



# Planning Commission

## Planning Division Staff Report

**DATE:** March 13, 2024  
**TO:** Chairperson and Members of the Planning Commission  
**FROM:** Planning Division

**REQUEST:** Temporary Use Permit (TUP-000214-2024)

A request to extend by one year, a temporary sales office at 2115 S. Garey Ave. in association with the development of 156 units approved under DPR-013326-2020 and TRACTMAP-013327-2020. The request was originally approved under TUP-020535-2023.

### **EXECUTIVE SUMMARY**

On February 13, 2024, the applicant submitted a request to extend by one year, a temporary sales office at 2115 S. Garey Ave. in association with the development of 156 units approved under DPR-013326-2020 and TRACTMAP-013327-2020. The temporary sales office was originally approved under TUP-020535-2023 on February 22, 2023 (Attachment No. 1). The approval for TUP-020535-2023 included a condition requiring the Planning Commission to approve any extensions if required. The approved project plans for the temporary sales office locations are enclosed with the staff report as Attachment No. 2.

### **Property Details**

<b>Address</b>	2115 S. Garey Ave.
<b>Assessor's Parcel Number (APN)</b>	8344-033-901, 903, 904, 905, & portion of 8344-033-902
<b>Lot Size</b>	2.69 acres
<b>General Plan Place Type</b>	Urban Neighborhood
<b>General Plan Transect Zone</b>	T4-A
<b>Zoning District</b>	N/A
<b>Historic District</b>	N/A
<b>Specific Plan</b>	Pomona Corridors Specific Plan, Neighborhood Parkway Segment
<b>City Council District</b>	District 2 (Preciado)
<b>Applicant</b>	Century Communities, LLC
<b>Property Owner</b>	Century Communities, LLC

### **PROJECT STATUS AND TIMELINE**

The applicant is currently in the process of constructing the residential project which was approved for the development of 156 units under DPR-013326-2020 and TRACTMAP-013327-2020. However, due to various delays additional time is needed to complete construction of all units. The purpose of this request is to allow additional time to extend the

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operations of the temporary sales office and model homes while construction continues to finalize the development of the project. If approved, the Temporary Use Permit will be valid until March 1, 2025.

In Staff's opinion the applicant has worked diligently thus far to maintain construction activity and expects the project to be completed within the timeline of a one-year extension.

**Submitted by:**

Ata Khan  
Planning Manager

**Prepared by:**

Vinny Tam  
Senior Planner

**Attachments**

1. Approval Letter for TUP-020535-2023
2. Project Plans