



CITY OF POMONA COUNCIL REPORT

December 2, 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 LINE ADJUSTMENT LLA2-2019, ASSESSOR PARCEL NUMBERS 8707-001-027 AND -040, FOR PARKING LOT CONSOLIDATION AND FUTURE DEVELOPMENT OF THE COMMERCIAL PROPERTIES LOCATED AT 901 CORPORATE CENTER DRIVE, POMONA (COUNCIL DISTRICT 1)**

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2019-185 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT LLA2-2019, FOR THE PROPERTIES LOCATED AT 901 CORPORATE CENTER DRIVE, ASSESSOR PARCEL NUMBERS 8707-001-027 AND -040; and

- 2) Authorize the City Engineer to sign the Lot Line Adjustment LLA2-2019 on behalf of the City.

EXECUTIVE SUMMARY: Raj Panchal with Foremost Corporate, LLC, owner, has submitted the proposed lot line adjustment application for the properties located at 901 Corporate Center Drive, Assessor Parcel Numbers (APNs) 8707-001-027 and -040. Approval of Resolution No. 2019-185 (Attachment No. 1) will facilitate the adjustment of the lot line between the aforementioned commercial parcels to accommodate the expansion of the current parking lot and the future development of the remainder, unutilized parcel. 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: No project related to Lot Line Adjustment LLA2-2019 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: Raj Panchal with Foremost Corporate, LLC, owner and applicant, has submitted a request to the Public Works Department for a lot line adjustment between two adjoining parcels, Lots 3 and 4 of Tract Map No. 43358. The property occupies 9.81 acres of land within the University Corporate Center and is currently developed with a 96,635 square foot rentable office building and a surface parking lot.

- The boundaries of the aforementioned lots were previously adjusted in 1989 following the recordation of Lot Line Adjustment LLA7-89 per Instrument No. 89-1287479 of Official Records (O.R.).
- The boundary of Lot 4 was subsequently adjusted in 1992 upon the recordation of Lot Line Adjustment LLA15-91 per Instrument No. 92-648864 O.R. and furthermore, in 1993, upon the recordation of Lot Line Adjustment LLA1-93 per Instrument No. 93-902146 O.R.

The “1989 Adjusted Lot 3” is currently developed as an office building and parking lot, while the “1993 Adjusted Lot 4” is developed as a parking lot only.

Foremost Corporate, LLC is requesting a new lot line adjustment in order to consolidate all existing office building operations, parking lot included, on one single parcel, Parcel 1, and reserve Parcel 2 for future development.

The “1989 Adjusted Lot 3”, APN 8707-001-027 and the “1993 Adjusted Lot 4”, APN 8707-001-040 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 the “1989 Adjusted Lot 3” will be increased by 2.1 acres, from 4.35 acres to 6.45 acres, and will form the proposed Parcel 1.
- The total area of the “1993 Adjusted Lot 4” will be decreased by 2.1 acres, from 5.46 acres to 3.36 acres, and will constitute the proposed Parcel 2.

After adjustment, Parcels 1 and 2 (Attachment Nos. 2 and 3) will conform to the City of Pomona General Plan and Zoning Ordinance.

Prepared by:

Carmen Barsu
Engineering Associate

Adoption of a Resolution Approving Lot Line Adjustment LLA2-2019, APNs 8707-001-027 and -040, Located at 901 Corporate Center Drive, Pomona, CA (Council District 1)

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ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2019-185 with Notice of Lot Line Adjustment as EXHIBIT “1”, Legal Description as EXHIBIT “A” and Map as EXHIBIT “B”.

Attachment No. 2 - Vicinity Map

Attachment No. 3 - Aerial Map