



CITY OF POMONA COUNCIL REPORT

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 LM8-2018 of Portions of Lot 2, Block F of Map No. 1 of a Portion of Phillips Addition to Pomona, Recorded in Book 17 Page 94 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Number 8331-001-023, for a Multi-Family Residential Development at 1982 S. Garey Avenue, Pomona, CA (Council District 3)**

OVERVIEW

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

1. Approving Lot Merger LM8-2018 of portions of Lot 2, Block F of Map No. 1 of a Portion of Phillips Addition to Pomona, Recorded in Book 17 Page 94 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Number 8331-001-023, for a multi-family residential development at 1982 S. Garey Avenue, Pomona, CA;
2. Authorizing the City Engineer to sign the Notice of Lot Merger (EXHIBIT 1 to the Resolution which includes EXHIBIT “A” – Legal Description and EXHIBIT “B” - Map) on behalf of the City; and
3. Finding that Lot Merger LM8-2018 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 - On December 20, 2017, the Development Services Director approved Development Plan Review DPR 5181-2016 and DPR Resolution No. 17-001 (Attachment 2), for the construction of four, three-story residential buildings containing a total of twenty (20) residential units on a vacant real property located at 1982 S. Garey Avenue.

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

Approval of this lot merger will facilitate the completion of a proposed project to construct four, three-story residential buildings containing a total of twenty (20) residential units at currently vacant property at 1982 S. Garey Avenue. The project was reviewed and approved by the Development Services Director pursuant to authority granted by the Pomona Corridors Specific Plan (CSP), Ordinance No. 4181. Since CSP projects are not required to be considered by the Planning Commission, the lot merger must be approved by the City Council.

DISCUSSION

The real property addressed as 1982 S. Garey Avenue is a vacant two-lot site with a total area of approximately 0.76 acres (Attachments 3 and 4). The subject adjoining lots, being owned by the same property owner, have a single APN 8331-001-023 issued for tax purposes by the Los Angeles County Office of the Assessor.

The owner has submitted a Development Plan Review DPR 5181-2016 application to the Pomona Planning Division for the construction of four, three-story residential buildings containing a total of twenty (20) residential units. The project includes one- and two-bedroom floor plans, enclosed private open space areas, attached garages, outdoor guest parking, common landscaped areas and pedestrian walkways. Vehicular and fire department access is provided by one centrally located driveway off of Garey Avenue. The project is located in the Pomona Corridors Specific Plan, Neighborhood Parkway Segment.

Upon being granted the DPR 5181-2016 approval, the owner submitted grading and building permit applications to the Pomona Building & Safety Division. Said permit applications are currently in the final plan check phase. As part of the plan review process and to satisfy one of the conditions of approval of the building permits, the owner submitted a lot merger application to the Public Works Department - Engineering Division to consolidate the aforementioned lots into one parcel.

Lot Merger LM8-2018 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.

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 APN 8331-001-023 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 permits. The Vicinity Map and Aerial Map are included as Attachments 3 and 4 for reference.

Adoption of a Resolution Approving Lot Merger LM8-2018, Assessor Parcel Numbers 8331-001-023, Located at 1982 S. Garey Avenue, Pomona, CA (Council District 3)

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Attachments:

1. Resolution with Notice of Lot Merger as EXHIBIT 1, Legal Description and Map as EXHIBIT "A" and EXHIBIT "B"
2. Development Plan Review DPR Resolution No. 17-001
3. Vicinity Map
4. Aerial Map

Prepared by: Carmen Barsu, Engineering Associate

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