



CITY OF POMONA COUNCIL REPORT

February 4, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted by: Rene Guerrero, Interim Public Works Director

Subject: **Adoption of a Resolution Approving Lot Merger LM16-2017 for the Remodeling of an Existing Commercial Office and Parking Lot Located at 1550 N. Garey Avenue, Pomona, CA (Council District 4)**

OVERVIEW

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

1. Approving Lot Merger LM16-2017 of portions of Lots 5, 6 and 7 of F.L. Battle's Subdivision of Lots 4, 5 and 6, Block "A" of the Palomares Tract, recorded in Book 99 Pages 19 and 20 of Miscellaneous Records, County of Los Angeles, Assessor Parcel Numbers 8339-020-020 and -023, for the remodeling of an existing commercial office (Planned Parenthood - Pomona Center) and parking lot located at 1550 N. Garey 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 LM16-2017 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 LM16-2017 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

commercial property, eliminate the property line crossing under the existing building and 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 1550 N. Garey Avenue, Assessor Parcel Numbers (APNs) 8339-020-020 and -023, is a three-lot commercial development with a total area of approximately 0.47 acres (Attachments 2 and 3). The parcels are occupied by a 4,695 square foot medical building and related parking lot.

The lot merger application has been submitted by Kevin Oliver, Chief Legal Counsel of Planned Parenthood Los Angeles, on behalf of the owner of said real property, as shown on the map depicted by EXHIBIT B to EXHIBIT 1 of Attachment 1. The purpose of the merger is to consolidate portions of Lots 5, 6 and 7 of F.L. Battle's Subdivision of Lots 4, 5 and 6, Block "A" of the Palomares Tract, recorded in Book 99 Pages 19 and 20 of Miscellaneous Records, County of Los Angeles into one parcel. Two of the subject adjoining lots, being owned by the same property owner, have a single assessor parcel number (APN 8339-020-023) issued for tax purposes by the Los Angeles County Office of the Assessor.

The property owner has submitted two permit applications to the City of Pomona Building and Safety Division for the interior remodeling of the commercial building, ADA upgrades to the parking lot and the installation of an automatic access gate. 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 allow the development to meet the parking requirements associated with the current land use and will eliminate the property line crossing under the existing building.

Lot Merger LM16-2017 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. The approval and adoption of the Resolution will allow for 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. Vicinity Map
 3. Aerial Map