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2145 Garey LLC.  
Teo Dong  
2145 N Garey Ave.  
Pomona, CA 91767  
626-560-8687

April 29, 2026

Marcos Molina, Planning Commission Chairperson  
Geoffrey Starns, Planning Commission Secretary  
Planning Department  
505 South Garey Avenue, Pomona, CA 91766

RE: Entitlement Time Extension Request for PC Resolution No. 25-007, 2415 N Garey Ave. Pomona, CA 91767.

Dear Mr. Molina and Mr. Starns,

We are writing you to request an entitlement extension, which is due to expire on June 11, 26 , extension for the project on 2145 N Garey Ave. Pomona, CA 91767. We would like to request an additional one (1) year for the project to complete the plan check process.

In general, there were challenges we had faced with completing plan checks before the entitlement. These challenges had contributed to dragging out the timeline and hindered the ability to complete plan check for all departments. Also in our experience, 1 year deadline is a difficult task to meet even in the best circumstances.

- One of the challenges was that the original MEP and landscape had gone out of business or retired , respectively. Thus, ownership had to hire a new landscape and MEP team to take on the current project. The process of the hiring new consultant required them to recreate the plan, which had contributed to the delayed project timeline.
- Due to the project submittal being done near the holidays (Christmas, New Years), this had caused delays across the industry as people took time off during the holidays.
- Other issues that had arise includes the previous Los Angeles County Fire Department fire plan checker had retired. The current fire plan checker was not aware of such collaboration with our team to which they had deemed the fire access was not up to the standards of the Los Angeles County Fire Department. It was determined they weren't aware of the previous approved standpipe, which was used to mitigate concerns of fire access to the rear site. This required additional coordination time and contributed to the delay of the project.

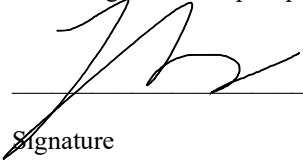


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Despite the challenges we have faced, we have diligently been getting the project moving forward. We believe we have upheld the ability to resolve these challenges that have come our way and will continue to do so. We hope you understand our situation. Your consideration and attention to our request is highly appreciated. Please feel free to contact me if you have any questions.

Sincerely,

Teo Dong, Ownership Representative



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Signature



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#### Construction Timeline and Current Status

July 2026 (currently) – preparing Civil + Arch+S+MEP 2<sup>nd</sup> plan check submittal

August 2026 – Receive 2<sup>nd</sup> plan check comments

Oct 2026 – 3<sup>rd</sup> plan check submittal

Nov. 2026 – Receive 3<sup>rd</sup> plan checks comments

Dec. 2026 – 4<sup>th</sup> plan check submittal

Jan. 2027 – 4<sup>th</sup> plan check comments (If required)

Feb 2027 -5<sup>th</sup> submittal

March 2027 – pull permits and start construction

March 2029 – End of construction

Disclaimer: Project Timeline durations are preliminary estimates and are subject to change based on client review periods, agency response times, consultant coordination, scope changes, and unforeseen conditions. Review and approval durations by the Client and Authorities Having Jurisdiction (AHJ) are outside the Architect's control and may impact the overall schedule. Any reclassification to Regular Plan Check or additional agency review may result in extended review durations beyond the timelines shown.