



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: August 14, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **TIME EXTENSION (EXT-12359-2019):**

A request for a one-year time extension for Conditional Use Permit (CUP 6158-2016) which authorized a drive-thru pharmacy in conjunction with tenant improvements (which included the subdivision of an existing structure) on a property located at 775 East Foothill Boulevard within the Pomona Corridors Specific Plan—Neighborhood Center zoning district.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Time Extension Number 12359-2019 granting a one-year time extension from August 23, 2019 to August 23, 2020 for Conditional Use Permit (CUP 6158-2016) subject to the conditions of PC Resolution No. 17-039 approved on August 23, 2017 (Attachment 1).

PROJECT/APPLICANT INFORMATION

Project Location: 775 E. Foothill Boulevard
APN Information: 8304-001-038, 8304-001-040
Project Applicant: Lyons Warren
Property Owner: Garfield Beach CVS, L.L.C.(CVS)
City Council District: District # 6
Redevelopment Area: Not Applicable
Historic/CBD: Not Applicable
Specific Plan: Pomona Corridors Specific Plan – Neighborhood Center

PROJECT DESCRIPTION & BACKGROUND

On August 23, 2017, the applicant, Lyons Warren, received Planning Commission approval for a Conditional Use Permit (CUP 6158-2016), for the construction of a drive-thru pharmacy and associated tenant improvements (which included the subdivision of an existing structure) on

property located at 775 East Foothill Boulevard within the Pomona Corridors Specific Plan—Neighborhood Center zoning district. The project's approved scope of work consists of a new pharmacy drive-thru and interior tenant improvements to accommodate an additional commercial unit (Attachment 2).

On August 5, 2019, the applicant submitted a request to the Planning Division for a one-year time extension for Conditional Use Permit Number 6158-2016, prior to the expiration date (Attachment 3).

Correspondence provided by the applicant indicates that since entitlements were issued, CVS has been in the process of revising and negotiating the covenants, conditions, & restrictions (CC&Rs) with the adjacent property owner. Shortly prior to the submittal of the time extension application, CVS and the adjacent property owner agreed to the revised provisions of the CC&Rs and are currently in review with their legal teams. Furthermore, CVS is negotiating the tenant improvements with the future tenant, which will then need to be reviewed by the CVS real estate and construction team for final approval prior to building plan check submittal. The granting of a one-year time extension would allow the applicant to clear all necessary approvals from the CVS real estate and construction team.

Staff supports Time Extension Number 12359-2019, as the proposed project will remain consistent with the conditions of PC Resolution No. 17-039, approved on August 23, 2017 by the Planning Commission.

Respectfully Submitted:

Gustavo N. Gonzalez, AICP
Planning Manager

Prepared by:

Alina Barron
Assistant Planner

ATTACHMENTS:

- 1) PC Resolution No. 17-039
- 2) Approved Project Plans
- 3) Application for Time Extension dated August 5, 2019