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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** September 23, 2020

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

**FROM:** Planning Division

**SUBJECT:** **TIME EXTENSION (EXT 14373-2020) (CONTINUED FROM SEPTEMBER 9, 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 E. 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

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

On September 9, 2020, the Planning Commission considered this time extension request and pulled the item from the consent calendar for discussion. Commissioner Brown comments that, based on a recent site visit, he discovered that there was trash and debris scattered on the site as well as in the adjacent alley. Commissioner Brown made a motion to continue the item to the September 23, 2020 Planning Commission meeting to allow the applicant time to clear the site and alley of trash and debris prior to consideration of the requested time extension. Commissioner Urey seconded the motion, and the motion passed on a 5-0-0-2 vote.

The applicant has communicated to staff that the site and adjacent alley is scheduled to be cleaned and cleared of trash and debris by Friday, September 18, 2020. Staff will provide photographic evidence at the September 23 Planning Commission meeting to ensure that the applicant has addressed the Commission's concerns prior to consideration of the time extension.

## **CONCLUSION**

With clean-up of the site and alley, 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