



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** May 23, 2018 – *Continued from May 9, 2018*

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

**FROM:** Planning Division

**SUBJECT:** **TIME EXTENSION (EXT 9608-2018):**  
Request for a one-year time extension for Conditional Use Permit (CUP 4100-2016) which proposes a 61 unit Multi-Family Residential development on a 55,386 square foot (1.27 acre) lot on a property located at 424-446 W. Commercial Street in within the MU-HDR (Mixed Use - High Density Residential) zone of the Downtown Pomona Specific Plan (DPSP).

### STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 9608-2018) granting a one-year time extension for Conditional Use Permit (CUP 4100-2016) subject to the conditions of PC Resolution No. 16-017 approved on May 25, 2016 (Attachment 1).

### PROJECT/APPLICANT INFORMATION

**Project Location:** 424-446 W. Commercial Street  
**APN Information:** 8340-039-006 & 8340-039-008  
**Project Applicant:** AMCAL Multi-Housing, Inc.  
**Property Owner:** AMCAL Multi-Housing, Inc.  
**City Council District:** District # 1  
**Redevelopment Area:** Not Applicable  
**Historic/CBD:** Not Applicable  
**Specific Plan:** Downtown Pomona Specific Plan – Mixed Use-High Density Residential (DPSP – MU-HDR)

### PROJECT DESCRIPTION & BACKGROUND

On May 25, 2016, the applicant, AMCAL Multi-Housing, Inc. received Planning Commission approval for Conditional Use Permit (CUP 4100-2016), for approval of a 61 unit Multi-Family Residential development on a 55,386 square foot (1.27 acre) lot.

On March 19, 2018, the applicant submitted a request (Attachment 2) to the Planning Division for a one-year time extension for Conditional Use Permit (CUP 4100-2016), prior to the deadline date. The project is intended to provide affordable housing options for veterans and their immediate families. The purpose of the extension is to allow the applicant additional time to secure tax credit financing from the California Tax Credit Allocation Committee (TCAC), which will ensure project feasibility.

Staff supports Time Extension (EXT 9608-2018) because the approved use conforms to the development standards of the MU-HDR (Mixed Use-High Density Residential) zone located in the Downtown Pomona Specific Plan area. Additionally, the proposed project will remain consistent with the conditions of PC Resolution No. 16-017, which was approved on May 25, 2016 by the Planning Commission.

### **RECOMMENDATION**

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 9608-2018) granting a one-year time extension for Conditional Use Permit (CUP 4100-2016), subject to the conditions of PC Resolution No. 16-017.

Respectfully Submitted by:

Prepared by:

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Development Services Manager

Sandra Elias  
Assistant Planner

### **PC ATTACHMENTS:**

- 1) PC Resolution No. 16-017
- 2) Applicant's Time Extension Application, Submitted on March 19, 2018 and Letter from applicant dated March 14, 2018.
- 3) Approved Project Plans (8½" x 11" Reductions)

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