



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: December 11, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT 13038-2019):** A request for a one-year time extension for Conditional Use Permit (CUP 7718-2017), which proposes the construction of a new single-story 14,000 square foot government and commercial retail building within the Pomona Ranch Plaza Shopping Center on a property located at 38 Rancho Camino Drive.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Time Extension (EXT 13038-2019) granting a one-year time extension for Conditional Use Permit (CUP 7718-2017).

PROJECT/APPLICANT INFORMATION

Project Location: 38 Rancho Camino Dr.
APN Information: 8708-027-004
Project Applicant: David Wang
Property Owner: Rio Rancho Development, LLC
City Council District: District # 5
Historic/CBD: Not Applicable
Specific Plan: Phillips Ranch Specific Plan

PROJECT DESCRIPTION & BACKGROUND

On November 28, 2018, the Planning Commission approved a Conditional Use Permit (CUP 7718-2017) for a new single-story 14,000 square foot government and commercial retail building within the Pomona Ranch Plaza Shopping Center on a property located at 38 Rancho Camino Drive

Per Condition #4 of Resolution No. 18-050 (Attachment 1):

The approved Conditional Use Permit (CUP 7718-2017) shall lapse and become void if the use authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced by November 28, 2019. The Planning Commission may extend this period for one (1) year upon receipt of a written request by the applicant at least thirty (30) days before the expiration date of this approval.

On November 20, 2019, the applicant filed for a Time Extension (EXT 13038-2019) requesting an additional one (1) year, which would establish the new expiration date as November 28, 2020. The applicant has requested additional time to retain a tenant and ensure the financial viability of the project (Attachment 2). While the application for a time extension was filed less than 30 days before the expiration date of approval, as required by conditions of approval, Staff does not consider the date of application to impact any aspect of the proposed project or request for additional time.

Respectfully Submitted:

Prepared by:

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ATTACHMENTS:

- 1) PC Resolution No. 18-050
- 2) Applicant Justification