



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 LM11-2018, FOR THE PROPERTY LOCATED AT 2008 N. GAREY AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBERS 8362-002-902, -903 AND -905, RELATED TO THE PARKING LOT EXPANSION OF THE TRI-CITY MENTAL HEALTH CENTER FACILITIES (COUNCIL DISTRICT 6)

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2019-76 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM11-2018 FOR THE PROPERTY LOCATED AT 2008 N. GAREY AVENUE, ASSESSOR PARCEL NUMBERS 8362-002-902, -903 AND -905; and

- 2) Authorize the City Engineer to sign the Lot Merger LM11-2018 on behalf of the City.

EXECUTIVE SUMMARY: The proposed lot merger application has been submitted by RKA Consulting Group on behalf of Tri-City Mental Health Center (TCMHC), owner of the adjoining real properties located at 2008 N. Garey Avenue, Assessor Parcel Numbers (APNs) 8362-002-902, -903 and -905. Approval of Resolution No. 2019-76 (Attachment No. 1) will consolidate three lots into one parcel and facilitate the completion of the TCMHC parking lot expansion. 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 LM11-2018 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 2008 N. Garey Avenue, APN 8362-002-902, is a commercial development with a total area of approximately 0.94 acres. The northwesterly portion of the lot is currently occupied by the TCMHC main office building, while the rest of the property, along with the strip of land acquired from the City of Pomona in 2016 and associated with APN 8362-002-905, are developed as a parking lot. The real property located to the north of the main building has a total area of approximately 0.57 acres and is currently vacant (APN 8362-002-903) (Attachment Nos. 2 and 3).

TCMHC, the property owner, submitted a permit application to the Pomona Building and Safety Division for the expansion of the existing parking lot, due to the increase of the Adult Outpatient, Full Service Partnership, and Older Adult Services provided at this location. As part of the proposed 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 increased parking demands associated with the current land use.

Lot Merger LM11-2018 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 8362-002-902, -903 and -905 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. 2019-76 with Notice of Lot Merger as EXHIBIT “1”, Legal Description aa EXHIBIT “A” and Map as EXHIBIT “B”

Attachment No. 2 - Vicinity Map

Attachment No. 3 - Aerial Map