



# CITY OF POMONA

## PLANNING COMMISSION REPORT

---

**DATE:** December 11, 2019

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

**FROM:** Planning Division

**SUBJECT:** **TIME EXTENSION (EXT 12856-2019):**

A request for a one-year time extension for Conditional Use Permit (CUP 5500-2016), which proposes a 5,540 square foot building to accommodate a used car dealership and additional retail uses on a property located at 22 Rio Rancho Road (50 Auto Center Drive).

### **STAFF RECOMMENDATION**

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 12856-2019) granting a one-year time extension for Conditional Use Permit (CUP 5500-2016).

### **PROJECT/APPLICANT INFORMATION**

Project Location:	50 Auto Center Dr. (22 Rio Rancho Road)
APN Information:	8334-024-011
Project Applicant:	Wei Xiong
Property Owner:	Gong Wang
City Council District:	District # 2
Historic/CBD:	Not Applicable
Specific Plan:	Not Applicable

### **PROJECT DESCRIPTION & BACKGROUND**

On January 24, 2018, the Planning Commission approved a Conditional Use Permit (CUP 5500-2016) for a 5,540 square foot building to accommodate a used car dealership and additional retail uses on a property located at 22 Rio Rancho Road (50 Auto Center Drive).

Per Condition #2 of Resolution No. 18-006 (Attachment 1):

*“This approval shall lapse and become void if the privilege authorized is not utilized*

*within two years from the date of this approval (January 24, 2020), in accordance with Pomona Zoning Ordinance Section .580.I. The Planning Commission may extend this period for one year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.”*

On October 17, 2019, the applicant filed for a Time Extension (EXT 12856-2019) requesting an additional one (1) year, which would establish the new expiration date as January 24, 2021 (Attachment 2). The applicant has submitted a permit application to Building and Safety, but has requested additional time to ensure that the entitlement does not expire prior to permit issuance, and has requested additional time to find building contractors for construction (Attachment 2).

Respectfully Submitted:

Prepared by:

Gustavo N. Gonzalez, AICP  
Planning Manager

Ata Khan  
Senior Planner

**ATTACHMENTS:**

- 1) PC Resolution No. 18-006
- 2) Applicant Justification