



# Planning Commission

## Planning Division Staff Report

**DATE:** June 12, 2024  
**TO:** Chairperson and Members of the Planning Commission  
**FROM:** Planning Division  
**REQUEST:** **Conditional Use Permit (CUP-22538-2023)**  
Request to establish an outdoor storage yard on a vacant, partially improved site at 1000 Walnut Avenue.

### **Executive Summary**

The applicant is requesting to establish an outdoor storage yard by Conditional Use Permit. The existing site is vacant and partially improved with a 10,918 square foot office building. Staff has identified a specific list of outdoor storage items that could be reasonably and effectively regulated on site, in addition to conditions on variables such as storage coverage, Fire clearance, height, and maintenance that will ensure compatibility with the neighborhood.

### **Staff Recommendation**

Staff recommends approving the request as conditioned by Staff in the attached draft Resolution.

### **Property Details**

<b>Address</b>	1000 Walnut Avenue
<b>Assessor's Parcel Number (APN)</b>	8330013048
<b>Lot Size</b>	4.04 acres
<b>General Plan Place Type</b>	Workplace District
<b>General Plan Transect Zone</b>	-
<b>Zoning District</b>	M-1 Light Industrial
<b>Historic District</b>	-
<b>Specific Plan</b>	-
<b>City Council District</b>	3
<b>Applicant</b>	Exeter 1000 Walnut LLC
<b>Property Owner</b>	Exeter 1000 Walnut LLC

### **Related Actions**

<b>Historic Preservation</b>	N/A
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<b>Code Enforcement</b>	No active code violations.
<b>Building &amp; Safety</b>	N/A
<b>Planning</b>	May 8, 2024 – Planning Commission scheduled a public hearing for this item but continued it off calendar.

### **Location of Request**

#### **A. General Location**

The subject site consists of one parcel totaling 4.04 acres in size. It is improved with 10,500 square foot office building and a 221 square foot accessory structure, with a portion of the site unimproved. It is entitled for a vocational employment training facility, but is currently unoccupied. The site can be accessed along Ficus Avenue. It is bound by freight railroad to the south, Walnut Avenue to the north, and Ficus to the west, sharing a boundary with a separate parcel to the east. To the north and east are industrial warehousing and storage, to the south and west is product transportation and storage.

#### **B. Adjacent Land Uses & Current Zoning**

The subject site is located within the M-1 Light Industrial Zoning District. Properties on all sides are within the same zoning district.

#### **C. General Plan Land Use**

The subject site is located within the Workplace District land use designation. Properties to the north across the tracks are within the same land use designation. Properties to the south across the freight railroad are within the Workplace District Edge land use designation, which permits housing.

### **Request Details**

#### **A. Request**

The applicant has requested to establish an outdoor storage yard at the subject location. The applicant has requested multiple types of outdoor storage (Attachment 2). The applicant has prepared a site plan depicting the general piling of outdoor storage, and fire lanes and drive aisles (Attachment 3). The applicant has requested to operate the site 24 hours daily. The applicant provided a subsequent request to consider additional conditions of approval and additional outdoor storage types (Attachment 5).

**Staff Analysis**

**A. Applicable Code Sections**

Section .580 of the Pomona Zoning Ordinance requires a Conditional Use Permit for the establishment of any industrial facility over 20,000 square feet in building size or on a lot greater than one acre.

**B. Code Compliance**

**1. Speculative storage**

Staff first analyzed the request to reduce wherever possible the speculative nature of the request, which would allow the city to more meaningfully and effectively regulate an entitled outdoor storage yard. The conditions of approval (Attachment 1) enumerate specific outdoor storage items that are permitted, and ones that are prohibited. By doing this, both the property owner and the City have a clear sense of the types of items that can be placed on site.

**2. Public safety and health**

Staff next analyzed the request to reduce wherever possible the risk to public safety and health. This is accomplished by imposing a 45 percent storage coverage on the site. This percentage is derived from Staff experience in regulating pallet yards and the pile coverage limits that have been effective to reduce fire and safety hazard risks. There are also conditions imposing 20 foot height maximums, no stacking beyond the wall height for the first 125 feet of the property, and requiring Los Angeles County Fire Department clearance of a site plan to ensure sufficient drive aisles and fire lanes and pile dimensions.

**3. Storage versus Trucking Facility**

Staff also analyzed the request to eliminate the possibility of the outdoor storage yard becoming a bonafide trucking facility or product transportation/fulfillment-oriented use. The storage of truck trailers are not permitted as an outdoor storage use, reducing the likelihood of siting a trucking or transportation facility.

Staff reviewed the applicant's additional request (Attachment 5) and determined that the conditions of approval proposed, while welcome, can already be addressed through existing conditions for annual inspections, landscape maintenance, and Fire clearance.

**C. Environmental Review**

The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and

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which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting a Categorical Exemption in compliance with Article 19, Section 15301, (Class 1—Existing Facilities) in that the project is an existing structure with no proposed expansions. The proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required.

The applicant provided the City with additional environmental documentation for the proposed use (Attachment 7). This included an air quality greenhouse gases assessment, noise study, and trip generation study. Staff has reviewed the technical studies and concluded that it provided additional evidentiary support for a Class 1 categorical exemption and to substantiate the findings for approval of a Conditional Use Permit.

**A. General Plan Conformance**

The project site is designated as Workplace District in the Pomona General Plan. The granting of this conditional use permit will not adversely affect the General Plan of the City of Pomona. As conditioned, the permitted outdoor storage items are materials and equipment that can support the uses called out by the Pomona General Plan as essential to for the City's Workplace Districts while precluding those types of outdoor storage items that would contribute to heavier industrial impacts of noise, diminished roadway safety, odor, dust, and debris.

Reviewed, prepared, and submitted by:



**Ata Khan**

Deputy Director

Development Services Department

Attachments:

1. Draft PC Resolution
2. Applicant Request
3. Proposed Site Plan
4. Proof of Public Noticing
5. Applicant Additional Request
6. Photograph Exhibit
7. Applicant-Provided Technical Studies

**Planning Commission**

June 12, 2024