



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: April 24, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT 11650-2019):**

A 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

Staff recommends that the Planning Commission approve Time Extension (EXT 11650-2019) 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. The approved project plans are

included as Attachment 2.

On March 25, 2019 the applicant submitted a request to the Planning Division for a one-year time extension for Conditional Use Permit (CUP 4100-2016), prior to the deadline date (Attachment 3). This is the second request for a time extension by the applicant. The first request for time extension was approved by the Planning Commission on May 23, 2018 under Time Extension (EXT 9608-2018) (Attachment 4). 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.

According to correspondence provided by the applicant, “since receiving the last time extension, AMCAL acquired additional project funding in the amount of \$5,200,000 which increased the competitiveness of our tax credit application submitted in March 2019. Assuming a successful tax credit application, AMCAL will move forward with submitting construction plans to pull our building and grading permits by November 2019. Our goal will be to have all approvals by end of 2019 and start construction in the first quarter of 2020.”

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.

Respectfully Submitted:

Prepared by:

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Senior Planner

ATTACHMENTS:

- 1) PC Resolution No. 16-017
- 2) Approved Project Plans
- 3) Application for Time Extension dated March 25, 2019
- 4) Decision Letter for Time Extension (EXT 9608-2018) dated November 20, 2018