



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: September 9, 2020

TO: Chairman and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT 14410-2020):** Request for a one-year time extension for Conditional Use Permit (CUP 10351-2018) to allow the development of four (4) new condominium units, on an approximately 0.41 acre property located at 1476 S. San Antonio Avenue in the R-2 (Low Density Multi-Family) Zone and Supplemental Overlay District.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Time Extension (EXT 14410-2020) granting a one-year time extension for Conditional Use Permit (CUP 10351-2018) subject to the conditions of PC Resolution No. 19-040 approved on August 14, 2019 (Attachment 3).

PROJECT/APPLICANT INFORMATION

Address	1476 S. San Antonio Ave.
Assessor's Parcel Number (APN)	8327-001-004
Lot Size	17,930 sf (0.41 acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-2-S (Low-Density Multiple Family with Supplemental overlay)
Historic District	N/A
Specific Plan	N/A
City Council District	3
Applicant	Julian Decierdo
Property Owner	Aeron Zamora

PROJECT DESCRIPTION & BACKGROUND

On August 14, 2019, the Planning Commission approved the entitlement for the construction of a four-unit condominium project. The project is also associated with a Tentative Parcel Map application (TPM 11370-2019) approved by the Planning Commission in 2019 under PC Resolution

No. 19-041, which has a two-year expiration timeframe. A grading permit has been submitted and the applicant is currently working with all departments on addressing corrections. The grading permit on file was submitted in May 2020 and will remain active as long as the applicant provides corrections to all departments. The applicant has requested an additional 12 months to allow for a delayed construction timeline due to financial constraints related to the outbreak the COVID-19 pandemic. The applicant for the project is also the owner of the subject property, and currently resides in the house that is to be demolished and plans to live in one of the proposed units. The applicant expects to obtain building permit issuance by January 2021, with a six-month construction timeline and estimated project completion by July 2021.

CONCLUSION

Staff supports Time Extension (EXT 14410-2020) as the proposed project remains consistent with the conditions of PC Resolution No. 19-040 and the applicant is actively pursuing to submit building permits within the next two months and also finalize the approved tentative parcel map before it expires.

Respectfully Submitted:

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Planning Manager

Prepared by:

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PC ATTACHMENTS:

- 1) Applicant's Time Extension Application
- 2) Approved Project Plans
- 3) PC Resolution No. 19-040