



Staff Report

City of Pomona Planning Commission

March 11, 2026

FILE NO: 312 W. Franklin Avenue

Request for a time extension of Development Plan Review (DPR-18140-2022) and its associated Tentative Tract Map (TRACTMAP-18440-2022) for the development of an eleven-unit condominium project on a property located at 312 W. Franklin Ave.

ADDRESS: 312 W. Franklin Avenue

APPLICANT: Austin Dang, CDA+PDG, Inc.

PROJECT PLANNER: Carlos Molina, Associate Planner

RECOMMENDATION: Staff recommends that the Planning Commission approve Time Extension (EXT 000704-2025) granting a one-year time extension for Development Plan Review (DPR-18140-2022) and a two-year time extension for Tentative Tract Map (TRACTMAP-18440-2022), subject to the conditions of approval listed in PC Resolution No. 22-032 and PC Resolution No. 22-033 (Attachment 2 & Attachment 3).

Project Information:

GENERAL PLAN DISTRICT: Residential Neighborhood

ZONING DISTRICT: RND1

TRANSECT: T3

SPECIFIC PLAN DISTRICT: NA

GENERAL PLAN DENSITY: 20 DU/AC

NEW HOUSING UNITS: 11

DENSITY BONUS: No

HOUSING UNITS LOSS: 0

CONCNESSIONS: No

AFFORDABLE UNITS: 1

WAIVERS: No

Moderate: 1

SB 330 APPLICATION No

Low: NA

Very-Low: NA

Executive Summary:

The project applicant has submitted for a second time extension request (attachment 1) for the development of an eleven-unit condominium project on a 0.55 acre site addressed as 312 W. Franklin Ave (APN: 8344-021-055) originally approved by PC Resolution No. 22-032 (DPR) and PC Resolution No. 22-033 (TRACTMAP) on December 14, 2022.

PC Resolution No. 22-032 (DPR-18140-2022) grants the development proposal a maximum one, one-year extension request from the date the resolution was set to expire on December 14, 2024. On January 22, 2024, the Planning Commission approved a Time Extension application (EXT-001781-2024) extending PC Resolution No. 22-032 approval to December 14, 2025.

The applicant is pursuing an additional time extension for PC Resolution No. 22-032 (DPR-18140-2022) pursuant to Section 1110.F.2.b.3 of the Pomona Zoning and Development Code which reads "a discretionary permit or action may be granted Time Extensions in up to one-year increments, not to exceed a total of two, one-year time extensions, excepting tentative subdivision maps, which must be subject to the provisions of the California Government Code (Sec, 66452.5)".

The applicant has submitted the subject time extension request (EXT-000704-2025) to complete the review of the plan check application associated with the development. According to the applicant, the project has been making progress, citing the following developments:

- Grading permit issuance on 12/16/2025.
- Completion of grading pre-construction on 1/14/2026.
- Began grading activities with active permit on 2/3/2026.

If granted, the expiration dates for the Development Plan Review and Tentative Tract Map will be as follow:

- PC RESO NO. 22-032 (DPR) – December 14, 2026
- PC RESO NO. 22-033 (TRACTMAP) – December 14, 2026

Attachments:

1. Planning Commission Hearing Resolution No. 22-032
2. Planning Commission Hearing Resolution No. 22-033
3. Approved Project Plans
4. Letter from Applicant