



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: June 14, 2017

TO: Chairwoman and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT 7266-2017):**

Request for a one-year time extension for Tentative Tract Map No. 72888 (TTM 14-008) which proposes to subdivide approximately 2.97 acres of property for 31 numbered lots for the development of 31 detached single-family residential units and two lettered lots for the internal drive aisles and private open space on property located at 2160 S. Garey Avenue, located in the Neighborhood Parkway Segment of the Pomona Corridors Specific Plan (PCSP).

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 7266-2017) granting a one-year time extension for Tentative Tract Map No. 72888 (TTM 14-008) subject to the conditions of PC Resolution No. 15-022 approved on May 13, 2015 (Attachment 1).

PROJECT/APPLICANT INFORMATION

Project Location: 2160 S. Garey Avenue

APN Information: 8331-009-035

Project Applicant: Michael J. Lutz of Marc Homes, LLC.

Property Owner: Marc Homes, LLC.

City Council District: District # 3

Historic/CBD: Not Applicable

Specific Plan: Pomona Corridors Specific Plan – Neighborhood Parkway Segment

General Plan: Urban Neighborhood

PROJECT DESCRIPTION & BACKGROUND

On May 13, 2015, the applicant, Michael J. Lutz of Marc Homes, LLC., received Planning Commission approval for Tentative Tract Map No. 72888 (TTM 14-008), requesting approval to subdivide the subject site, consisting of one parcel at 2.97 acres in size, into 31 numbered lots and

two lettered lots. The numbered lots are necessary to accommodate the development of 31 detached, single-family residences. The lettered lots are for the development's internal drive aisles and private open space area. A Development Plan Review application (DPR 1873-2015) for the development of 31 detached single-family residences was subsequently approved by the Development Services Director on June 11, 2015. A Time Extension application (EXT 5603-2016) was requested and received a one-year extension on August 15, 2016. The applicant has also concurrently submitted another one-year Time Extension (EXT 7473-2017) request to the Development Services Director for DPR 1873-2015.

On March 30, 2017, the applicant submitted a request (Attachment 2) to the Planning Division for a one-year time extension for Tentative Tract Map No. 72888 (TTM 14-008). The project is currently active in the Plan Check review process and the applicant was not able to finalize TTM 72888 (TTM 14-008) prior to the May 13, 2017 deadline. Prior to this deadline, the applicant had been actively 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 March 30, 2017, before the deadline date of May 13, 2017.

Staff supports Time Extension (EXT 7266-2017) because the approved subdivision conforms to the development standards Neighborhood Parkway Segment of the PCSP. Additionally, the proposed project will remain consistent with the conditions of PC Resolution No. 15-022 (Attachment 1), which was approved on May 13, 2015 by the Planning Commission.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 7266-2017) granting a one-year time extension for Tentative Tract Map No. 72888 (TTM 14-008), subject to the conditions of PC Resolution No. 15-022.

Respectfully Submitted:



Brad Johnson
Development Services Manager

Prepared by:



Nancy Lee
Associate Planner

PC ATTACHMENTS:

- 1) PC Resolution No. 15-022
- 2) Applicant's Time Extension Application, Submitted on March 30, 2017
- 3) Approved Project Plans (8½" x 11" Reductions)