



CITY OF POMONA COUNCIL REPORT

February 1, 2021

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 LM1-2020 FOR THE PROPERTY LOCATED AT 790 W. HOLT AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8348-012-043, RELATED TO THE RESTORATION AND UPGRADING OF AN EXISTING COMMERCIAL PROPERTY (COUNCIL DISTRICT 1)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2021-17 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM1-2020 FOR THE PROPERTY LOCATED AT 790 W. HOLT AVENUE, ASSESSOR PARCEL NUMBER 8348-012-043; and

- 2) Authorize the City Engineer to sign the Lot Merger LM1-2020 on behalf of the City.

EXECUTIVE SUMMARY: Sorin Enache with Promotion Plus Signs Company, applicant, submitted the proposed lot merger application for the adjoining real properties located at 790 W. Holt Avenue, Assessor Parcel Number (APN) 8348-012-043. Approval of Resolution No. 2021-17 (Attachment No. 1) will consolidate three 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 upgrading 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: There is no fiscal impact associated with this item.

PREVIOUS RELATED ACTION: No project related to Lot Merger LM1-2020 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 790 W. Holt Avenue is a three-lot commercial development located at the southeast corner of Holt Avenue and Hamilton Boulevard in the Downtown Gateway Segment of the Pomona Corridors Specific Plan. It is occupied by a gas station and a donut shop, totaling approximately 4,000 square feet of commercial buildings, and the associated parking lot on 0.42 acres of real property. All three lots are being owned by the same landowner and have the same land use. Subsequently, the property has been issued a single APN 8348-012-043 by the Los Angeles County Office of the Assessor (Attachment Nos. 2 and 3).

Promotion Plus Signs Company has submitted a permit application to the Pomona Building and Safety Division for the restoration and upgrading of the existing gas station pumps, canopy, and signage. As part of the proposed project, the owner is 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 buildings and will allow the development to meet the parking demands associated with the current land use.

Lot Merger LM1-2020 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 three adjoining lots designated by APN 8348-012-043 into one lot, as described in EXHIBIT "A" and shown on the map depicted by EXHIBIT "B" to EXHIBIT 1 of Attachment No. 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. 2021-17 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