



CITY OF POMONA COUNCIL REPORT

June 15, 2026

To: Honorable Mayor and Members of the City Council

From: Anita D. Gutierrez, City Manager

Submitted By: Meg McWade, Public Works Director

SUBJECT: APPROVAL OF LOT MERGER LM9-2025 FOR THE PROPERTY LOCATED AT 838-840 N. WHITE AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8340-015-016, RELATED TO A NEW ACCESSORY DWELLING UNIT (ADU) (COUNCIL DISTRICT 2)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2026-67 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM9-2025 FOR THE PROPERTY LOCATED AT 838-840 N. WHITE AVENUE, ASSESSOR PARCEL NUMBER 8340-015-016

- 2) Authorize the City Engineer to sign Lot Merger LM9-2025 on behalf of the City of Pomona.

EXECUTIVE SUMMARY:

Francis K. Lin, Geoculus Inc. Consultants, applicant on behalf of Nicholas Jed Gasteiger, landowners, submitted the proposed lot merger application for the adjoining real properties located at 838-840 N. White Avenue and associated with Assessor Parcel Number (APN) 8340-015-016. Approval of Resolution No. 2026-67 (Attachment No. 1) will consolidate portions of two legal lots into one parcel, eliminate a lot line that would cross under a future building (ADU), and facilitate the completion of improvements at this residential 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.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

☐ When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$250 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$250 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

No fiscal impact.

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 840 N. White Avenue, APN 8340-015-016, is a 0.09-acre residential parcel consisting of portions of Lot 13, and the west 10.00 feet of Lot 12, Block B, of W. M Woody's Subdivision, in the City of Pomona, County of Los Angeles, State of California as per map recorded in Book 22 of Page 32 of Miscellaneous Records, in the Office of the County Recorder of said county. The property is located on the east side of White Avenue, north of Texas Street, and is developing a new 499-square-foot detached accessory dwelling unit (ADU), see Attachment Nos. 2 and 3. Vehicular access to the property is provided via a single driveway on White Avenue.

In April 2025, a permit application was submitted to the Pomona Building and Safety Division for the construction of a new 499-square-foot accessory dwelling unit (ADU) with two bedrooms, one bath, and one kitchen, which is detached from an existing 1,134-square-foot single family residence (SFR). As part of the proposed project, the owner submitted a lot-merger application to the Public Works Engineering Division to consolidate the aforementioned lots into a single parcel. The purpose of the merger is to eliminate the lot line that would cross under the future residential structure (ADU) when constructed and facilitate the completion of the proposed property improvements.

Lot Merger LM9-2025 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 portions of two legal lots, all designated by APN 8340-015-016, into one parcel, 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 enable the recording of the proposed lot merger and facilitate completion of the project in accordance with the approved development plans.

Prepared by:

Richard Dimalanta
Assistant Engineer

ATTACHMENTS:

Attachment No. 1 – Proposed Resolution No. 2026-67 with
EXHIBIT "1" – Notice of Lot Merger
EXHIBIT "A" – Legal Description
EXHIBIT "B" – Map
Attachment No. 2 – Vicinity Map
Attachment No. 3 – Aerial Map