



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** October 9, 2019

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

**FROM:** Planning Division

**SUBJECT:** **TIME EXTENSION (EXT 12698-2019):**

A request for a one-year time extension for Conditional Use Permit (CUP 9744-2018) to allow the construction of two detached single-family structures, a six-car garage and associated site improvements located at 1538 S. Towne Avenue within the R-1-6,000 Single-family Residential District. The project was originally approved for a Change of Zone (ZONE 6154-2016) from R-1-6,000 Single-family Residential District to R-1-E Single-Family Residential Estate District in conjunction with the CUP.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve Time Extension (EXT 12698-2019) granting a one-year time extension for Conditional Use Permit (CUP 9744-2018) subject to the conditions of CC Resolution No. 2018-130 approved on September 10, 2018 (Attachment 1).

### **PROJECT/APPLICANT INFORMATION**

Project Location:	1538 S. Towne Avenue
APN Information:	8328-007-006
Project Applicant:	May Xu
Property Owner:	Hung Kwan Ku
City Council District:	District 3 – Nora Garcia
Historic/CBD:	Not Applicable
Specific Plan:	Not Applicable
Zoning District:	R-1-6,000, Single-Family Residential District
General Plan:	Residential Neighborhood

## **PROJECT DESCRIPTION & BACKGROUND**

On September 10, 2018, the property owner received City Council approval for Conditional Use Permit (CUP 9744-2018), to allow the construction of two detached single-family structures, a six-car garage and associated site improvements. The approved project plans are included as Attachment 2. A Change of Zone (ZONE 6154-2016) from R-1-6,000 to R-1-E was also approved as part of the request on October 1, 2018. The original entitlement application was submitted on October 31, 2016.

On September 24, 2019, the applicant submitted a request (Attachment 3) to the Planning Division for a one-year time extension for Conditional Use Permit (CUP 9744-2018). The purpose of the time extension request is to allow the applicant additional time to obtain the services of a new structural engineer. According to the applicant, the previous structural engineer was unable to complete the design in a timely manner.

Staff recommends approval of Time Extension (EXT 12698-2019) because the approved use conforms to the development standards of the R-1-E District. Additionally, the proposed project will remain consistent with the conditions of CC Resolution No. 2018-130, which was approved on September 10, 2018 by the City Council.

Respectfully Submitted:

Prepared by:

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Planning Manager

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Senior Planner

### **ATTACHMENTS:**

- 1) CC Resolution No. 2018-130
- 2) Approved Project Plans
- 3) Application for Time Extension dated September 24, 2019