



Planning Commission

Planning Division Staff Report

DATE: December 14, 2022
TO: Chairperson and Members of the Planning Commission
FROM: Planning Division

REQUEST: Time Extension (EXT-017290-2021)

Request for a one-year time extension of Development Plan Review (DPR-002018-2015), to develop a 1.46 acre site with a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission retroactively approve Time Extension (EXT-017290-2021) granting a one-year time extension for Development Plan Review (DPR-002018-2015) subject to the conditions of PC Resolution No. 20-041 (Attachment 1).

EXECUTIVE SUMMARY

The property owner has submitted their first request for a one-year time extension of Development Plan Review (DPR-002018-2015), to develop a 1.46 acre site with a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households. If approved, the expiration date for Development Plan Review (DPR-002018-2015) will be extended from December 9, 2021 to December 9, 2022.

Property Details

Address	675 E. Mission Blvd.
Assessor's Parcel Number (APN)	8335-014-908, 909, 911, 912, 913, 914, 917
Lot Size	1.46 acres
General Plan Land Use Designation	Transit Oriented District: Neighborhood
Zoning District	N/A
Historic District	N/A
Specific Plan	Pomona Corridors Specific Plan (PCSP), Midtown Segment
City Council District	District 2 – Victor Preciado
Applicant	Lorenzo Schiappa
Property Owner	City of Pomona

PROJECT STATUS AND TIMELINE

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On December 9, 2020, the applicant, Mission and Linden, LLC, received Planning Commission approval for Development Plan Review (DPR-002018-2015), to develop a 1.46 acre site with a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households. The project also included a request for Tentative Tract Map TTM-010327-2018) for condominium purposes and General Plan Conformity (GPC-007899-2017) for an alley vacation. The original entitlement application was submitted on May 26, 2015.

On November 23, 2021, the applicant submitted a request (Attachment 2) to the Planning Division for a one-year time extension for Development Plan Review (DPR-002018-2015). The purpose of the time extension request is to allow the applicant additional time to complete the plan check review in order to obtain a building permit to commence construction. Note that the application was not eligible for a statutory time extension via AB 1561 because the application was not approved prior to March 4, 2020.

Staff supports Time Extension (EXT-017290-2021) because the approved use and plans conform to the development standards of the Pomona Corridors Specific Plan (Attachment 3). Additionally, the proposed project will remain consistent with the conditions of PC Resolution No. 20-041 approved by the Planning Commission on December 9, 2020. If approved, the expiration date for Development Plan Review (DPR-002018-2015) will be extended from December 9, 2021 to December 9, 2022.

Attachments

1. PC Resolution No. 20-041
2. Time Extension Application
3. Approved Project Plans

Submitted by:

Ata Khan
Planning Manager

Prepared by:

Vinny Tam
Senior Planner

Planning Commission

December 14, 2022



Planning Commission

Planning Division Staff Report

DATE: December 14, 2022
TO: Chairperson and Members of the Planning Commission
FROM: Planning Division

REQUEST: Time Extension (EXT-020032-2022)

Request for a one-year time extension of Development Plan Review (DPR-002018-2015) and Tentative Tract Map TTM-010327-2018), to develop a 1.46 acre site with a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Time Extension (EXT-017290-2021) granting a one-year time extension for Development Plan Review (DPR-002018-2015) and Tentative Tract Map (TTM-010327-2018) subject to the conditions of PC Resolution No. 20-041 and PC Resolution No. 20-042 (Attachments 1 &2).

EXECUTIVE SUMMARY

The property owner has submitted their second request for a one-year time extension of Development Plan Review (DPR-002018-2015) and their first request for a one-year time extension of Tentative Tract Map TTM-010327-2018), to develop a 1.46 acre site with a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households. If approved, the expiration date for Development Plan Review (DPR-002018-2015) Tentative Tract Map TTM-010327-2018) will be extended from December 9, 2022 to December 9, 2023.

Property Details

Address	675 E. Mission Blvd.
Assessor's Parcel Number (APN)	8335-014-908, 909, 911, 912, 913, 914, 917
Lot Size	1.46 acres
General Plan Land Use Designation	Transit Oriented District: Neighborhood
Zoning District	N/A
Historic District	N/A
Specific Plan	Pomona Corridors Specific Plan (PCSP), Midtown Segment
City Council District	District 2 – Victor Preciado
Applicant	Lorenzo Schiappa
Property Owner	City of Pomona

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PROJECT STATUS AND TIMELINE

On December 9, 2020, the applicant, Mission and Linden, LLC, received Planning Commission approval for Development Plan Review (DPR-002018-2015), to develop a 1.46 acre site with a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households and a Tract Map (TTM-010327-2018) for condominium purposes. The project also included a General Plan Conformity (GPC-007899-2017) for an alley vacation. The original entitlement applications were submitted on May 26, 2015 and July 19, 2018, respectively.

On November 16, 2022, the applicant submitted a request (Attachment 3) to the Planning Division for a one-year time extension for Development Plan Review (DPR-002018-2015) and Tract Map (TTM-010327-2018). The purpose of the time extension request is to allow the applicant additional time to complete the plan check review in order to obtain a building permit to commence construction as well as to account for delays in timing due to utilities conducting on-site work to relocate existing power and telephone poles located on the property. Note that the application was not eligible for a statutory time extension via AB 1561 because the application was not approved prior to March 4, 2020.

Staff supports Time Extension (EXT-020032-2022) because the approved use and plans conform to the development standards of the Pomona Corridors Specific Plan (Attachment 4). Additionally, the proposed project will remain consistent with the conditions of PC Resolution No. 20-041 and PC Resolution No. 20-042. If approved, the expiration date for Development Plan Review (DPR-002018-2015) and Tract Map (TTM-010327-2018) will be extended from December 9, 2022 to December 9, 2023.

Attachments

1. PC Resolution No. 20-041
2. PC Resolution No. 20-042
3. Time Extension Application
4. Approved Project Plans

Submitted by:

Ata Khan
Planning Manager

Prepared by:

Vinny Tam
Senior Planner

Planning Commission

December 14, 2022