



CITY OF POMONA COUNCIL REPORT

July 15, 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 LM14-2018, FOR THE PROPERTY LOCATED AT 350 N. GAREY AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8336-026-017, RELATED TO THE REMODELING OF THE HISTORIC YMCA FACILITIES (COUNCIL DISTRICT 4)

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2019-86 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM14-2018 FOR THE PROPERTY LOCATED AT 350 N. GAREY AVENUE, ASSESSOR PARCEL NUMBER 8336-026-017; and

- 2) Authorize the City Engineer to sign the Lot Merger LM14-2018 on behalf of the City.

EXECUTIVE SUMMARY: Spectra Company has submitted the proposed lot merger application on behalf of Ray Holdings, LLC, owner of the adjoining real properties located at 350 N. Garey Avenue, Assessor Parcel Number (APN) 8336-026-017. Approval of Resolution No. 2019-86 (Attachment No. 1) will consolidate two lots into one parcel and facilitate the completion of the historic YMCA building remodeling and 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 LM14-2018 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 350 N. Garey Avenue is a two-lot commercial development with a total area of approximately 1.934 acres. The larger of the two parcels, accessed from Monterey Avenue and Center Street, has been until recently, occupied by two structures: the former YMCA building, now historically designated, and by a non-historic annex building. The smaller parcel is a vacant lot. Having the same land use and being owned by the same property owner, these lots have been issued a single APN 8336-026-017 by the Los Angeles County Office of the Assessor (Attachment Nos. 2 and 3).

In 2018, Spectra Company submitted several permit applications to the Pomona Building and Safety Division for interior and exterior renovations of the main building, demolition of the annex building, grading and repaving of a portion of the existing parking lot, and parking lot expansion over the vacant parcel. 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 allow the development to meet the parking demands associated with the property land use.

Lot Merger LM14-2018 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 APN 8336-026-017 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. 2019-86 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