



---

---

# CITY OF POMONA COUNCIL REPORT

---

---

September 9, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Rene Guerrero, Public Works Director

**SUBJECT: APPROVAL OF LOT MERGER LM2-2019 FOR THE PROPERTY LOCATED AT 690-696 W. HOLT AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8340-026-022, RELATED TO THE REMODELING OF THE LA CARE FACILITIES (COUNCIL DISTRICT 1)**

---

## **RECOMMENDATION:**

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

- 1) Adopt the following Resolution:

**RESOLUTION NO. 2019-130 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM2-2019 FOR THE PROPERTY LOCATED AT 690-696 W. HOLT AVENUE, ASSESSOR PARCEL NUMBER 8340-026-022; and**

- 2) Authorize the City Engineer to sign the Lot Merger LM2-2019 on behalf of the City.

**EXECUTIVE SUMMARY:** Elliott Weinstock, Brasa Capital Management, has submitted the proposed lot merger application on behalf of 690 Holt Pomona LLC, owner of the adjoining real properties located at 690-696 W. Holt Avenue, Assessor Parcel Number (APN) 8340-026-022. Approval of the Resolution No. 2019-130 (Attachment No. 1) will consolidate four lots into one parcel, eliminate the property line crossing under an existing building, and facilitate the completion of the interior remodeling of the LA CARE facilities. City Council approval of a lot merger 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 LM2-2019 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 690-696 W. Holt Avenue is a four-lot commercial development located at the southeast corner of Holt Avenue and Huntington Street, with a total area of approximately 0.51 acres. The adjoining parcels, accessed from Holt Avenue and the public alley located south of Holt Avenue, between Huntington Street and White Avenue, are occupied by a 12,173 square foot commercial building and the associated parking lot. Having the same land use and being owned by the same property owner, these lots have been issued a single APN 8340-026-022 by the Los Angeles County Office of the Assessor (Attachment Nos. 2 and 3).

The property, home of the Big 5 Sporting Goods store for over 30 years, has been recently vacated and is currently leased through 2029 by LA CARE. The Local Initiative Health Authority of Los Angeles County, doing business as LA CARE Health Plan, is an independent, local public agency based in Los Angeles, California, that began operations as a licensed health plan in 1997. The organization provides health insurance for low-income individuals in Los Angeles County through four health coverage programs, including Medi-Cal.

At the beginning of 2019, a permit application was submitted to the Building and Safety Division for the interior remodeling of the existing building, in accordance with current Building and Fire Department Codes. 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 lines crossing under the building and will allow the development to meet the parking demands associated with the current land use.

Lot Merger LM2-2019 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 four adjoining lots designated by APNs 8340-026-022 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. 2019-130 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