

Time Extension 2026-003 (Tentative Map 2022-001)



Wednesday, June 3, 2026
Planning Commission
Bobby Latino, Associate Planner
Community Development Department

Project Description

- Time Extension to Tentative Map to reconfigure 14 lots into 9 lots in connection with a proposed mixed use development project.
- Tentative Map approved by City Council on June 11, 2024.
 - Approval included a Planned Unit Development, a Conditional Use Permit, and the adoption of a MND and MMRP.
- Planned Unit Development and Conditional Use Permit included a 7-phased development consisting of :
 - Hotel w/ 111 guest rooms.
 - 107,900 s.f. of retail.
 - 30,900 s.f. of office.
 - 197 dwelling units.
 - Alternative Development Standards.

Background

- Applicant and Property Owner: The UniKool Partners.
- Southeast corner of John Street and Abbott Street intersection.
- Most of the property (13 of the 14 existing lots) is in the CO Zoning District with one lot within the IG Zoning District. The property is within the Abbott Street Focused Growth Overlay District.



Discussion

- Time Extension is requested for 36 months for the Applicant to file a Final Map.
- Final Map needs to be approved by City Council and recorded prior to the expiration date of the TM and prior to issuance of any building permits to implement the project.
- Applicant has been diligently pursuing development:
 - Civil drawings were submitted for ENC 26-0001 for on- and off-site infrastructure improvements (Phase 1 of PUD).
 - Building permit plans were submitted for B25-1221 for the Hotel (Phase 1 of PUD) to be constructed as approved by the CUP.

RECOMMENDATION

- Recommend that City Council approve a one-time 36-month Time Extension to TM 2022-001.



Questions?