



CITY OF POMONA COUNCIL REPORT

April 6, 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 LM10-2019 FOR THE PROPERTY LOCATED AT 100-130 E. ALVARADO STREET, POMONA, CA, ASSESSOR PARCEL NUMBERS 8336-006-019 AND -022, RELATED TO THE RESTORATION AND REMODELING OF AN EXISTING COMMERCIAL PROPERTY (COUNCIL DISTRICT 4)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2020-46 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM10-2019 FOR THE PROPERTY LOCATED AT 100-130 ALVARADO STREET, ASSESSOR PARCEL NUMBERS 8336-006-019 AND -022; and

- 2) Authorize the City Engineer to sign the Lot Merger LM10-2019 on behalf of the City.

EXECUTIVE SUMMARY: Ali Naji, 100 E. Alvarado St., LLC, property owner, has submitted the proposed lot merger application for the adjoining real properties located at 100-130 Alvarado Street, Assessor Parcel Numbers (APNs) 8336-006-019 and -022. Approval of Resolution No. 2020-46 (Attachment 1) will consolidate four lots into one parcel, eliminate the lot line crossing under the existing building, allow the development to meet the site parking demands associated with the current land use, and facilitate the completion of the restoration and remodeling of the property. 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 LM10-2019 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 100-130 Alvarado Street is a four-lot commercial development located at the southeast corner of Garey Avenue and Alvarado Street, in the Downtown Gateway Segment of the Pomona Corridors Specific Plan. The property is part of the Lincoln Park Historic District and has a total area of approximately 0.49 acres. The adjoining parcels, accessed from Garey Avenue and Alvarado Street, are occupied by a 5,187 square foot commercial building, a 1,924 square-foot enclosed patio with storage room, and the associated parking lot. Three of the four lots, having the same land use and being owned by the same property owner, have been issued a single APN 8336-006-019 by the Los Angeles County Office of the Assessor (Attachments 2 and 3). The fourth lot is associated with APN 8336-006-022.

The property has been recently approved by the Pomona Historic Preservation Committee for a major renovation and adaptive reuse, to include the restoration of an original historic firehouse structure, the demolition of the non-original patio enclosure and storage room, and the construction of new additions. Subsequently, the property owner has submitted permit applications to the Pomona Building and Safety Division for the demolition, new additions and interior remodeling of the structure that would allow property to be repurposed as a restaurant with an outside patio garden. As part of the proposed project, the owner was required to submit a lot merger application to the Public Works Engineering Division to consolidate the aforementioned legal lots into one parcel. The proposed merger will eliminate the property lines crossing under the building and will allow the development to meet the parking demands associated with the current land use.

Lot Merger LM10-2019 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 four adjoining lots designated by 8336-006-019 and -022 into one lot, as described in EXHIBIT "A" and shown on the map depicted by EXHIBIT "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, Associate Civil Engineer

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2020-46 with Notice of Lot Merger as EXHIBIT “1”, Legal Description aa EXHIBIT “A” and Map as EXHIBIT “B”.

Attachment No. 2 - Vicinity Map

Attachment No. 3 - Aerial Map