

RESOLUTION NO. 2019-92

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT LLA1-2012, FOR THE PROPERTY LOCATED AT 9 RANCHO JURUPA PLACE, POMONA, CA, ASSESSOR PARCEL NUMBERS 8704-027-016 AND -901

WHEREAS, the City of Pomona Public Works Department has received a request for Lot Line Adjustment LLA1-2012 for the real properties associated with Assessor Parcel Numbers 8704-027-016 and -901, related to the proposed lot expansion and future improvements of the property located at 9 Rancho Jurupa Place, Pomona, CA; and

WHEREAS, Andreasen Engineering, Inc., on behalf of Donna and Timothy Pfitzenreuter, property owners, has submitted all required documents for review by the City Engineer, pursuant to California Government Code Section 66412 (d), et seq; and

WHEREAS, the City Engineer has reviewed the completed application for the proposed lot line adjustment for compliance with the Subdivision Map Act and applicable City Codes; and

WHEREAS, pursuant to Article 19 Categorical Exemptions, Section 15305 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt from further CEQA review and documentation. Section 15305 pertains to Class 5 projects, consisting of “minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments; and

WHEREAS, the Planning Division had reviewed and determined that the completed application for the proposed lot line adjustment was compliant with the City’s General Plan, Phillips Ranch Specific Plan, the Zoning and Building Codes; and

WHEREAS, in accordance with the Pomona City Code, City Council approval of a lot line adjustment of contiguous parcels is required if the lot line adjustment was not previously considered by the Planning Division.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pomona as follows:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City Council hereby finds, based on the evidence submitted, that the Notice of Lot Line Adjustment LLA1-2012 attached hereto as EXHIBIT 1 is hereby approved as depicted by legal description and map marked as EXHIBIT “A” and EXHIBIT “B” attached hereto and by reference made a part thereof and subject to the following conditions:

- I. The transferred area shall continue to be used and maintained as an open space zone. Any landscape changes or future improvements to the transferred area, such as the construction of swimming pools, decks, or patios that would require fill exceeding one third of the depth of the transferred portion, or retaining walls exceeding five foot height, would require the approval of a Conditional Use Permit Application by the Planning Commission. Any proposed retaining walls regardless of height shall be provided with adequate decorative treatments consistent with the surrounding environment.
- II. All City owned irrigation lines crossing the property being transferred shall be relocated at the property owners’ expense.

SECTION 3. The City Council hereby authorizes the City Engineer to sign the Notice of Lot Line Adjustment on behalf of the City.

SECTION 4. The City Clerk shall attest and certify to the passage and adoption of this Resolution and it shall become effective immediately upon its approval.

APPROVED AND ADOPTED THIS 15TH DAY OF JULY 2019.

ATTEST:

CITY OF POMONA:

Rosalia Butler, City Clerk

Tim Sandoval, Mayor

APPROVED AS TO FORM:

Christi Hogin, City Attorney

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF POMONA

I, ROSALIA BUTLER, CITY CLERK of the City of Pomona do hereby certify that the foregoing Resolution was adopted at a Regular Meeting of the City Council of the City of Pomona held on the 15th day of July 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Pomona, California, this 15th day of July 2019.

Rosalia Butler, City Clerk