



Staff Report

City of Pomona Planning Commission

January 28, 2026

FILE NO: Time Extension (EXT-000652-2025)

A request for a third one-year time extension of Tentative Tract Map (TRACTMAP-014391-2020), a Housing Development Project to merge two (2) vacant lots together totaling 0.9 acres and develop twelve (12) attached condominiums with two-car garages as well as associated on-site improvements including utilities, landscaping, and common and private open space.

ADDRESS: 1137-1149 W. Phillips Boulevard (APN: 8343-012-015, 8343-012-016)

APPLICANT: Badih Moussa

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Approve File No. EXT-000652-2025 granting an additional one-year time extension for Tentative Tract Map (TRACTMAP-014391-2020), subject to the conditions of PC Resolution No. 21-029 (Attachment No. 1).

Project Information:

GENERAL PLAN DISTRICT: Residential Neighborhood / Activity Center

ZONING DISTRICT: Activity Center District 1 (ACD1) [MM1-G1-CX4]

TRANSECT: T4-B / T5

SPECIFIC PLAN DISTRICT: NA

GENERAL PLAN DENSITY: 40 / 80 DU/AC

NEW HOUSING UNITS: 12

DENSITY BONUS: No

HOUSING UNITS LOSS: None

CONNECTIONS: No

AFFORDABLE UNITS: None

WAIVERS: No

SB 330 APPLICATION No

Important Dates:

ORIGINAL CUP APPROVAL DATE:	October 27, 2021
1ST CUP EXTENSION APPROVAL DATE:	October 25, 2023
2ND CUP EXTENSION APPROVAL DATE:	February 12, 2025
3RD EXTENSION DATE SUBMITTED:	October 9, 2025
ENTITLEMENT EXPIRATION:	October 27, 2025
DEADLINE TO MAKE A DECISION:	January 28, 2026 (90 days after expiration)

Project Request:

On October 9, 2025, the property owner, Moussa Construction & Engineering, submitted the third request for a one-year time extension of Tentative Tract Map (TRACTMAP-014391-2020), a proposal to merge two (2) vacant lots together totaling 0.9 acres and develop twelve (12), two-story, attached condominiums with two-car garages as well as associated on-site improvements including utilities, landscaping, and common and private open space.

Pursuant to Section 1110.F.2.a(2) (Time Extensions) of the Pomona Zoning & Development Code, "upon the submittal of a Time Extension request, the affected discretionary permit or action must be granted an automatic 90-day time extensions to allow sufficient time for application processing." After Staff's receipt of the request, the expiration of the subject Tentative Tract Map was therefore extended to January 28, 2026.

The purpose of the time extension request is to allow the applicant additional time to complete the final tract map recording process in order to obtain building permits to begin construction. Staff investigated the request and the final map has been approved by the City Council, but Public Works staff is having some technical issues with the Los Angeles County Recorder's office which has prevented the recording prior to the tentative map's expiration date. These issues are out of the applicant's control and he has been pursuing the utilization of the tentative tract map approval, and therefore an additional one-year time extension is warranted to complete the project. If approved, the expiration date for Tentative Tract Map (TRACTMAP-014391-2020) will be extended from October 27, 2025 to October 27, 2026.

Project Background:

On October 27, 2021, the previous property owner, Mohammed Farooq Zia, received Planning Commission approval for a Tentative Tract Map (TRACTMAP-014391-2020), a proposal to merge two (2) vacant lots together totaling 0.9 acres and develop twelve (12), two-story, attached condominiums with two-car garages as well as associated on-site improvements including utilities, landscaping, and common and private open space on the properties located at 1137 and 1149 W. Phillips Boulevard. The project conforms to the development standards of the R-2 – Low Density Multiple Family Zoning District with SB330 Overlay, as applicable during time of approval. The site is currently within the ACD1 [MM1-G1-CX4] Zoning District.

On October 25, 2023, the Planning Commission granted an initial one-year time extension for the Tentative Tract Map extending the approval's original expiration date from October 27, 2023 to October 27, 2024. On February 12,

2025, the Planning Commission granted a second one-year time extension for the development to extend the expiration date from October 27, 2024 to October 27, 2025.

On October 9, 2025, the current property owner and applicant, Moussa Construction & Engineering, submitted the third request for a one-year time extension for the Tentative Tract Map. According to Condition No. 2 of approved PC Resolution No. 21-090, the Planning Commission "may extend the period not to exceed an aggregate of three years," making this request the third and final Time Extension available to the applicant.

The current property owner and applicant has completed the review processes relating to their building permits and is in the process of recording the final tract map prior to final building permit issuance. The Applicant has been issued their grading permit and is currently grading the site and constructing perimeter walls. Due to the applicant's on-going grading of the site, similar Time Extensions are not required for the associated Conditional Use Permit (CUP-014390-2020) or Major Oak Tree Permit (MAJOTP-014388-2020), as the authorized privileges granted by their respective resolutions have already been utilized.

Conclusion:

Staff supports Time Extension (EXT-000652-2025) as the approved development and project plans conform to the development standards of the R-2 – Low Density Multiple Family Zoning District with SB330 Overlay as applicable at the time of the original approval (Attachment Nos. 3 and 4). Additionally, the proposed project will remain consistent with the conditions of PC Resolution (Attachment No. 1). The applicant has been working with both City Staff and the Los Angeles County Assessor's Office toward the recordation of the Final Tract Map. If the request is approved, the expiration date for Tentative Tract Map (TRACTMAP-014391-2020) will be extended from October 27, 2025, to October 27, 2026.

Conditions of Approval:

The proposed Housing Development Project will continue to be subject to all Conditions of Approval of Planning Commission Resolution No. 21-029 (Attachment No. 1).

Attachments:

1. Approved Planning Commission Resolution No. 21-029
2. Extension Request Letter from Applicant
3. Approved Tentative Tract Map
4. Approved Associated Project Plans