



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 MERGER LM1-2017 FOR THE PROPERTIES LOCATED AT 260-290 E. SECOND STREET, POMONA, CA, ASSESSOR PARCEL NUMBER 8335-010-010, RELATED TO INTERIOR REMODELING OF THE CREATIVE HOME ANTIQUE FURNITURE SHOP (COUNCIL DISTRICT 2)**

RECOMMENDATIONS:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2019-190 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM1-2017 FOR THE PROPERTY LOCATED AT 260-290 E. SECOND STREET, ASSESSOR PARCEL NUMBER 8335-010-010; and

- 2) Authorize the City Engineer to sign the Lot Merger LM1-2017 on behalf of the City.

EXECUTIVE SUMMARY: John Sun with JWL Associates, Inc. has submitted the proposed lot merger application on behalf of WJC & S, LLC, owner of the adjoining real properties located at 260-290 E. Second Street, Assessor Parcel Number (APN) 8335-010-010. Approval of Resolution No. 2019-190 (Attachment No. 1) will facilitate the completion of the proposed commercial space interior remodeling and will eliminate the property line that crosses under the existing structure. 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 LM1-2017 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 260-290 E. Second Street is a two-lot commercial development with a total area of approximately 0.3 acres, located at the east end of the Pomona Downtown Mixed-Use Central Business District. It is occupied entirely by a single 13,000 square foot structure that was originally constructed with zero-setbacks and over the common property line separating the parcels proposed for lot merger. The building was previously used as an antiques and collectibles retail store, and has been vacant for over two years. Having the same land use and being owned by the same property owner, these lots have been issued a single APN 8335-010-010 by the Los Angeles County Office of the Assessor. (Attachment Nos. 2 and 3).

Between 2017 and 2019, JWL Associates, Inc. has submitted several permit applications to the Pomona Building and Safety Division for the interior renovation of the structure, to include seismic retrofitting, Americans with Disability Act (ADA) upgrades, and layout modifications to create the new office space, show case area and increased warehousing for the proposed “Creative Home Antique Furniture Shop”.

As part of the proposed development, JWL Associates, Inc. has submitted a lot merger application to the Public Works Department - Engineering Division to consolidate the aforementioned legal lots into one parcel and eliminate the lot line crossing under the existing building.

Lot Merger LM1-2017 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 APN 8335-010-010 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: Carmen Barsu, Engineering Associate

ATTACHMENTS:

Attachment No. 1 – Proposed Resolution No. 2019-190 with Notice of Lot Merger as EXHIBIT “1”, Legal Description as EXHIBIT “A” and Map as EXHIBIT “B”.

Adoption of a Resolution Approving Lot Merger LM1-2017, Assessor Parcel Number 8335-010-010, Located at 260-290 E. Second Street, Pomona, CA (Council District 2)

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Attachment No. 2 - Vicinity Map

Attachment No. 3 - Aerial Map