



CITY OF POMONA COUNCIL REPORT

December 1, 2025

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Meg McWade, Public Works Director

SUBJECT: APPROVAL OF TRACT MAP NO. 84154 FOR THE PROPERTY LOCATED AT 1707 N. TOWNE AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8339-001-008, RELATED TO A 45 UNIT RESIDENTIAL TOWNHOME DEVELOPMENT (COUNCIL DISTRICT 4)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

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 8339-001-008; and

- 2) Authorize the City Engineer to sign the Tract Map TM No. 84154 on behalf of the City.

EXECUTIVE SUMMARY:

Taylor Morrisson of California, LLC, landowner, submitted an application to the Pomona Planning Division for Tentative Tract Map TRACTMAP 021501-2023, TM No. 84154, related to the subdivision and development of a 45-unit residential townhome project. City Council did not uphold the Planning Commission's approval decision and directed the matter to a public hearing. City Council held a public hearing and approved the application for the proposed project on a 1.9-acre site located at 1707 N. Towne Avenue, Assessor Parcel Number (APN) 8339-001-008. The approval of Tract Map No. 84154 (Attachment No. 1 - Exhibit "A") will allow the landowner to meet the project's tentative tract map requirements as established by City Council. The proposed

Tract Map No. 84154 has been prepared in accordance with the approved tentative tract map and has been submitted for approval.

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 \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 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 at this time.

PREVIOUS RELATED ACTION:

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 North Towne Avenue (5-0-0-2).

On July 16, 2024, Councilmember Ontiveros-Cole filed an appeal of the decision.

On August 5, 2024, the City Council did not uphold the Planning Commission's approval decision and directed the matter to a public hearing.

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).

On September 9, 2024, City Council adopted Resolution No. 24-135 (Attachment 2) 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.

ENVIRONMENTAL IMPACT:

In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that 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.

DISCUSSION:

The development application submitted by Taylor Morrison of California, LLC, landowner, for TRACTMAP 021501-2023, TM No. 84154, was approved by City Council to allow for the subdivision of a 45-unit residential development constructed on the property addressed as 1707 N. Towne Avenue, APN 8339-001-008. The approximate 1.9-acre site is located on the west side of Towne Avenue, between San Bernardino Avenue and Interstate-10 (Attachment No. 3). The project consists of three-story 45 residential units, as well as associated on-site and off-site improvements, including utilities, private drives, as well as common and private open space.

The public street vehicular access to the project is provided by one 26-foot driveway approach from San Bernardino Avenue. The maintenance of common space within project boundaries is to be the responsibility of the HOA.

Approval of Tract Map TM No. 84154, and its subsequent recordation, will allow the landowner Taylor Morrison of California, LLC, (i) to meet the conditions of approval for Tentative Tract Map TRACTMAP 021501-2023, and (ii) to facilitate the completion of the proposed construction and the issuance of the Certificates of Occupancy for the development.

The Tentative Tract Map expires on September 9, 2026.

Prepared by:

Santiago Castillo
Associate Engineer

ATTACHMENTS:

Attachment No. 1 – Proposed Resolution No. 2025-130

Exhibit “A” - Tract Map TM No. 84154

Attachment No. 2 – City Council Resolution No. 24-135

Attachment No. 3 – Vicinity Aerial Map