

RESOLUTION NO. 2025-130

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
POMONA, CALIFORNIA, APPROVING TRACT MAP TM NO. 84154
FOR THE PROPERTY LOCATED AT 1707 N. TOWNE AVENUE,
ASSESSOR PARCEL NUMBER 8343-001-008**

WHEREAS, on June 26, 2024, at its regularly scheduled meeting, the Planning Commission held a public hearing and approved a request for housing development project (Case File: DPR-021499-2023, TRACTMAP-021501-2023) at 1707 N. Towne Ave; and

WHEREAS, on July 16, 2024, Councilmember Ontiveros-Cole filed an appeal of the decision; and

WHEREAS, on August 5, 2024, the City Council did not uphold the Planning Commission's approval decision and directed the matter to a public hearing which was subsequently scheduled for September 9, 2024; and

WHEREAS, on September 9, 2024, at its regularly scheduled meeting, City Council held a public hearing and approved a request for a housing development project (Case File: DPR-021499-2023, TRACTMAP-021501-2023) at 1707 N. Towne Avenue (5-0-0-2); and

WHEREAS, at the September 9, 2024 Public Hearing, City Council approved Resolution No. 2024-134 approving Development Plan Review (DPR-0214999-23) and adopted Resolution No 2024-135 approving Tentative Tract Map TRACTMAP 021501-2023, TM 84154 for a residential subdivision consisting of 45 townhome units at 1707 N. Towne Avenue, 8339-001-008. The Tentative Tract Map expires on September 9, 2026; and

WHEREAS, pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. Therefore, no further environmental review is required; and

WHEREAS, Taylor Morrison of California, LLC, landowner, has submitted Tract Map TM No. 84154 for the property located at 1707 N Towne Avenue, Pomona, CA, to the Public Works Department-Engineering Division for review and approval; and

ATTACHMENT NO. 1

WHEREAS, all conditions of approval related to Tentative Tract Map TRACTMAP 021501-2023, and TM No. 84154 have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pomona as follows:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City Council hereby finds, based on the evidence submitted, that the Tract Map No. 84154 for property located at 1707 N. Towne Ave, is hereby approved, as depicted in EXHIBIT “A” of this Resolution.

SECTION 3. The City Council hereby authorizes the City Engineer to sign Tract Map No. 84154 on behalf of the City.

SECTION 4. The City Clerk shall attest and certify to the passage and adoption of this Resolution, and it shall become effective immediately upon its approval.

PASSED, APPROVED AND ADOPTED this 1st day of December 2025.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

Sonia Carvalho
City Attorney

ATTEST:

Rosalia A. Butler, MMC
City Clerk

I, HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of Pomona at a regular meeting thereof held on December 1, 2025 by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rosalia A. Butler, MMC
City Clerk