



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 - 12792 - 2019

DATE RECEIVED: 10/9/2019

RECEIVED BY: AF

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: 1833 Garey Avenue

Assessor's Parcel #(s): 8359-007-033

Zoning (Existing):

General Plan Designation:

Land Use (Existing):

PROJECT INFORMATION (CONT.)

Project Description: Time Extension for Tentative Tract Map No. 74171

TRACT MAP - 4490-2016

CONTACT INFORMATION

APPLICANT	Name: <u>Pierre Khabbaz</u>
	Phone/Email: <u>(323)855-5001; pierrekhabbaz@yahoo.com</u>
	Address: <u>80 W. Sierra Madre Blvd, #133, Sierra Madre, CA 91024</u>
PROPERTY OWNER	Name: <u>RAFA LA DEVELOPMENT LLC</u>
	Phone/Email: <u>(323)855-5001</u>
	Address: <u>80 W. Sierra Madre Blvd, #133, Sierra Madre, CA 91024</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.



Applicant's Signature

10/8/19

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 J. Oronoz, Notary Public 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 8th SIGNED: 

DAY OF October 2019

ADDRESS: 80 W. Sierra Madre Blvd.

CITY: Sierra Madre

TELEPHONE: (626) 436-6675

NOTARY PUBLIC



ACKNOWLEDGMENT

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

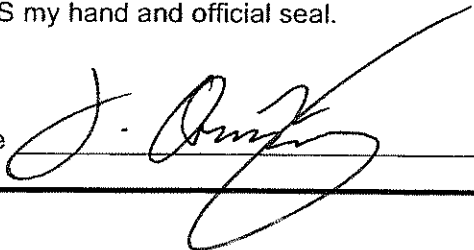
On 10/08/2019 before me, J. Oronoz, Notary Public
(insert name and title of the officer)

personally appeared Pierre Khabbaz
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





RAFA LA Development LLC
80 W. Sierra Madre Blvd. #133
Sierra Madre, CA 91024

September 19, 2019

City of Pomona, Planning Department
505 S Garey Avenue
Pomona, CA 91766

Subject: Tentative Tract Map No. 74171
1833 N. Garey Avenue
Pomona, CA 91767

This letter represents an application for time extension for the subject map
approved by the City of Pomona, Planning Department.

If you have any questions please do not hesitate to call.

Thank you.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Pierre Khabbaz", written over a horizontal line.

Pierre Khabbaz

pierrekhabbaz@yahoo.com

(323) 855 5001



BILLING CONTACT

Rafa LA Development LLC

Receipt #: TRC-025394-09-10-2019
Permit # EXT-012792-2019
Invoice # 00027687

FEE		TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
MPGS	431-1712-40117-00000	Fee Payment	Check #429	\$3.33
PLN - Time Extension	101-1712-40115-00000	Fee Payment	Check #429	\$809.00

Total Paid
For EXT-012792-2019
on 10/09/2019 at 9:38:39AM
by amercado
Amount: \$812.33

Tam, Vinny

Subject: Time Extension for TTM 74171, 1833 N Garey Ave

From: Steve Albert <salbert@tagarch.net>

Sent: Monday, November 4, 2019 2:20 PM

To: Tam, Vinny <Vinny_Tam@ci.pomona.ca.us>

Cc: Pierre Khabbaz <pierrekhazz@yahoo.com>; Max Pinto <mpinto@tagarch.net>

Subject: Re: Time Extension for TTM 74171, 1833 N Garey Ave

Mr. Tam,

On behalf of the Owner of the site and the above referenced project at 1833 N. Garey Avenue, in Pomona, we are

requesting an extension be granted by the Planning Commission of the City of Pomona of the deadline to file a Tentative Tract Map: TTM 74171.

Per the project's conditions of approval:

: *"This approval shall lapse and become void **if construction has not commenced under a valid building permit**, within one (1) year from the date of this approval (February 10, 2017), in accordance with PCSP Section 2. 0. 5. A(6). The Planning Division may extend this period for a maximum of two, one (1) year extensions upon receipt of an application for a Time Extension request submitted by the applicant at least thirty (30) days before the expiration date of this approval, consistent with PCSP Section 2.0.5(A)6."*

We wish to exercise the option for a second one year extension to February 10, 2020.

Thank you for your consideration and that of the Planning Commission of the City of Pomona.

Very Truly Yours



Stephen M. Albert, AIA

Principal

tag the albert group architects

A r c h i T A G L L P

2032 Stoner Avenue, TAG Studio | 310.820.8863 x201 | Los Angeles,

CA 90025 |

tagarch.net |

tag keep it green

Confidentiality Notice: This e-mail and its attachments are intended solely for the person(s) to whom it is addressed and may contain confidential and privileged communications. If you have received this transmission in error or are not the named addressee, immediately notify the sender by reply e-mail and delete this message and any attachments. You are directed not to read, disclose, reproduce, distribute, disseminate or otherwise use this transmission. Delivery of this message to any person other than the intended recipient(s) is not intended in any way to waive privilege or confidentiality.