



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: July 8, 2020

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT 13811-2020):** A request for a one-year time extension for Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017). The project includes the construction of a three-story, multi-family residential development consisting of 20 condominium-housing units on a vacant 0.45 acre parcel located within the Workplace Gateway Segment of the Pomona Corridor Specific Plan (PCSP).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Time Extension (EXT 13811-2020) granting a one-year time extension for Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017) subject to the conditions of PC Resolution No. 18-023, 18-024 and 18-025 approved on June 27, 2018, respectively (Attachment 1-3).

PROJECT/APPLICANT INFORMATION

Project Location: 2145 N. Garey Avenue
APN Information: 837-101-8041, 837-101-8042
Project Applicant: Creative Design Associates
Property Owner: US Hong Kong Lanore F&B Group
City Council District: District # 6
Historic/CBD: Not Applicable
Specific Plan: Pomona Corridors Specific Plan, Workplace Gateway Segment

PROJECT DESCRIPTION & BACKGROUND

On June 27, 2018, Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017) were approved to permit the

Time Extension (EXT 13811-2020) for Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017)
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construction of a three-story, multi-family residential development consisting of 20 condominium housing units on a vacant 0.45 acre parcel located within the Workplace Gateway Segment of the Pomona Corridor Specific Plan (PCSP).

The applicant is requesting the time extension in order to allow additional time to complete the plan check review of construction drawings. The project is currently in under its second review and is anticipated to complete plan check review in the near future.

Staff supports Time Extension (EXT 13811-2020) as the approved project conforms to the development standards of the Workplace Gateway Segment of the Pomona Corridors Specific Plan and the project will remain consistent with the conditions of PC Resolution Nos. 18-023, 18-024 and 18-025 approved by the Planning Commission on June 27, 2018.

Respectfully Submitted:

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Planning Manager

Prepared by:

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Senior Planner

ATTACHMENTS:

- 1) PC Resolution No. 18-023
- 2) PC Resolution No. 18-024
- 3) PC Resolution No. 18-025
- 4) Approved Project Plans
- 5) Application for Time Extension dated May 1, 2020