



CITY OF POMONA COUNCIL REPORT

February 24, 2020

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted by: Rene Guerrero, Public Works Director

Subject: **APPROVAL OF LOT MERGER LM9-2019 FOR THE PROPERTIES DESIGNATED AS ASSESSOR PARCEL NUMBERS 8340-004-016 AND -017, RELATED TO REMODELING OF AN EXISTING RESIDENTIAL PROPERTY LOCATED AT 1128 WISCONSIN STREET, POMONA, CA (COUNCIL DISTRICT 1)**

RECOMMENDATIONS:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2020-18 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM9-2019 FOR THE PROPERTIES LOCATED AT 1128 WISCONSIN STREET, ASSESSOR PARCEL NUMBERS 8340-004-016 and -017 ; and

- 2) Authorize the City Engineer to sign the Lot Merger LM9-2019 on behalf of the City.

EXECUTIVE SUMMARY: Frank E. Hahn, the property owner, has submitted the proposed lot merger application for the consolidation of the adjoining real properties located at 1128 Wisconsin Street, Assessor Parcel Numbers (APNs) 8340-004-016 and -017. Approval of Resolution No. 2020-18 (Attachment 1) will eliminate the lot line that crosses under one of the existing residential structures and will facilitate the completion of the proposed remodeling improvements. 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 LM9-2019 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 1128 Wisconsin Street is a two-lot residential development with a total area of approximately 0.3 acres, located on the east side of Wisconsin Street, between Jefferson and Columbia Avenues. It consists of a 1,594 square-foot single-family house with a 277 square-foot patio, a 360 square-foot garage, and a 546 square-foot pool house. (Attachments 2 and 3).

The property owner has submitted a permit application to the Pomona Building and Safety Division for the conversion of the pool house into an accessory dwelling unit (ADU). As part of the proposed improvement project, 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 pool house structure.

Lot Merger LM9-2019 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 two adjoining lots designated by APNs 8340-004-016 and -017 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 (i) the completion of the project in accordance with the approved development plans and (ii) the issuance of the ADU Certificate of Occupancy.

COUNCIL PRIORITIES & GOALS: This item supports the 2019-2020 City Council Priority 3: Safe and Clean Community – Goal L: Hold businesses and residents accountable for property maintenance and compliance with other City codes.

Prepared by: Carmen Barsu, Associate Civil Engineer

ATTACHMENTS:

Attachment No. 1 – Proposed Resolution No. 2020-18 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