



CITY OF POMONA COUNCIL REPORT

July 6, 2026

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. 83563 FOR THE PROPERTY LOCATED AT 312 WEST FRANKLIN AVENUE, POMONA, CA, ASSESSOR PARCEL NUMBER 8344-021-005, RELATED TO AN 11-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT (COUNCIL DISTRICT 2)

RECOMMENDATION:

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

- 1) Adopt the following Resolution:

RESOLUTION NO. 2026-78 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING TRACT MAP TM NO. 83563 FOR THE PROPERTY LOCATED AT 312 WEST FRANKLIN AVENUE, ASSESSOR PARCEL NUMBER 8344-021-005; and

- 2) Authorize the City Engineer to sign the Tract Map TM No. 83563 on behalf of the City.

EXECUTIVE SUMMARY:

Wei Chen, landowner, submitted an application to the Pomona Planning Division for Tentative Tract Map TRACTMAP 18440-2022, TM No. 83563, related to the subdivision and development of an 11-unit residential condominium project. The Planning Commission recommended the approval of the application for the proposed project on a 0.55-acre site located at 312 West Franklin Avenue, Assessor Parcel Number (APN) 8334-021-005. The approval of Tract Map No. 83563 (Attachment No. 1 - Exhibit “A”) will allow the landowner to meet the project’s tentative tract map requirements as established by the Planning Commission. The proposed Tract Map No. 83563 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 December 14, 2022, at its regularly scheduled meeting, the Planning Commission held a public hearing and approved a request for housing development project (Case File: DPR-18140-2022, TRACTMAP 18440-2022) at 312 West Franklin Avenue.

On February 5, 2025, the Planning Commission retroactively approved Time Extension EXT-001787-2024 granting the first request for one-year time extension of Tentative Tract Map TRACTMAP-18440-2022 to December 14, 2025.

On February 25, 2026, the Planning Commission retroactively approved Time Extension EXT-000704-2025 granting the second and final request for a one-year time extension of Tentative Tract Map TRACTMAP-18440-2022 to December 14, 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 Wei Chen, landowner, for TRACTMAP 18440-2022, TM No. 83563, was approved by the Planning Commission to allow for the subdivision of an 11-unit residential development constructed on the property addressed as 312 West Franklin Avenue,

APN 8334-021-005. The approximate 0.55-acre site is located on the west side of Garey Avenue, on the east side of South Park Avenue, on the south side of West Franklin Avenue and the north side of West Lexington Avenue (Attachment No. 3). The project consists of a three-story, 11 unit residential condominiums, 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 Franklin Avenue. The maintenance of common space areas within project boundaries will be the responsibility of the Home Owners Association (HOA).

Approval of Tract Map TM No. 83563, and its subsequent recordation, will allow the landowner Wei Chen, (i) to meet the conditions of approval for Tentative Tract Map TRACTMAP 18440-2022, 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 December 14, 2026.

Prepared by:

Santiago Castillo, Associate Engineer

ATTACHMENTS:

Attachment No. 1 – Proposed Resolution No. 2025-78 (w/Exhibits)
(Exhibit “A” Tract Map TM No. 83563)

Attachment No. 2 – Planning Commission Resolution No. 22-033

Attachment No. 3 – Vicinity Aerial Map