



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: May 10, 2017

TO: Chairman and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT 6937-2017):**

Request for a one-year time extension for Tentative Tract Map No. 72816 (TTM 14-007) which proposes to subdivide approximately 32,330 square feet of property for residential detached condominium purposes, and Conditional Use Permit (CUP 14-050) for a proposed seven-unit residential development at 1344 W. Grand Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 6937-2017) granting a one-year time extension for Tentative Tract Map No. 72816 (TTM 14-007) and Conditional Use Permit (CUP 14-050) subject to the conditions of PC Resolution No. 16-011 and 16-012 approved on April 13, 2017 (Attachment 1).

PROJECT/APPLICANT INFORMATION

Project Location: 1344 W. Grand Avenue
APN Information: 8343-014-026
Project Applicant: Wang, Wei Kwang
Property Owner: Plan River Investment, LLC.
City Council District: District # 2
Redevelopment Area: Not Applicable
Historic/CBD: Not Applicable
Specific Plan: Not Applicable

PROJECT DESCRIPTION & BACKGROUND

On April 13, 2016 the applicant, Wei Kwang Wang., received Planning Commission approval for Tentative Tract Map No. 72816 (TTM 14-007), requesting approval to subdivide approximately

32,330 square feet of property for residential detached condominium purposes, and Conditional Use Permit (CUP 14-050) for a proposed seven-unit residential development.

On February 27, 2017, the applicant submitted a request (Attachment 2) to the Planning Division for a one-year time extension for Tentative Tract Map No. 72816 (TTM 14-007) and Conditional Use Permit (CUP 14-050). The project is currently active in the Plan Check review process and the applicant was not able to secure building permits to start construction prior to the April 13, 2017 deadline. Prior to the April 13, 2017 expiration date of Tentative Tract Map No. 72816 (TTM 14-007) and Conditional Use Permit (CUP 14-050), the applicant had been meeting with Planning Division staff to coordinate timing of project completion and was instructed by staff to apply for a time extension. The applicant submitted the application on February 27, 2017, before the deadline date.

Staff supports Time Extension (EXT 6937-2017) because the approved use conforms to the development standards of the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone. Additionally, the proposed project will remain consistent with the conditions of PC Resolution No. 16-011 and 16-012 (Attachment 1), which was approved on April 13, 2016 by the Planning Commission.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 6937-2017) granting a one-year time extension for Tentative Tract Map No. 72816 (TTM 14-007) and Conditional Use Permit (CUP 14-050), subject to the conditions of PC Resolution No. 16-011 and 16-012.

Respectfully Submitted:



Brad Johnson
Development Services Manager

Prepared by:



Nancy Lee
Associate Planner

PC ATTACHMENTS:

- 1) PC Resolution No. 16-011 and 16-012
- 2) Applicant's Time Extension Application, Submitted on February 27, 2017
- 3) Approved Project Plans (8½" x 11" Reductions)

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