



CITY OF POMONA COUNCIL REPORT

June 17, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Rene Guerrero, Interim Public Works Director

SUBJECT: APPROVAL OF LOT MERGER LM10-2018, FOR THE PROPERTY LOCATED AT 1403 N. GAREY AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBERS 8339-027-910 AND -911, RELATED TO THE PARKING LOT IMPROVEMENTS OF THE TRI-CITY MENTAL HEALTH CENTER FACILITIES (COUNCIL DISTRICT 1)

RECOMMENDATION: It is recommended that the City Council take the following actions:

- 1) Adopt the following Resolution:

RESOLUTION NO. 2019-75 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM10-2018 FOR THE PROPERTY LOCATED AT 1403 N. GAREY AVENUE, ASSESSOR PARCEL NUMBERS 8339-027-910 AND -911; and

- 2) Authorize the City Engineer to sign the Lot Merger LM10-2018 on behalf of the City.

EXECUTIVE SUMMARY: RKA Consulting Group has submitted the proposed lot merger application on behalf of Tri-City Mental Health Center (TCMHC), owner of the adjoining real properties located at 1403 N. Garey Avenue, Assessor Parcel Numbers (APNs) 8339-027-910 and -911. Approval of Resolution No. 2019-75 (Attachment No. 1) will consolidate three lots into one parcel, eliminate the property line crossing under an existing building, and facilitate the completion of the TCMHC parking lot improvements. City Council approval is required if the lot merger was not previously considered by the Planning Commission as part of a development project.

FISCAL IMPACT: None.

PREVIOUS RELATED ACTION: No project related to Lot Merger LM10-2018 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.

DISCUSSION: The real property addressed as 1403 N. Garey Avenue is a three-lot commercial development with a total area of approximately 0.72 acres. The adjoining parcels accessed from Garey Avenue are occupied by two buildings that serve as adult and teen wellness centers. Having the same land use and being owned by the same property owner, these lots have been issued a single APN 8339-027-910 by the Los Angeles County Office of the Assessor. The parcel accessed from Gordon Street, designated as APN 8339-027-911, is occupied by a parking lot (Attachment Nos. 2 and 3).

In 2017, TCMHC, the property owner, submitted a permit application to the Pomona Building and Safety Division for the installation of parking lot lighting improvements. This action was taken to provide a safe environment during the TCMHC night hours of the operations, for both patrons and employees. As part of the proposed project, the owner was required to submit a lot merger application to the Public Works Engineering Division to consolidate the aforementioned legal lots into one parcel. The proposed merger will eliminate the property line crossing under one of the existing TCMHC buildings and will allow the development to meet the parking demands associated with the current land use.

Lot Merger LM10-2018 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 three adjoining lots designated by APNs 8339-027-910 and - 911 into one lot, as described in EXHIBIT "A" and 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.

Prepared by:

Carmen Barsu
Engineering Associate

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2019-75 with Notice of Lot Merger as EXHIBIT “1”, Legal Description as EXHIBIT “A” and Map as EXHIBIT “B”.

Attachment No. 2 - Vicinity Map

Attachment No. 3 - Aerial Map