



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 13049-2019):** A request for a one-year time extension for Modification of Conditional Use Permit (MODCUP 6924-2017 and Variance (VAR 6925-2017), which proposes to add an automatic car wash tunnel to an existing automobile service station and convenience store, and reduced property setbacks, on a 39,909 square foot lot located at 2488 S. Reservoir Street.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Time Extension (EXT 13049-2019) granting a one-year time extension for Modification of Conditional Use Permit (MODCUP 6924-2017) and Variance (VAR 6925-2017).

PROJECT/APPLICANT INFORMATION

Project Location: 2488 S. Reservoir St.
APN Information: 8330-012-025, 8330-012-010
Project Applicant: Thomas Kim
Property Owner: Thomas Kim
City Council District: District #3
Historic/CBD: Not Applicable
Specific Plan: Not Applicable

PROJECT DESCRIPTION & BACKGROUND

On November 28, 2018, the Planning Commission approved a Modification of Conditional Use Permit (MODCUP 6924-2017) and Variance (VAR 6925-2017) to add an automatic car wash tunnel to an existing automobile service station and convenience store, and reduced property setbacks, on a 39,909 square foot lot located at 2488 South Reservoir Street. At the same public hearing, the Planning Commission also approved Modification of Conditional Use Permit (MODCUP 10990-2018), which amended a condition pertaining to beer pack quantities for an

Time Extension (EXT 13049-2019) for Modification of Conditional Use Permit (MODCUP 6924-2017), Variance (VAR 6925-2017)
2488 S. Reservoir St.
Page 2 of 2

existing off-sale beer and wine (Type 20) alcohol license at the subject property. The Time Extension (EXT 13049-2019) does not pertain to the modification of the alcohol-related Conditional Use Permit, which has already been exercised.

Per Condition #5 of Resolution No. 18-045 (Attachment 1), pertaining to the addition of a car wash tunnel:

The approved Conditional Use Permit 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.

Per Condition #6 of Resolution No. 18-046 (Attachment 2), pertaining to reduced setbacks:

The approved Variance (VAR 6925-2017) 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, which deals with the construction of the proposed car wash tunnel, 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 21, 2019, the applicant filed for a Time Extension (EXT 13049-2019) requesting an additional one (1) year, which would establish the new expiration date for both entitlements of November 28, 2020. The applicant has requested additional time to secure a building permit and intends to break ground and start construction in the first quarter of 2020 (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:

Gustavo N. Gonzalez, AICP
Planning Manager

Ata Khan
Senior Planner

ATTACHMENTS:

- 1) PC Resolution No. 18-045
- 2) PC Resolution No. 18-046
- 3) Applicant Justification