing residential dwelling.

Lot Merger LM4-2018 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 as verified by Planning Division. This City Council action will merge two adjoining lots designated by APN 8320-019-016 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 and the issuance of the final sign off of the building permit.

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

Prepared by: Carmen Barsu, Engineering Associate