



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: November 18, 2020

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT 14857-2020):**

Request for a one-year time extension for Tentative Parcel Map No. 73821 (PARCEL MAP 9545-2018) which proposes to subdivide an existing 14.88 acre site into four lots. The project site is located at 55-65 Rancho Camino Drive in the Transit Oriented District- Neighborhood segment of the Phillips Ranch Specific Plan.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 14857-2020) granting a one-year time extension for Tentative Parcel Map No. 73821 (PARCEL MAP 9545-2018) (Attachment 3), subject to the conditions of PC Resolution No. 18-052 approved on November 28, 2018 (Attachment 1).

PROJECT/APPLICANT INFORMATION

Address	55-65 Rancho Camino Drive
Assessor's Parcel Number (APN)	8708-001-945
Zoning District	Transit Oriented District: Neighborhood
Specific Plan	Phillips Ranch Specific Plan
City Council District	5
Applicant	David Wang for YK America Group Inc.
Owner	Phillips Ranch Business Center LLC

RELATED ACTIONS

Historic Preservation	N/A
Code Enforcement	N/A
Building & Safety	N/A
Planning	August 10, 2016: 1) SPA 5386-2016; 2) MAJSDP 5491-2016; 3) TPM 2791-2015; 4) Certified the Final Environmental Impact Report.

September 12, 2018: 1) One-year time extension for Tentative Parcel Map (PARCEL 2791-2015). Approved.

November 28, 2018: 1) MAJSDP 9544-2018; 2) PARCELMAP 9545-2018; 3) VAR 10975-2018; and 4) CUP 10985-2018. Approved.

August 12, 2020: MAJSDP 13631-2020, Amendment to MAJSDP 9544-2018 to eliminate the subterranean parking structure from a proposed parking structure and replace with at-grade parking; reduce the size of the proposed health club from 38,469 to 34,908 square feet; increase the number of proposed dwelling units from 100 to 105; reduce the number of proposed parking stalls from 787 to 708; and minor revisions to the service facilities (trash/pump rooms, and pool restrooms) to accommodate a 15-foot storm water easement along the south property line. Approved.

September 8, 2020: Conceptual Design Plan (PUBART 13634-2020) to allow for a combination of metal relief sculptures and functional benches. Approved.

October 26, 2020: Final Design Plan (PUBART 13634-2020) to allow for a combination of metal relief sculptures and functional benches. Approved.

PROJECT DESCRIPTION & BACKGROUND

On November 28, 2018, the Planning Commission approved PARCELMAP 9545-2018 for a commercial subdivision of the properties at 55-65 Rancho Camino Drive, and established an expiration date of November 28, 2020. The map is associated with MAJSDP 13631-2020, approved by the Planning Commission on August 12, 2020, to amend an existing Major Site Development Permit and allow development of a six-story, 215-room hotel with conference facilities totaling approximately 163,658 square feet; a six-story mixed-use tower with a 34,908 square-foot health club and 105 dwelling units and a total of 708 parking spaces for the entire project site.

The purpose of the time extension request is to allow additional time to process the lot line adjustment and Final Map. Per the conditions of approval for MAJSDP 13631-2020, the lot line

adjustment must be approved and recorded prior to the issuance of Phase 1 (mixed-use building) Certificate of Occupancy or the recordation of PM 73821, whichever occurs first. The conditions also state that the parcel map shall be recorded prior to the issuance of the Phase 2 final Certificate of Occupancy. The applicant intends on completing Phase 1 by 2023. The proposed time extension would extend the expiration date of the map approval to November 28, 2021, allowing an additional 12 months to execute the lot line adjustment and record the Final Map.

Respectfully Submitted:

Prepared by:

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Lynda Lara
Assistant Planner

PC ATTACHMENTS:

- 1) PC Resolution No. 18-052, Approved November 28, 2018
- 2) November 28, 2018 PC Staff Report Cover with no attachments
- 3) Approved Project Plans (8½" x 11" Reductions)