



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: September 9, 2020

TO: Chairman and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT 14373-2020):** Request for a one-year time extension for Conditional Use Permit (CUP 5344-2016) to allow the development of two attached residential condominium units within the R-2 Low Density Multiple Family Zoning located at 665 East Sixth Street.

RECOMMENDATION

Staff recommends that the Planning Commission approve Time Extension (EXT 14373-2020) granting a one-year time extension for Conditional Use Permit (CUP 5344-2016) subject to the conditions of PC Resolution No. 18-040 approved on October 10, 2018 (Attachment 3).

PROJECT/APPLICANT INFORMATION

Address	665 E. Sixth St.
Assessor's Parcel Number (APN)	8335-022-008
Lot Size	7,800 sf
General Plan Land Use Designation	Neighborhood Edge
Zoning District	MU-AR (at time of approval)
Historic District	N/A
Specific Plan	Downtown Pomona
City Council District	2
Applicant	Pengyu Zhu
Property Owner	Pengyu Zhu

PROJECT DESCRIPTION & BACKGROUND

On October 10, 2018, the Planning Commission approved the entitlement for the construction of a two-unit condominium project. The project is also associated with Tentative Parcel Map No. 6887 (approved by the Planning Commission in 2007 under PC Resolution No. 07-44), which was finalized on December 31, 2019. A building permit has been approved and is awaiting grading approval for issuance. The grading permit on file has been granted an extension through April

2021. The applicant has requested an additional 12 months to allow for a delayed construction timeline due to market conditions related to the COVID-19 pandemic. The applicant expects to obtain building permit issuance by January 2021, with an eight-month construction timeline and estimated project completion by October 2021.

CONCLUSION

Staff supports Time Extension (EXT 143730-2020) as the proposed project remains consistent with the conditions of PC Resolution No. 2018-040 and as the applicant has dutifully pursued the recording of the associated tentative parcel map and approval of a building permit, and is now working on a grading permit. Staff supports the request to grant a one-year time extension for Conditional Use Permit (CUP 5344-2016), subject to the conditions of PC Resolution No. 18-040.

Respectfully Submitted:

Gustavo N. Gonzalez, AICP
Planning Manager

Prepared by:

Ata Khan
Supervising Planner

PC ATTACHMENTS:

- 1) Applicant's Time Extension Application
- 2) Approved Project Plans
- 3) PC Resolution No. 18-040