



City of Pomona Planning Division  
**PLANNING APPLICATION FORM**

505 S. Garey Avenue, Pomona, CA 91766  
Planning Counter Hours: Monday through Thursday 8 AM to 5 PM  
City Hall Hours: Monday through Thursday 7:30 AM to 6 PM  
(909) 620 - 2191

OFFICE USE ONLY

CASE NO: EXT - 11650-2019  
DATE RECEIVED: 3/25/2019  
RECEIVED BY: DF

**MAJOR PROJECTS**

- ☐ Appeal \*
- ☐ Change of Zone
- ☐ Conditional Use Permit
- ☐ Development Plan, Conceptual
- ☐ Development Plan, Final
- ☐ Development Plan Review (PCSP Area)
- ☐ Environmental Assessment
- ☐ General Plan Amendment
- ☐ General Plan Conformity
- ☐ Oak Tree Permit, Major\*
- ☐ Public Use Permit
- ☐ Sign Permit Variance
- ☐ Site Development Permit (DPSP Area), Major
- ☐ Specific Plan Amendment
- ☐ Tentative Parcel Map
- ☐ Tentative Tract Map

☒ Time Extension

- ☐ Variance
- ☐ Wireless Communication Permit, Major

**MINOR PROJECTS**

- ☐ Determination of Similarity
- ☐ Development Review (Pre-Application)
- ☐ Master Sign Program
- ☐ Minor Deviation Variance
- ☐ Outdoor Dining Permit
- ☐ Sign Permit
- ☐ Site Development Permit (DPSP Area), Minor
- ☐ Wireless Communication Permit, Administrative
- ☐ Wireless Communication Permit, Minor
- ☐ Other: \_\_\_\_\_

\* See Planning Division Staff for additional application Requirements.

**PROJECT INFORMATION**

Project Address: 424-446 W. Commercial Street

Assessor's Parcel #(s): 8340-039-008

Zoning (Existing): MU-HDR

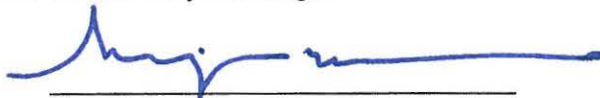
General Plan Designation: Downtown Specific Plan

Land Use (Existing): Vacant Land 1.27 acres

**PROJECT INFORMATION (CONT.)**Project Description New construction of 61 units (60 affordable + 1 manager unit) with community rooms.Height: 4 levels (50.9 feet for roof line)Parking: 111 spaces in garage and surface parking lot**CONTACT INFORMATION**

APPLICANT	Name: <b>AMCAL Multi-Housing, Inc., C/O Arjun Nagarkatti</b>
	Phone/Email: <u>818-706-0694</u>
	Address: <u>30141 Agoura Rd. Suite 100, Agoura Hills, CA 91301</u>
PROPERTY OWNER	Name: <u>AMCAL Multi-Housing, Inc.</u>
	Phone/Email: <u>818-706-0694</u>
	Address: <u>30141 Agoura Rd. Suite 100, Agoura Hills, CA 91301</u>

I hereby certify that the foregoing statements and information are true and that any submitted material, statements or plan designs are correct to the best of my knowledge.


3/20/19

Applicant's Signature

Date

All applications require a property owner's affidavit. Please see the Planning Division Application Matrix for Notary requirements.

**PROPERTY OWNER'S AFFIDAVIT**

STATE OF CALIFORNIA )

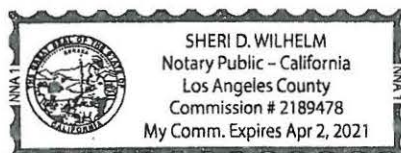
)SS

COUNTY OF LOS ANGELES)

I/WE Arjun Nagarkatti BEING DULY SWORN, DEPOSE AND SAY, THAT I/WE AM/ARE THE OWNER(S) OF PROPERTY INVOLVED IN THIS PETITION, AND THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN CONTAINED AND THE INFORMATION HEREWITH SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

SWORN TO BEFORE ME THIS 20<sup>th</sup> SIGNED: DAY OF March, 2019ADDRESS: 30141 Agoura Rd #100CITY: Agoura HillsTELEPHONE: 818-706-0694 x142

NOTARY PUBLIC



ACTION BY UNANIMOUS WRITTEN CONSENT  
OF SOLE DIRECTOR OF  
**AMCAL Multi-Housing, Inc.**

WHEREAS, it is deemed desirable and in the best interests of this corporation that the following actions be taken by the sole Director of this corporation pursuant to this Unanimous Written Consent:

NOW, THEREFORE, BE IT RESOLVED that, pursuant to applicable law, the undersigned, being the sole Director of this corporation, hereby consents to, approves, and adopts the following:

**Arjun Nagarkatti** is reappointed an officer of this corporation with the title of President and Chief Financial Officer.

**Luxmi Vaz** is appointed an officer of this corporation with the title of Secretary.

**Percival Vaz** is reappointed an officer of this corporation with the title of Chief Executive Officer.

Executed as of May 1, 2010

  
\_\_\_\_\_  
Percival Vaz  
Director

AUTHORIZED SIGNATURES:

Percival Vaz, Chief Executive Officer


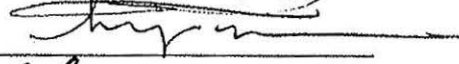
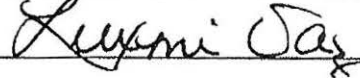
Signature: \_\_\_\_\_

Arjun Nagarkatti, President & CFO

Signature: \_\_\_\_\_

Luxmi Vaz, Secretary

Signature: \_\_\_\_\_

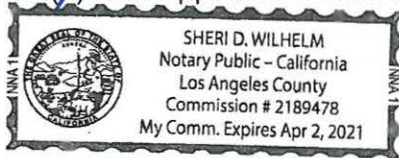
  
  


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 20<sup>th</sup>  
day of March, 2019, by Arjun Nagarkatti

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature





## **CITY OF POMONA PLANNING DIVISION APPLICATION PACKAGE REQUIREMENTS**

The following information is required of the application package at the time development applications (e.g. Conditional Use Permit, Variance, etc.) are submitted to the Planning Division. After review of the information, Planning Division staff will notify the applicant, in writing, whether the application is "incomplete" because it is missing information that is necessary for a decision on the application to be made. Providing a complete package, at the time of application submittal, will expedite the review process, saving time and money.

All of the following is required for applications involving new construction and/or additions. For applications for operational requests involving no construction, information requested on separate sheets may be shown on one sheet. At a minimum, all development applications regardless of type must include the following: (A) Application Form, (B) Project/Site Description, (D) Fees, (F) General Conditions Sheet, and (G) Site Plan. Please contact the Planning Division staff at (909) 620-2191 regarding the specific requirements for particular applications and to obtain the development standard applicable to the request.

### **A. APPLICATION FORM**

- ☐ Complete the application form.
- ☐ Provide name, mailing address, and signature of applicant
- ☐ Provide a description of the request on this form. (Do not write "see attached" without a brief description.)
- ☐ Provide the notarized signature of the property owner with the same name as it appears on the County Tax Assessor Records. If the name that appears on County Tax Assessor Records is an organization, provide recorded documents showing that the signature is from a partner or officer of that organization. Letters of authorization will not be accepted.
- ☐ Provide a copy of a recorded grant deed if the signature for property owner is different from the name shown on the County Tax Assessor Records.

### **B. PROJECT/SITE DESCRIPTION**

- ☐ **Project Description.**  
Provide a detailed written description of the operation and/or project so that the various departments and divisions to understand your request. For business operations, list the various uses and products sold, indicate the hours of operation of the use(s), number of employees per shift. Indicate whether the project construction is phased and provide a schedule. For nonresidential uses, include the manner in which goods/services will be produced and the manner in which they will be distributed.
- ☐ **Environmental Information Form.**  
Provide a completed environmental information form, signed by the preparer, answering all applicable questions thoroughly. For non applicable questions, write "N/A" for not applicable.
- ☐ **Preliminary Title Report.**  
Provide two (2) copies of a preliminary title report for the property and copies of any easements, covenants, or other documents that may affect the title or use of the subject property.



# AMCAL

30141 AGOURA RD. ♦ STE. #100 ♦ AGOURA HILLS, CALIF. ♦ 91301-4332  
PHONE: (818) 706-0694 ♦ FAX: (818) 706-3752

3/21/19

Ms. Anita D. Gutierrez  
Development Services Acting Director  
City of Pomona  
505 South Garey Avenue  
Pomona, CA 91769

Re: Veterans Park Apartments, 424-446 West Commercial Street  
Time Extension Request for Conditional Use Permit 4100-2016

Dear Ms. Gutierrez,

AMCAL Multi-Housing, Inc. hereby requests a second time extension of one (1) year to exercise Conditional Use Permit (CUP) 4100-2016 to permit the construction of a four-story, multi-family residential development comprised of a total of 61 apartment units, including an 85-space parking garage and a 26 space open parking lot, courtyard, decorative hardscape and landscape improvements within the Mixed Use-High Density Residential land use district of the Downtown Pomona Specific Plan, located at 424-449 West Commercial Street.

The purpose of this time extension is to allow AMCAL Multi-Housing, Inc. additional time to secure tax credit financing from the California Tax Credit Allocation Committee (CTCAC). Tax Credit financing is highly competitive and, in this case, necessary to ensure project feasibility. AMCAL expects to be notified in July 2019 on the status of receiving an award from CTCAC. Please note 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. As such, we respectfully ask you to approve our time extension request.

Sincerely,

Darin Hansen,  
Vice President of Forward Planning and Entitlements  
AMCAL Multi-Housing, Inc.

# City of Pomona Receipt

**BILLING CONTACT**

Jay Ross  
AMCAL Multi-Housing  
30141 Agoura Rd, 100  
Agoura Hills, CA 913014332

Receipt #: TRC-021993-25-03-2019

Permit # EXT-011650-2019

Invoice # 00023861

FEE		TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
MPGS	431-1712-40117-00000	Fee Payment	Check #1188	\$3.33
PLN - Time Extension	101-1712-40115-00000	Fee Payment	Check #1188	\$809.00

**Total Paid**  
**For EXT-011650-2019**  
**on 03/25/2019 at 3:44:30PM**  
**by anavarro**  
**Amount: \$812.33**