

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**

WHEREAS, on December 14, 2022, the Planning Commission adopted Resolution No. 22-033 approving Tentative Tract Map TRACTMAP 18440-2022, TM 83563 for a residential subdivision consisting of an 11-unit residential condominium at 312 West Franklin Avenue, 8344-021-005. The Tentative Tract Map expired on December 12, 2024;

WHEREAS, on February 05, 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;

WHEREAS, on February 25, 2026, the Planning Commission retroactively approved Time Extension EXT-000704-2025 granting the second and final request for one-year time extension of Tentative Tract Map TRACTMAP-18440-2022 to December 14, 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, Wei Chen, landowner, has submitted Tract Map TM No. 83563 for the property located at 312 West Franklin Avenue, 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 18440-2022, and TM No. 83563 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. 83563 for property located at 312 West Franklin Avenue, is hereby approved, as depicted as EXHIBIT “A” of this Resolution.

SECTION 3. The City Council hereby authorizes the City Engineer to sign Tract Map No. 83563 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 6th day of July 2026.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

ATTEST:

Sonia Carvalho
City Attorney

Karla Shipman, CMC
Acting 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 July 6th, 2026, by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Karla Shipman, CMC
Acting City Clerk