



# Planning Commission

## Planning Division Staff Report

**DATE:** September 25, 2024

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Planning Division

**REQUEST:** **Development Plan Review and Tentative Tract Map for 675 E. Mission Boulevard (DPR-000462-2024 and TTM-000461-2024)**

A request to develop a 1.46 acre site with a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households, as well as on-site and off-site improvements. The request includes a Tentative Tract Map for condominium purposes. The subject property is located in the "Midtown Segment" of the Pomona Corridors Specific Plan (PCSP).

### **Staff Recommendation**

Staff recommends approving the request as conditioned in the attached draft Resolution No. 24-020 and Resolution No. 24-021 (Attachment 1 & Attachment 2).

### **Executive Summary**

The applicant, Mission and Linden, LLC, previously obtained approval for the proposed 36 unit residential development on December 9, 2020. Two additional one-year Time Extensions were approved in 2021 and 2022, which have since expired. The applicant resubmitted a new Development Plan Review (DPR-000462-2024) and Tentative Tract Map (TTM-000462-2024) to renew the project status, move forward with pulling Building & Safety permits, and to commence construction. The proposed scope of work remains the same as that of the original approval from 2020 and there are no proposed changes or modifications to the project plans (Attachment 6).

### **Property Details**

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

## **Project Status and Timeline**

The original entitlement applications were submitted to the Planning Division on May 26, 2015 and July 19, 2018, respectively. Both applications were approved by the Planning Commission on December 9, 2020. The previous staff report and approved resolutions from the first Planning Commission meeting are attached for reference (Attachment 3-5). The applicant, Mission and Linden, LLC, then submitted for two (2) time extensions (EXT-017290-2021 and EXT-020032-2022) in 2021 and 2022 (Attachment 7). The requests for a one-year time extension of Development Plan Review (DPR-002018-2015) and Tentative Tract Map (TTM-010327-2018) were both approved by the Planning Commission and subject to the Conditions of PC Resolution No. 20-041 and PC Resolution No. 20-042. The purpose of the time extension requests were to allow the applicant additional time to complete the plan check review in order to obtain a building permit. However, the applicant was delayed due to on-site work related to utilities conducting on-site work to relocate existing power and telephone poles on site. New applications for a Development Plan Review (DPR-000462-2024) and Tentative Tract Map (TTM-00461-2024) were submitted to the Planning Division on March 26, 2024. The re-approval of entitlements will allow the applicant to move forward with the project.

## **Environmental Review**

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. A report was previously prepared which documented the categorical exemption findings (Attachment 8).

## **Public Communication**

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on September 13, 2024 and was sent to the owners and residents of properties within a 1,000-foot radius of the subject site on September 11, 2024 (Attachment 4). As of the preparation of this staff report, staff has not received any correspondence from the public on the proposed project.

*Submitted by:*

*Prepared by:*

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Assistant Planner

Attachments:

1. New Planning Commission Draft Resolution 24-020
2. New Planning Commission Draft Resolution 24-021
3. Previous Staff Report
4. Approved Planning Resolution No. 20-041
5. Approved Planning Resolution No. 20-042
6. Project Plans
7. Time Extension Staff Reports
8. Categorical Exemption Report
9. Proof of Publication and Mailing