



Staff Report

City of Pomona Planning Commission

January 28, 2026

FILE NO: Time Extension (EXT-000026-2026)

A request for a third one-year time extension of Conditional Use Permit (CUP-014649-2020), for the development of a new, seven-story, 57,724 square foot hotel with 90 new guestrooms, one fitness room, and an entry lobby, as an extension of the existing Double Tree Hotel.

ADDRESS: **3101 W. Temple Avenue (APN: 8719-002-016)**

APPLICANT: Chloe Liu, SCG America Construction

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Approve File No. EXT-000026-2026 granting an additional one-year time extension for Conditional Use Permit (CUP-014649-2020), subject to the conditions of approved PC Resolution No. 22-008 (Attachment No. 1).

Project Information:

GENERAL PLAN DISTRICT: Transit Oriented District: Neighborhood

ZONING DISTRICT: Transit Oriented District 1 (TOD1) [MM1-G1-CX1]

TRANSECT: T5

SPECIFIC PLAN DISTRICT: NA

GENERAL PLAN DENSITY: 80 DU/AC

NEW HOUSING UNITS: None

DENSITY BONUS: No

HOUSING UNITS LOSS: None

CONNECTIONS: No

AFFORDABLE UNITS: None

SB 330 APPLICATION No

Important Dates:

ORIGINAL CUP APPROVAL DATE:	February 23, 2022
1ST EXTENSION APPROVAL DATE:	March 13, 2024
2ND EXTENSION APPROVAL DATE:	January 22, 2025
3RD EXTENSION DATE SUBMITTED:	January 15, 2026
ENTITLEMENT EXPIRATION:	February 23, 2026
DEADLINE TO MAKE A DECISION:	May 25, 2026 (90 days after expiration)

Project Request:

On January 15, 2026, the property owner submitted the third request for a one-year time extension of Conditional Use Permit (CUP-014649-2020), a proposal to develop a new, seven-story, 57,724 square foot hotel with 90 new guestrooms, one fitness room, and an entry lobby, as an extension of the existing Double Tree Hotel.

The purpose of the time extension request is to allow the applicant additional time to implement or comply with all recommended mitigation measures within the Mitigation Monitoring and Reporting Program (MMRP) as recommended in the Final Initial Study – Mitigated Negative Declaration (IS-MND) of the approved project in order to obtain grading permits to begin construction. Staff investigated the request and has sufficient evidence to conclude that the Applicant has been pursuing the utilization of the Conditional Use Permit approval, and therefore an additional one-year time extension is warranted to complete the project. If approved, the expiration date for Conditional Use Permit (CUP-014649-2020) will be extended from February 23, 2026, to February 23, 2027.

Project Background:

On February 23, 2022, the applicant, SCG America Construction, received Planning Commission approval for a Conditional Use Permit (CUP-014649-2020), for the development of a new, seven-story, 57,724 square foot hotel with 90 new guestrooms, one fitness room, and an entry lobby, as an extension of the existing Double Tree Hotel located on a 3.96-acre parcel in the at 3101 W. Temple Avenue. The project conforms to the development standards of the C-4 – Highway Commercial Zoning District and SB 330 of the previous Pomona Zoning Code, as applicable during time of approval. The site is currently within the Transit Oriented District 1 (TOD1) [MM1-G1-CX1] Zoning District as designated by the Pomona Zoning and Development Code.

On March 13, 2024, the Planning Commission granted an initial one-year time extension for the project extending the approval's original expiration date from February 23, 2024 to February 23, 2025. On January 22, 2025, the Planning Commission granted a second one-year time extension for the development to extend the expiration date from February 23, 2025, 2024 to February 23, 2026.

The applicant is in the process of complying with and/or implementing all mitigation measures as recommended within the MMRP; this is required by City Staff before the completion of the grading plan check process prior to permit issuance. The applicant requires additional time in order to complete the grading plan check process in order to begin construction.

Conclusion:

Staff supports Time Extension (EXT-000026-206) as the approved development and project plans conform to the development standards of the C-4 – Highway Commercial Zoning District with SB330 Overlay as applicable at the time of the original approval (Attachment No. 3). Additionally, the proposed project will remain consistent with the conditions of PC Resolution (Attachment No. 1). The applicant has been working with City Staff toward implementing all mitigation measures within the MMRP as recommended in the Final Initial Study – Mitigated Negative Declaration (Final IS-MND) of the approved project prior to the issuance of building permits. If the request is approved, the expiration date for Conditional Use Permit (CUP-014649-2020) will be extended from February 23, 2026, to February 23, 2027.

Conditions of Approval:

The proposed project will continue to be subject to all Conditions of Approval of Planning Commission Resolution No. 22-008 (Attachment No. 1).

Attachments:

1. Approved Planning Commission Resolution No. 22-008
2. Extension Request Letter from Applicant
3. Approved Project Plans