



Staff Report

City of Pomona Planning Commission

May 13, 2026

FILE NOS: Time Extension (EXT 000019-2026), Time Extension (EXT 000020-2026)

Request for a time extension for Conditional Use Permit (CUP-019797-2022) and Tentative Tract Map (TRACTMAP-019793-2022) on a 0.58-acre site within the Phillips Ranch Specific Plan.

ADDRESS: 12 Village Loop

APPLICANT: Phillips Ranch Retail Partners LLC

PROJECT PLANNER: Alina Barron, Senior Planner

RECOMMENDATION: Staff recommends that the Planning Commission approve Time Extension (EXT 000019-2026) & Time Extension (EXT 000020-2026), subject to the conditions of approval listed in PC Resolution No. 24-001 and PC Resolution No. 24-002.

Executive Summary

The property owner of the subject site has submitted two time extension requests for an approved Conditional Use Permit (CUP-019797-2022) (Attachment No. 1) and Tentative Tract Map (TRACTMAP-019793-2022) (Attachment No. 2).

The approved Conditional Use Permit (CUP-019797-2022) modified an existing Conditional Use Permit (CUP-14-056). CUP-14-056 was approved for the development of 124 detached, two- and three-story, single-family residential units and two, 3,000 square foot neighborhood-serving commercial structures, in the Phillips Ranch Specific Plan (PRSP). Conditional Use Permit (CUP-019797-2022) and Tentative Tract Map (TRACTMAP-019793-2022) modified the project by expanding the existing residential development by subdividing the two parcels originally contemplated for the two commercial structures into 12 parcels to develop and additional eight detached, three-story dwelling units (Attachment No. 3).

To date, only the residential portion of the project has been executed. The property owners, Phillips Ranch Retail Partners, LLC, have provided a letter outlining the time extension request (Attachment No. 4).

If granted, the expiration of PC Resolution No. 24-001 and PC Resolution No. 24-002 would be extended by one year to February 14, 2027.

Project Information

Property Details			
Address:	12 Village Loop Road	City Council District:	District 5
Assessor's Parcel Number:	8711022087 8711022088	Applicant:	Phillips Ranch Retail Partners LLC
Lot Size:	+/- .58 acres	Property Owner:	Phillips Ranch Retail Partners LLC

General Plan & Zoning			
General Plan District:	Urban Neighborhood	Zoning District:	Specific Plan Area
Transect:	T4-A, 4 Floors Max.	Specific Plan:	Phillips Ranch Specific Plan
General Plan Density:	70 dwelling units per acre	Specific Plan District:	Urban Residential Neighborhood Activity Center

Proposed Housing			
New Housing Units:	8	Density Bonus Units:	None
Housing Units Loss:	None	Concessions:	No
Affordable Units:	None	Waivers:	No
Moderate Units:	None	SB 330 Pre-Application:	No
Low:	None		
Very-Low:	None		

Attachments:

1. PC Resolution No. 24-001 for CUP-019797-2022
2. PC Resolution No. 24-002 for TRACTMAP-019793-2022
3. Approved Project Plans
4. Request for Time Extension