



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 7501-2017):**

Request for a one-year time extension for Conditional Use Permit (CUP 08-068) to permit the development of an approximately 5,250-square foot single-story, multi-tenant retail and medical office building, including hardscape and landscape improvements, on a vacant 21,147-square foot property located 1581 N. Orange Grove Avenue within the Downtown Gateway Segment of Pomona Corridors Specific Plan (PCSP), formerly the C-3 (General Commercial) zoning district.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 7501-2017) granting a one-year time extension for Conditional Use Permit (CUP 08-068) subject to the conditions of PC Resolution No. 16-016 approved on May 11, 2016 (Attachment 1).

PROJECT/APPLICANT INFORMATION

Project Location:	1581 N. Orange Grove Avenue
APN Information:	8339-020-028
Project Applicant:	BadomJohn, LLC
Property Owner:	Emanuel Pedram & Moe Kashe
City Council District:	CC District # 4
Historic/CBD:	Not Applicable
Specific Plan:	PCSP – Downtown Gateway Segment

PROJECT DESCRIPTION & BACKGROUND

On May 11, 2016, the applicant, BadomJohn, LLC., received Planning Commission approval for Conditional Use Permit (CUP 08-068) for the development of an approximately 5,250-square foot single-story, multi-tenant retail and medical office building, including hardscape and landscape improvements, on a vacant 21,147-square foot property.

On May 2, 2017, the applicant submitted a request (Attachment 2) to the Planning Division for a

one-year time extension for Conditional Use Permit (CUP 08-068). Due to delays encountered during the Plan Check review process, the applicant was not able to exercise the subject entitlement by the May 11, 2017 deadline. Prior to the May 11, 2017 expiration date 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 May 2, 2017, before the deadline date of May 11, 2017.

Staff supports Time Extension (EXT 7501-2017) because the approved use conforms to the development standards of the Pomona Zoning Ordinance (PZO). Additionally, the proposed project will remain consistent with the conditions of PC Resolution No. 16-016 (Attachment 1), which were approved on May 11, 2016.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 7501-2017) granting a one-year time extension for Conditional Use Permit (CUP 08-068), subject to the conditions of PC Resolution No. 16-016.

Respectfully Submitted:



Brad Johnson
Development Services Manager

Prepared by:



Nancy Lee
Associate Planner

PC ATTACHMENTS:

- 1) PC Resolution No. 16-016
- 2) Applicant's Time Extension Application, Submitted on May 2, 2017
- 3) Approved Project Plans (8½" x 11" Reductions)

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