



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 11704-2019):**

Request for a one-year time extension for Tentative Tract Map (TRACTMAP 4947-2016) and Conditional Use Permit (CUP 4607-2016) which proposes a 14-unit residential condominium development on a property located at 1198-1236 S. San Antonio Avenue within the R-2 Low Density Multiple Family with Supplemental Use Overlay (R-2-S) zone.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 11704-2019) granting a one-year time extension for Tentative Tract Map (TRACTMAP 4947-2016) and Conditional Use Permit (CUP 4607-2016), subject to the conditions of City Council Resolution No. 2017-119 approved on August 7, 2017 (Attachment 1).

PROPERTY & APPLICANT INFORMATION

Address	1198-1236 S. San Antonio Avenue
Assessor's Parcel Number (APN)	8327-005-007 & 8327-005-008
Lot Size	46,550 SF (1.06 Acre)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-2-S
Historic District	N/A
Specific Plan	N/A
City Council District	District 3
Applicant	Shahram Tork
Property Owner	Tork Inc.

PROJECT DESCRIPTION & BACKGROUND

On April 12, 2017, a public hearing was held to request that Planning Commission consider a request to allow a Tentative Tract Map (TRACTMAP 4947-2016) and Conditional Use Permit

(CUP 4607-2016) consisting of a 14-unit condominium development on a 46,550 square foot (1.06 acre) lot. Ultimately, no decision was reached based on a 3-2 vote result.

On April 26, 2017, the applicant submitted a request for an appeal of the Planning Commission's Non-Action. On May 15, 2017, the request for a public hearing was considered by City Council. City Council approved the request for a public hearing and set the item for a public hearing.

On June 19, 2017, a public hearing was held for consideration by City Council. After consideration and discussion, the project was continued to August 7, 2017 to allow the applicant time to work with staff to redesign the project plans. Subsequently, on August 7, 2017, a public hearing was held to present City Council with revised plans and a shade and shadow analysis provided by the applicant. The proposed Tentative Tract Map (TRACTMAP 4947-2016) and Conditional Use Permit (CUP 4607-2016) were approved unanimously on a 7-0 vote.

On April 2, 2019, the applicant submitted a request (Attachment 2) to the Planning Division for a one-year time extension for Tentative Tract Map (TRACTMAP 4947-2016) and Conditional Use Permit (CUP 4607-2016). The applicant anticipates that recordation of the final map may require additional time and is requesting a one-year time extension of Tentative Tract Map (TRACTMAP 4947-2016). The request was received prior to the deadline of August 7, 2019. Due to delays encountered during the plan check review process, the applicant was not able to exercise the Conditional Use Permit (CUP 4607-2016) by the August 7, 2018 deadline. Prior to the August 7, 2018 expiration date, the applicant had been meeting with Planning Division staff to coordinate timing of project completion. In addition, the applicant has specified that additional time is necessary to secure funding for the project (Attachment 3). The applicant submitted the application after the August 7, 2018 deadline for Conditional Use Permit (CUP 4607-2016), however, staff accepted the application based on the intention of the property owner to complete the project and a desire to see the vacant lots developed.

Staff supports Time Extension (EXT 11704-2019) because the approved use conforms to the development standards of the R-2-S Zone. Additionally, the proposed project (Attachment 4) will remain consistent with the conditions of City Council Resolution Nos. 2017-119 and 2017-121, which were approved on August 7, 2017.

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 11704-2019) granting a one-year time extension for Tentative Tract Map (TRACTMAP 4947-2016) and Conditional Use Permit (CUP 4607-2016), subject to the conditions of City Council Resolution Nos. 2017-119 and 2017-121.

With the granting of a one-year time extension for Tentative Tract Map (TRACTMAP 4947-2016), the expiration date will be August 7, 2020.

EXT 11704-2019 (CUP 4607-2016)

1198-1236 S. San Antonio Avenue

Page 3 of 3

With the granting of a one-year time extension for the Conditional Use Permit (CUP 4607-2016), the expiration date will be August 7, 2019.

Respectfully Submitted by:

Prepared by:

Anita D. Gutierrez, AICP
Development Services Director

Sandra Elias
Assistant Planner

PC ATTACHMENTS:

- 1) City Council Resolution Nos. 2017-119 & 2017-121
- 2) Applicant's Time Extension Application, Submitted on April 2, 2019.
- 3) Statement from applicant dated April 2, 2019.
- 4) Approved Project Plans

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