



Staff Report

City of Pomona Planning Commission

June 24, 2026

FILE NOS: Time Extension (EXT-000170-2026)

Request for a time extension for a Development Plan Review (DPR 21813-2023) and Conditional Use Permit (CUP 21812-2023), to develop a three-story multi-family residential building with 20 attached condominiums, a parking garage and amenities, on a 0.45-acre lot.

ADDRESS: 2145 N. Garey Avenue

APPLICANT: Austin Dang, Creative Design Associates + Pacific Design Group

PROJECT PLANNER: Alex Jimenez, Senior Planner

RECOMMENDATION: Staff recommends that the Planning Commission approve Time Extension (EXT 000170-2026) granting a one-year time extension, subject to the conditions of approval in PC Resolution No. 25-007 and PC Resolution No. 25-009.

Executive Summary:

On June 11, 2025, the Planning Commission approved DPR 21813-2023, CUP 21812-2023, and TRACT MAP 21814-2023, adopting PC Resolutions No. 25-007, No. 25-008, No. 25-009 (Attachment 1 & 2). The request was for 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) (Attachment 3).

The owner of the subject site has submitted a time extension request for Development Plan Review (DPR 21813-2023) and Conditional Use Permit (CUP 21812-2023). The subject Development Plan Review and Conditional Use Permit was given a one-year expiration date, in accordance with Section 2.0.5.A6 of the PCSP, which states that an approved Development Plan shall be valid for a period of one year and a maximum of two one-year time extensions. Therefore, the approval of DPR 21813-2023 and CUP 21812-2023 is set to expire June 11, 2026. The Tentative Tract Map (TRACT MAP 21814-2023) is subject to the Subdivision Map Act which granted the approval of the subdivision map a two-year approval set to expire June 11, 2027.

Project Information:

PROPERTY DETAILS			
ADDRESS:	2145 N. Garey Avenue	City Council District:	District 6
ASSESSOR'S PARCEL NUMBER:	8371018042, 8371018041	Applicant:	Austin Dang
LOT SIZE:	+/- 0.45 acres	Property Owner:	2145GAREY LLC

GENERAL PLAN & ZONING			
GENERAL PLAN DISTRICT:	Neighborhood Edge	ZONING DISTRICT:	N/A
TRANSECT:	T4-B –3 Floors Maximum	SPECIFIC PLAN:	Pomona Corridors Specific Plan
GENERAL PLAN DENSITY:	40 du/ac	SPECIFIC PLAN DISTRICT:	Workplace Gateway Segment

Important Dates:

ORIGINAL CUP & DPR APPROVAL DATE:	June 11, 2025
1ST EXTENSION APPROVAL DATE:	Current application
2ND EXTENSION APPROVAL DATE:	N/A
ENTITLEMENT EXPIRATION:	June 11, 2026
DEADLINE TO MAKE A DECISION:	September 9, 2026 (90 days after expiration)
IF APPROVED, NEW EXPIRATION DATE:	June 11, 2027

Project Background:

The applicant, Creative Design Associates + Pacific Design Group, received Planning Commission approval for a Development Plan Review (DPR 21813-2023) and Conditional Use Permit (CUP 21812-2023), for the development of a three-story, multi-family residential development consisting of 20 condominium housing units on a vacant net 0.45-acre parcel located within the Workplace Gateway Segment of the PCSP on June 11, 2025. The project remains in conformance with all applicable standards of the Workplace Gateway Segment of the PCSP and there are no changes to the standards of the segment that would otherwise affect the previously approved project.

This is the applicant's first application for a time extension for the project's development plan review and conditional use permit. The applicant is in the process of obtaining their grading and building permits for the project, and they are currently preparing their resubmittal of civil and architectural plans based on the first round of plan check comments. The applicant requires additional time to complete the grading and building plan check process to begin construction. A complete estimated construction timeline, status, and challenges that caused a delay are included within the applicant's Time Extension Request Letter (Attachment 4).

Findings:

In accordance with Section 2.0.5.A6 of the PCSP, and Section 1110.F.(2)(b) of the Pomona Zoning & Development Code, the Approving Authority may grant a time extension upon determination that the proposed request meets the findings as prescribed below:

- (1) *Each of the findings and conditions of the original approval are still applicable to the project and there are no changed circumstances;*

The proposed project was approved in June of 2025 and is located within Workplace District Segment of the PCSP. The Workplace District Segment standards of the PCSP have remained in place since the approval and therefore, the findings and conditions of the original approval are still applicable to the project and no circumstances have changed.

- (2) *The Time Extension will not adversely affect the public health, safety, or welfare; and*

The proposed project was found in 2025 to not have expected adversely affect the public health, safety, or welfare, and no circumstances have changed.

- (3) *There has been diligent pursuit to exercise the permit or action for which an extension is being requested.*

The applicant has demonstrated through their request for a time extension and the submitted building permits that there has been diligent pursuit to exercise the issued development plan review and conditional use permit.

Conclusion:

Staff supports Time Extension (EXT-000170-2026) as the approved development and project plans conform to the development standards of the Workplace District Segment of the PCSP as applicable at the time of the original approval. Additionally, the proposed project will remain consistent with the conditions of PC Resolution No. 25-007 and No. 25-009. The applicant is actively pursuing the project's grading and building permit and requires additional time to address all plan check comments. If the request is approved, the expiration date for DPR 21813-2023, CUP 21812-2023 will be extended from June 11, 2026, to June 11, 2027.

Attachments:

1. PC Resolution No. 25-007, DPR 21813-2023
2. PC Resolution No. 25-009, CUP 21812-2023
3. Approved Project Plans
4. Request Letter for Time Extension