



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. 83188 FOR THE PROPERTY LOCATED AT 1137-1149 W. PHILLIPS BOULEVARD, POMONA, CA, ASSESSOR PARCEL NUMBERS 8343-012-015, AND 8343-012-016, RELATED TO 12 UNIT RESIDENTIAL DEVELOPMENT (COUNCIL DISTRICT 2)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2025-132 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING TRACT MAP TM NO. 83188 FOR THE PROPERTY LOCATED AT 1137-1149 W. PHILLIPS BOULEVARD, POMONA, CA ASSESSOR PARCEL NUMBER 8343-012-015 to -016; and

- 2) Authorize the City Engineer to sign the Tract Map TM No. 83188 on behalf of the City.

EXECUTIVE SUMMARY:

Nour Aldahhan with Man, LLC, landowner, submitted an application to the Pomona Planning Division for Tentative Tract Map TRACTMAP 14391-2020, TM No. 83188, related to the subdivision and development of a 12-unit residential townhome project. The Planning Commission recommended the approval of the application for the proposed project on a 0.9-acre site located at 1137-1149 W. Phillips Boulevard, Pomona, CA, Assessor Parcel Number (APN) 8343-012-015 to -016. The approval of Tract Map No. 83188 will allow the landowner to meet the project's tentative tract map requirements as established by the Planning Commission. The proposed Tract Map No. 83188 has been prepared in accordance with the approved tentative tract map and has been submitted for approval.

FISCAL IMPACT:

No fiscal impact at this time.

PREVIOUS RELATED ACTION:

On October 27, 2021, the Planning Commission adopted Resolution No. 21-029 (Attachment 2) approving Tentative Tract Map TRACTMAP 14391-2020, TM 83188 for a residential subdivision consisting of 12-unit residential townhomes at 1137-1149 W. Phillips Boulevard, 8343-012-015 to 016. The Tentative Tract Map expired on October 27, 2023.

On February 27, 2025, the Planning Commission retroactively approved Time Extension EXT-01417-2024 granting the first request for a one-year time extension of Conditional Use Permit CUP-14390-2020 to October 27, 2025.

On October 9, 2025, the Planning Division received an application for a Time Extension for Planning Commission Resolution No. 21-029 (TRACTMAP 14391-2020). According to City of Pomona Zoning and Development Code, Section 1110.F.2.a.2 “Upon submittal of a Time Extension request, the affected discretionary permit or action must be granted an automatic 90-day time extension to allow sufficient time for application processing.” The approved resolution, originally set to expire October 27, 2025, was extended to January 25, 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 a 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 Nour Aldahhan with Man, LLC, landowner, for TRACTMAP 14391-2020, TM No. 83188, was approved by the Planning Commission to allow for the subdivision of a 12-unit residential development constructed on the property addressed as 1137-1149 W. Phillips Boulevard, APN 8343-012-015 to -016. The approximate 0.9-acre site is located on the north side of Phillips Boulevard, between Hamilton Boulevard and Prospect Drive (Attachment No. 3). The project consists of two-story residential units.

All common areas within the project boundaries will be owned and maintained by a homeowner's association. The public street vehicular access to the project is provided by one 25-foot driveway approach from Phillips Boulevard.

Approval of Tract Map TM No. 83188, and its subsequent recordation, will allow the landowner Man, LLC, (i) to meet the conditions of approval for Tentative Tract Map TRACTMAP 14391-2020, and (ii) to facilitate the completion of the proposed construction and the issuance of the Certificates of Occupancy for the development.

Prepared by:

Santiago Castillo
Associate Engineer

ATTACHMENTS:

Attachment No. 1 – Resolution No. 2025-132

Exhibit “A” – Tract Map TM No. 83188

Attachment No. 2 – Planning Commission Resolution No. 21-029

Attachment No. 3 – Vicinity Aerial Map