



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** August 23, 2017

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

**FROM:** Development Services Department, Planning Division

**SUBJECT:** CONDITIONAL USE PERMIT (CUP 6158-2016)

An application for a Conditional Use Permit (CUP 6158-2016) for the construction of a drive-through associated with the tenant improvement of an existing building located at 775 E. Foothill Blvd in the Corridors Specific Plan—Neighborhood Center.

### STAFF RECOMMENDATION

The Planning Division recommends Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (6158-2016) (Attachment 1), subject to conditions.

### PROJECT/APPLICANT INFORMATION

**Project Location:** 775 E. Foothill Blvd.  
**APN Information:** 8304-001-038/40  
**Project Applicant:** Lyons Warren  
**Property Owner:** Garfield Beach CVS, LLC  
**City Council District:** District #6  
**Redevelopment Area:** Not Applicable  
**Historic/CBD:** Not Applicable  
**Specific Plan:** Not Applicable

### PROJECT DESCRIPTION

The subject site is located on northwest corner of Towne Avenue and Foothill Boulevard (Attachment 2). The applicant is proposing to construct a new drive-through as part of the tenant improvement of an existing CVS Pharmacy. The site plan includes a parking lot that would undergo landscape and hardscape improvements. Signage will also be updated. The property is located in the Pomona Corridors Specific Plan—Neighborhood Center.

### **Applicable Code Sections**

Section 2.2.2 of the Pomona Corridors Specific Plan requires that any drive-through in a Neighborhood Center is subject to a conditional use permit.

### **Surrounding Land Use Information**

The proposed project is part of a larger commercial shopping center that consists of multiple commercial tenants. The center exists at the boundary of the City of Pomona, with the City of Claremont to the east, across Towne Avenue. The properties surrounding the shopping center include a multi-family residential development and multiple commercial uses. The zoning, General Plan and existing land use designations for the surrounding properties are delineated in the following table:

**Land Use Summary Table**

	<b>Existing Land Use</b>	<b>Zoning</b>	<b>General Plan Designation</b>
<b>Subject Site</b>	Commercial	Corridors Specific Plan— Neighborhood Center	Neighborhood Edge
<b>North</b>	Multi-Family Residential	R-2	Residential Neighborhood
<b>South</b>	Commercial/Vacant	Corridors Specific Plan— City Gateway Segment	Neighborhood Edge
<b>East</b>	City of Claremont	N/A	N/A
<b>West</b>	Commercial	Corridors Specific Plan— Neighborhood Center (Further West: City Gateway Segment)	Neighborhood Edge

### **ZONING COMPLIANCE ANALYSIS**

#### **Site Development Standards**

Based on staff's analysis, the project meets and/or exceeds the minimum development standards of the Pomona Corridors Specific Plan for Neighborhood Centers. The project represents a demolition of an existing structure and the construction of a drive-through, which would not constitute any additional square footage to the CVS Pharmacy. However, façade, parking, and landscaping standards are applicable in this proposal. The existing building will undergo a façade renovation that applies a modern architectural style and reduces the scale of the singular building while also distinguishing the two separate uses within the building. The 14,989 sf CVS/Pharmacy requires 45 spaces of off-street parking, and 130 are provided. The parking lot landscaping will be

upgraded to include new, broad leaf shade trees, and parking lot lighting fixtures and building lighting fixtures will be enhanced and upgraded.

### **Site Plan**

The applicant is proposing to downsize an existing CVS Pharmacy within a building into a proposed area of 14,989 square feet, with the remaining footprint (40,260 sf) to be allocated to a grocery use that has yet to be determined. The applicant will demolish an existing attached building (3,522 sf) and use the space to accommodate a drive-through for CVS Pharmacy. The applicant will merge the lot containing the drive-through (APN 304-001-040) with the lot containing the CVS Pharmacy and future grocery use (APN 304-001-038). The existing building height is 28'-10."

## **ISSUES ANALYSIS**

### **Issue 1: Land Use Compatibility**

The subject site is located in an area with properties used, zoned, and planned for commercial uses. The proposed addition of a drive-through in conjunction with tenant improvements of an existing pharmacy is consistent with the surrounding commercial uses. Based on these factors, staff finds that the project is compatible in the context of the surrounding neighborhood and will be a positive addition to the area.

### **Issue 2: General Plan Conformity**

The project is consistent with the City's General Plan land use designation of "Neighborhood Edge." The General Plan defines this designation as one that accommodates "larger scale development that is more suitable for wider, more heavily trafficked roads and will function as buffers for residential neighborhoods behind them." This is reflected in the portion of Foothill Boulevard where the project is proposed.

### **Issue 3: Site Conditions**

The existing site of the CVS Pharmacy requires parking lot and landscape renovation. The parking lot requires re-stripping and a slurry seal. The planters require new landscaping. Multiple trellises at the front of the pharmacy and to the west of the building are in disrepair and require demolition. The existing monument sign and other signs also require upgrades, along with lighting fixtures in the parking lot and along the existing building. Staff has discussed these renovations with the applicant and has requested them in the conditions of approval for this project.

## **ENVIRONMENTAL ANALYSIS/DETERMINATION**

Upon submittal of the project, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, staff has determined that the proposed project meets the criteria for a Class 32 Categorical

Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. Therefore, based on the above findings, staff is recommending that the Planning Commission adopt a Categorical Exemption for the proposed project.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on August 8, 2017 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on August 10, 2017 (Attachment 4).

## **CONCLUSION**

The proposed project is consistent with the place type designation contained in the City's General Plan and meets or exceeds the minimum development standards of the Pomona Corridors Specific Plan. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed development will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods. Further, the project has been designed in a manner that will enhance the aesthetics of the site and complement the existing character of the surrounding area.

## **RECOMMENDATION**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 6158-2016), subject to conditions.

Respectfully Submitted:

Prepared By:

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Development Services Director

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Associate Planner

## **ATTACHMENTS:**

- 1) Draft PC Resolution for CUP 6158-2016
- 2) Location Map and Aerial Photograph
- 3) Project Plan Reductions
- 4) 400' Radius Map and Public Hearing Notice
- 5) Full Size Plans (Separate Cover)

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