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# CITY OF POMONA COUNCIL REPORT

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November 19, 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 LM7-2018 of Lots 3 Through 11, Block M of the Ganesha Park Tract Recorded in Book 14 Pages 74 and 75 of Maps and a Portion of Lot 5 of the Alvarado Tract Rancho San Jose Recorded in Book 37 Page 49 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Numbers 8357-010-900 and -901 for the Redevelopment of the Roosevelt Elementary School Located at 701 N. Huntington Boulevard, Pomona (Council District 1)**

## OVERVIEW

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

1. Approving Lot Merger LM7-2018 of Lots 3 through 11, Block M of the Ganesha Park Tract recorded in Book 14 Pages 74 and 75 of Maps and a portion of Lot 5 of the Alvarado Tract Rancho San Jose recorded in Book 37 Page 49 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Numbers 8357-010-900 and -901 for the redevelopment of the Roosevelt Elementary School located at 701 N. Huntington Boulevard and 731 Laurel 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 LM7-2018 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 Related Action** – No project related to Lot Merger LM7-2018 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 Eric Andreasen with Andreasen Engineering, Inc. on behalf of Pomona Unified School District, owner of the adjoining real properties located at 701 N. Huntington Boulevard, Assessor Parcel Number (APN) 8357-010-900 and 731 Laurel Avenue, APN 8357-010-901. The purpose of this merger is to consolidate Lots 3 through 11, Block M of the Ganesha Park Tract recorded in Book 14 Pages 74 and 75 of Maps and a portion of Lot 5 of the Alvarado Tract Rancho San Jose recorded in Book 37 Page 49 of Miscellaneous Records, County of Los Angeles, into one parcel. This action will facilitate the completion of the improvements proposed for the school campus, will eliminate the property lines crossing under the proposed new structures, and will allow the development to meet the parking requirements associated with the current land use. 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 701 N. Huntington Boulevard, APN 8357-010-900, is a multiple-lot commercial development with a total area of approximately 3.8 acres. The property is currently occupied by the Roosevelt Elementary School buildings, playground, and the associated parking facilities (Attachments 2 and 3). The real property addressed as 731 Laurel Avenue, APN 8357-010-901, formerly a 0.16-acre residential parcel, is vacant and proposed to be developed as an additional school parking lot.

The Roosevelt Elementary School campus presently contains permanent and portable buildings, hardscape, landscape, and play areas. The proposed site improvements consist of the removal of seven portable buildings along with portions of the existing play courts and play equipment and the construction of two new prefabricated buildings, driveways, parking, and play areas. The project will add one emergency vehicular entrance on N. Hamilton Boulevard and will upgrade the ingress and egress Huntington Boulevard access areas to the drop-off parking lot.

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 new classroom structures and allow the property to meet the parking requirements associated with the current land use.

Lot Merger LM7-2018 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.

Adoption of a Resolution Approving Lot Merger LM7-2018, Assessor Parcel Numbers 8357-010-900 and -901, Located at 701 N. Huntington Boulevard and 731 Laurel Avenue, Pomona, CA (Council District 1)

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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 APNs 8357-010-900 and -901 into one lot, as described in the legal description contained in EXHIBIT "A" and 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 for the properties highlighted in Attachment 2 and 3 (Vicinity Map and Aerial Map respectively) 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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