



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: November 14, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT 10679-2018):**

Request for a one-year time extension for Tentative Tract Map (TRACTMAP 4490-2016/TTM 74171) which proposes a subdivision to create 35 residential and 5 condominium units for a mixed use development project for ownership purposes on a vacant 0.66 acre parcel located at 1833 N. Garey Avenue within the Workplace Gateway Segment zoning district within the Pomona Corridors Specific Plan.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 10679-2018) granting a one-year time extension for Tentative Tract Map (TRACTMAP 4490-2016/TTM 74171) subject to the conditions of PC Resolution No. 16-029 approved on October 12, 2016 (Attachment 1).

PROJECT/APPLICANT INFORMATION

Project Location:	1833 N. Garey Avenue
APN Information:	8359-007-033
Project Applicant:	Mel-Pomona, LLC
Property Owner:	Mel-Pomona, LLC
City Council District:	District # 6
Historic/CBD:	Not Applicable
Specific Plan:	Pomona Corridors Specific Plan – Workplace Gateway Segment
General Plan:	Transit Oriented District: Neighborhood

PROJECT DESCRIPTION & BACKGROUND

On October 12, 2016, the applicant received Planning Commission approval for Tentative Tract Map (TRACTMAP 4490-2016/74171), for approval of the subdivision to create thirty-five (35) residential and five (5) condominiums for a mixed-use development project for ownership

purposes on a vacant 0.66 acre parcel. A Development Plan Review application (DPR 1207-2015/2014-003) for the development of an approximately 47,610 square foot, three-story mixed-use building containing 35 residential units, approximately 6,640 square foot commercial retail space, 88-space at-grade and subterranean parking garage, and various onsite landscape and hardscape improvements was previously approved by the Development Services Director on February 10, 2016. A Time Extension application (EXT 6691-2017) was received and the applicant was granted a one-year extension until February 10, 2018. Prior to this deadline the applicant had been actively working with staff to coordinate timing of project completion, however, was unable to secure a building permit by the deadline of February 10, 2018. The applicant inadvertently overlooked the deadline and did not submit a second time extension until November 5, 2018; Time Extension (EXT 10929-2018). Staff acknowledges that notice could have been provided to the applicant prompting the necessary submittal of the second time extension, however, a notice was not provided to the applicant. Time Extension (EXT 10929-2018) was considered by the Planning Division and Development Services Director granted a second time extension with the deadline of February 10, 2019 for Development Plan Review (DPR 1207-2015/2014-003).

On September 18, 2018, the applicant submitted a request (Attachment 2) to the Planning Division for a one-year time extension for a Tentative Tract Map (TRACTMAP 4490-2016/TTM 74171). The project is currently active in the Plan Check review process and the applicant was not able to finalize TRACTMAP 4490-2016 (TTM 74171) prior to the October 12, 2018 deadline. In addition, the applicant has requested additional time to secure funding.

Staff supports Time Extension (EXT 10679-2018) as the approved subdivision conforms to the development standards of the Workplace Gateway Segment of the Pomona Corridors Specific Plan. Additionally, the proposed project will remain consistent with the conditions of PC Resolution No. 16-029 (Attachment 1), which was approved on October 12, 2016 by the Planning Commission.

Respectfully Submitted:

Prepared by:

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Development Services Director

Sandra Elias
Assistant Planner

PC ATTACHMENTS:

- 1) PC Resolution No. 16-029
- 2) Applicant's Time Extension Application, Submitted on September 18, 2018 and Letter from applicant dated September 7, 2018.
- 3) Approved Project Plans (8½" x 11" Reductions)