



# CITY OF POMONA COUNCIL REPORT

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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 MERGER LM6-2018 FOR THE PROPERTY LOCATED AT 500 HUMANE WAY, POMONA, CA, ASSESSOR PARCEL NUMBERS 8707-020-005 AND -009, RELATED TO ACCESS AND PARKING LOT IMPROVEMENTS AT INLAND VALLEY HUMANE SOCIETY AND SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS FACILITIES (COUNCIL DISTRICT 5)**

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## **RECOMMENDATIONS:**

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

- 1) Adopt the following Resolution:

**RESOLUTION NO. 2019-193 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM6-2018 FOR THE PROPERTY LOCATED AT 500 HUMANE WAY, ASSESSOR PARCEL NUMBERS 8707-020-005 AND-009; and**

- 2) Authorize the City Engineer to sign the Lot Merger LM6-2018 on behalf of the City.

**EXECUTIVE SUMMARY:** Gary Andreasen with Andreasen Engineering, Inc. has submitted the proposed lot merger application on behalf of the Inland Valley Humane Society (IVHS) and the Society for the Prevention of Cruelty to Animals (SPCA), owners of the adjoining real properties located at 500 Humane Way, Assessor Parcel Numbers (APNs) 8707-020-005 and -009. Approval of Resolution No. 2019-193 (Attachment No. 1) will eliminate the property line that crosses under the existing structure and facilitate the completion of the parking lot expansion to meet the parking requirements associated with the current land use. 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 LM6-2018 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 500 Humane Way is a two-lot commercial development with a total area of approximately 1.81 acres. The property is currently occupied by the IVHS and SPCA buildings, and the associated parking lot (Attachment Nos. 2 and 3). The main structure, approximately 12,000 square feet, was completed in 2011 and was constructed over the shared property line separating the two parcels proposed for lot merger.

Due to increased operations, the IVHS is proposing to construct a 16-stall parking lot along the west side of the main building, with direct access from Mission Boulevard via a new onsite driveway, along with drainage improvements and a retaining wall. In the foreseeable future, the property owner is considering expansion of the building footprint.

As part of the proposed development, the owner has submitted a lot merger application to the Public Works Department - Engineering Division to consolidate the aforementioned legal lots into one parcel. This action will eliminate the lot line crossing under the existing structure and allow the property to meet the parking requirements associated with the current land use.

Lot Merger LM6-2018 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 APNs 8707-020-005 and -009 into one lot, as legally described and depicted respectively in EXHIBITS "A" and "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:

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Carmen Barsu  
Engineering Associate

Adoption of a Resolution Approving Lot Merger LM6-2018, Assessor Parcel Numbers 8707-020-005 and -009, Located at 500 Humane Way, Pomona, CA (Council District 5)

December 2, 2019

Page 3 of 3

**ATTACHMENTS:**

Attachment No. 1 – Proposed Resolution No. 2019-193 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