



CITY OF POMONA COUNCIL REPORT

December 17, 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 LM1-2018 for Remodeling of an Existing Commercial Property (La Cachanilla 5 Market) and Parking Lot Located at 1135-1157 N. White Avenue, Pomona, CA (Council District 1)**

OVERVIEW

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

1. Approving Lot Merger LM1-2018 of a portion of Lot 20, Block C of Ganesha Park Tract recorded in Book 14, pages 74 and 75 of Maps and a portion of Lot 5 of Tract No. 7957 recorded in Book 91 Page 37 of Maps, County of Los Angeles, Assessor Parcel Numbers 8340-006-037 and -035, for the remodeling of an existing commercial property and parking lot located at 1135-1157 N. White 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 LM1-2018 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 LM1-2018 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

Approval of this lot merger will facilitate the completion of the improvements proposed for this existing commercial building (La Cachanilla 5 Market) at 1135-1157 N. White Avenue, 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 1135 N. White Avenue, APN 8340-006-037, is a commercial development with a total area of approximately 9,352 square feet. The northerly half of the lot is currently occupied by La Cachanilla 5 Market, while the southerly half of the lot is developed as a single family residence.

The proposed lot merger application has been submitted by Rayahi Haifa, owner of the adjoining real properties located at 1135-1157 N. White Avenue, Assessor Parcel Numbers (APNs) 8340-006-037 and -035, as shown on the map depicted by EXHIBIT “B” to EXHIBIT 1 of Attachment 1. The purpose of this merger is to consolidate a portion of Lot 20, Block C of Ganesha Park Tract recorded in Book 14, pages 74 and 75 of Maps and a portion of Lot 5 of Tract No. 7957 recorded in Book 91 Page 37 of Maps, County of Los Angeles into one parcel.

The real property addressed as 1157 N. White Avenue, APN 8340-006-035, has a total area of approximately 7,492 square feet and serves as a commercial parking lot for La Cachanilla 5 Market.

The property owner has submitted a permit application to the City’s Building and Safety Division for the interior remodeling of the commercial building and the addition of a new kitchen area. As part of the proposed tenant improvement project, 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 allow the development to meet the parking requirements associated with the current land use.

The aforementioned properties are separated by the easterly 60 feet of a 17.5-foot wide public alley that extends westerly from White Avenue to a 16-foot wide public alley connecting Orange Grove Avenue to Alvarado Street. The southerly 15 feet of said 17.5-foot alley have been dedicated for public use subsequent to the September 10, 1908 recordation of the Ganesha Park Tract, MB 14-74/75; the 15-foot wide alley is also referenced on Tract Map No. 7957, MB 91-37, recorded on March 31, 1924. The northerly 2.5 feet of the alley have been separately dedicated following the July 11, 1966 recordation of Instrument No. 3139 of Official Records. Upon the approval and recordation of the proposed lot merger, the property owner is rededicating the easterly 60.03 feet of the alley to the City of Pomona for public street and utility purposes (Attachment 2).

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Lot Merger LM1-2018 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. This action will merge two adjoining lots designated by APNs 8340-006-037 and -035 into one lot (Attachments 3 and 4). 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. Grant of Easement
 3. Vicinity Map
 4. Aerial Map

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