

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**

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

WHEREAS, 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;

WHEREAS, 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, has now been extended to January 25, 2026;

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;

WHEREAS, Nour Aldahhan with Man, LLC, landowner, has submitted Tract Map TM No. 83188 for the property located at 1137-1149 W. Phillips Boulevard, Pomona, CA, to the Public Works Department-Engineering Division for review and approval; and

WHEREAS, all conditions of approval related to Tentative Tract Map TRACTMAP 14391-2020, and TM No. 83188 have been met.

ATTACHMENT NO. 1

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. 83188 for property located at 1137-1149 W. Phillips Boulevard, Pomona, CA 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. 83188 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