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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** October 13, 2021

**TO:** Chairman and Members of the Planning Commission

**FROM:** Planning Division

**SUBJECT:** **TIME EXTENSION (EXT 016937-2021):** A request for a one-year time extension for Tentative Parcel Map (PM 7354-2017) to combine ten lots into three parcels located at 888 W. Mission Boulevard in the Midtown Segment of the Pomona Corridors Specific Plan.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Time Extension for the one-year time extension request for Tentative Parcel Map (TPM 007354-2017).

### PROJECT/APPLICANT INFORMATION

<b>Address</b>	888 W. Mission Boulevard
<b>Assessor's Parcel Number (APN)</b>	834-201-3020 & 834-201-3021
<b>Lot Size</b>	60,669 SF (1.39 Acre)
<b>General Plan Land Use Designation</b>	Neighborhood Edge
<b>Zoning District</b>	Pomona Corridors Specific Plan – Midtown Segment
<b>Historic District</b>	N/A
<b>Specific Plan</b>	Pomona Corridors Specific Plan
<b>City Council District</b>	District 2
<b>Applicant</b>	Golcheh Development and Investments
<b>Property Owner</b>	Mission White Capital, LLC

### PROJECT DESCRIPTION & BACKGROUND

- On September 26, 2018, the Planning Commission approved Conditional Use Permit (CUP 007353-2017) to allow the development of approximately 16,433 square feet of new retail space in two new buildings and one existing building on a 1.45 acre lot, and Tentative Parcel Map (PM 7354-2017) to combine ten lots into three parcels located at 888 W. Mission Boulevard. The project was approved on a 5-2-0-0 vote. The proposed project plans can be found in Attachment No. 2.

- On June 14, 2020, a fire occurred at the subject property, which led to the total loss of the only remaining building on-site, formerly known as the Mission Family Diner. The structure located at the corner of Mission Boulevard and White Avenue was a 1957 “Googie style” restaurant identified as a potential historic resource per the California Environmental Quality Act (CEQA) in the General Plan Environmental Impact Report (EIR).
- On September 23, 2020, the Planning Commission approved a one-year time extension for the Tentative Parcel Map (PM 7354-2017), and denied a one-year time extension for the Conditional Use Permit (CUP 00353-2017).
- On September 23, 2021, the Applicant filed for a one-year time extension request for Tentative Parcel Map (PM 7354-2017). As the CUP associated with this map has expired, the Applicant will be required to file for a new Development Plan Review for any proposed development on the site. The purpose of the time extension for the map is to enable rough grading to be conducted on site so as to eliminate existing piles of dirt and bring the property into a condition that does not constitute public nuisance while the Applicant pursues ultimate development of the site. The Applicant has worked with Building and Safety and Development Services on pursuing the grading permit, and has indicated that the proposed development footprint will not significantly change as to necessitate new grading plans.

Submitted by:

Ata Khan  
Planning Manager

### **ATTACHMENTS**

- 1) Approved Project Plans
- 2) PC Resolution No. 18-033
- 3) PC Resolution No. 17-043