



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 LM8-2019 FOR THE PROPERTIES LOCATED AT 508-592 W. MISSION BOULEVARD, 568-578 PARCELS STREET, 563 SIXTH STREET, AND 561-581 PARK AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBERS 8341-010-914 TO -921, FOR THE DEVELOPMENT OF WEST MISSION APARTMENTS RESIDENTIAL PROJECT (COUNCIL DISTRICT 2)**

RECOMMENDATIONS:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2019-192 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM8-2019 FOR THE PROPERTIES LOCATED AT 508-592 W. MISSION BOULEVARD, 568-578 PARCELS STREET, 563 SIXTH STREET, AND 561-581 PARK AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBERS 8341-010-914 TO -921; and

- 2) Authorize the City Engineer to sign the Lot Merger LM8-2019 on behalf of the City.

EXECUTIVE SUMMARY: The City of Pomona Public Works Department - Engineering Division has initiated the proposed lot merger on behalf of the City of Pomona, current landowner of the properties known as Assessor Parcel Numbers (APNs) 8341-010-914 to -921. Approval of Resolution No. 2019-192 (Attachment No. 1) will facilitate the completion of the West Mission Apartments residential project, proposed by the Jamboree Housing Corporation as PREAPP 12102-2019 preliminary application to the Pomona Planning Division. 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.

Adoption of a Resolution Approving Lot Merger LM8-2019, Assessor Parcel Numbers 8341-010-914 to -921, Located at 508-592 W. Mission Boulevard, 568-578 Parcels Street, 563 Sixth Street and 561-581 Park Avenue, Pomona, CA (Council District 2)

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PREVIOUS RELATED ACTION: No project related to Lot Merger LM8-2019 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 properties addressed as 508-592 W. Mission Boulevard, 568-578 Parcels Street, 563 Sixth Street, and 561-581 Park Avenue consist of eight vacant lots with a total area of approximately 1.43 acres (Attachment Nos. 2 and 3). The lots have been considered by the Jamboree Housing Corporation as the location for a multi-family affordable housing project. A preliminary application has been submitted to the Pomona Planning Division and is currently under review for the construction of two buildings, Buildings A and B, with fifty-seven (57) one-, two- and three-bedroom apartments. The development includes an at-grade parking lot, private and tandem garages, and public and private open spaces. The residential units range in size from 629 to 974 square feet.

As part of the proposed development, the Public Works Department - Engineering Division has initiated the lot merger LM8-2019 on behalf of the City of Pomona, current landowner, to consolidate the aforementioned legal lots into one parcel. This action will eliminate all interior lot lines crossing under the future apartment buildings and allow the property to meet the parking requirements associated with the proposed land use.

Lot Merger LM8-2019 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 eight adjoining lots designated by APNs 8341-010-914 to -921 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

Adoption of a Resolution Approving Lot Merger LM8-2019, Assessor Parcel Numbers 8341-010-914 to -921, Located at 508-592 W. Mission Boulevard, 568-578 Parcels Street, 563 Sixth Street and 561-581 Park Avenue, Pomona, CA (Council District 2)

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ATTACHMENTS:

Attachment No. 1 – Proposed Resolution No. 2019-192 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