



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 LINE ADJUSTMENT LLA1-2012, ASSESSOR PARCEL NUMBERS 8704-027-016 AND -901, FOR LOT EXPANSION AND FUTURE IMPROVEMENTS AT THE RESIDENTIAL PROPERTY LOCATED AT 9 RANCHO JURUPA PLACE, POMONA, CA (COUNCIL DISTRICT 5)

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

- 1) Adopt the following Resolution:

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, ASSESSOR PARCEL NUMBERS 8704-027-016 AND -901; and

- 2) Authorize the City Engineer to sign the Lot Line Adjustment LLA1-2012 on behalf of the City.

EXECUTIVE SUMMARY: Andreasen Engineering, Inc. has submitted the proposed lot line adjustment application on behalf of Donna and Timothy Pfitzenreuter, owners of the residential property located at 9 Rancho Jurupa Place, Assessor Parcel Number (APN) 8704-027-016. Approval of Resolution No. 2019-92 (Attachment No. 1) will facilitate the adjustment of the property line between APN 8704-027-016 and the adjoining City-owned lot associated with APN 8704-057-901 to accommodate future development of the residential property. City Council approval is required if the lot line adjustment was not previously considered by the Planning Commission as part of a development project.

FISCAL IMPACT: None.

PREVIOUS RELATED ACTION: On April 6, 1981, the City Council adopted Resolution No. 81-87 approving Tract Map No. 38787 as being Phase III of Tract Map No. 33368. Tract Map No. 38787 was developed by Diamond View Properties of Anaheim, CA and consisted of 63 residential lots in the Phillips Ranch area. As part of Tract No. 38787, the City Council further accepted on behalf of the public, in fee simple, Lots 64 and 65 zoned as City of Pomona Open Space.

On October 28, 1981, the Planning Commission adopted Resolution No. 5408 approving Lot Line Adjustments for multiple residential lots included in Tract Map No. 38787. The adjustments placed additional land, privately owned, within the City-owned open space lots of the tract and under the respective landscaping maintenance district, to facilitate the upkeep of a uniform visual image. These lot line adjustments were completed pursuant to conditions of approval for the map established by the Community Development Department.

No project related to Lot Line Adjustment LLA1-2012 has been considered by the Planning Commission.

ENVIRONMENTAL IMPACT: In compliance with 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”.

DISCUSSION: Andreasen Engineering Inc., applicant, has submitted a request to the Public Works Department Engineering Division for a lot line adjustment between two adjoining parcels, Lots 26 and 64 of Tract Map No. 38787. Lot 26 is a residential property addressed as 9 Rancho Jurupa Place. Lot 64 is owned in fee simple by the City of Pomona and is zoned as Open Space. The request was made on behalf of Donna and Timothy Pfutzenreuter, owners of Lot 26, to facilitate the expansion of their residential property in anticipation of the future construction of a swimming pool and patio.

Lot 26, APN 8704-027-016, and Lot 64, APN 8704-027-901, both of Tract Map No. 38787, are proposed for a lot line adjustment, as depicted in EXHIBIT “A” and EXHIBIT “B” to EXHIBIT 1 of Attachment No. 1. The lot boundary modifications include the following:

- The total area of Lot 26 will be increased by 0.08 acres, from 0.28 acres to 0.36 acres; subsequently, Lot 26 will revert to the initial square footage prior to the Lot Line Adjustment of 1981 and will form Parcel A.
- Lot 64 will be consequently reduced by 0.08 acres, from 9.67 acres to 9.59 acres, and will constitute the proposed Parcel B.
- The area being transferred contains 3,409 square feet (0.08 acres). It has been appraised for the purpose of determining its market value, as described in Attachment No. 2, and is valued at \$0.00.

The approval of the proposed LLA1-2012 (Attachments No. 3 and 4) is subject to the following conditions that the applicants are responsible to comply with:

- 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 will require fill exceeding one-third of the depth of the transferred portion, or retaining walls exceeding the five-foot height, will 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.
- All City-owned irrigation lines crossing the property being transferred shall be relocated at the property owner's expense.

After adjustment and subject to the above-listed conditions, Parcels A and B shall conform to the City of Pomona General Plan, the Phillips Ranch Specific Plan, and the City's Zoning Ordinance.

Prepared by:

Carmen Barsu
Engineering Associate

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2019-92 with Notice of Lot Line Adjustment as EXHIBIT "1", Legal Description as EXHIBIT "A" and Map as EXHIBIT "B"

Attachment No. 2 – CalBest Appraisals, Residential Appraisal Summary Report

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map