



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: November 13, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **MODIFICATION OF CONDITIONAL USE PERMIT (CUP 12644-2019):** A request for modification of a Conditional Use Permit to utilize a portion of a 19.1-acre lot for outdoor storage located at 2205 Mount Vernon Avenue in the M-1 (Light Industrial) Zone.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached draft resolution to approve a modification of Conditional Use Permit (CUP 12644-2019), subject to conditions (Attachment 1).

PROJECT/APPLICANT INFORMATION

Address	2205 Mount Vernon Avenue
Assessor's Parcel Number (APN)	8707-007-025
Lot Size	19.1 acres
General Plan Land Use Designation	Workplace District Edge
Zoning District	M-1, Light Industrial
Historic District	N/A
Specific Plan	N/A
City Council District	1
Applicant	Mark Sinsko
Property Owner	Graybar Electric Co. Inc.

RELATED ACTIONS

Historic Preservation	N/A
Code Enforcement	N/A
Building & Safety	N/A
Planning	CUP (13-003) & Street Vacation (V-307), Conditional Use Permit for the development of a 279,424 square foot warehouse/distribution building on approximately 18.5 acre site and Street Vacation to vacate a portion of Mount

PROJECT BACKGROUND & DESCRIPTION

The applicant is requesting a Conditional Use Permit (CUP) to utilize the rear portion of a 19.1-acre lot for outdoor storage. The project site is located at 2205 Mount Vernon Avenue, west of State Route 71 (SR-71) at the southwest corner of SR-71 and Valley Boulevard. It is also bordered by Valley Boulevard, and an inpatient drug and alcohol rehabilitation facility to the northeast, Mount Vernon Avenue and the Southern Pacific Railroad right-of-way to the south, and Humane Way to the west (Attachment 2 and 3). The site is developed with an existing 238,232 square-foot building with warehouse and office uses. The existing business (Graybar Electric Company) is a distributor of datacomm and electrical supplies, industrial tools, safety products, and security equipment.

The site contains a total of 165 off-street parking spaces, 147 trailer stalls and related site improvements including landscaping, curbing, pavement, fencing, lighting, irrigation and walkways. Access to the site consists of two driveway entries; one located on Mount Vernon Avenue and the other on Humane Way. All access points are designed to provide direct access and sufficient maneuvering area for vehicle parking and loading dock purposes.

On January 29, 2014, the Planning Commission approved a CUP (CUP13-003), to develop the site with warehouse and office uses (Attachment 4). As part of the CUP approval, the property was subject to conditions of approval (Attachment 5), which included a condition (Condition #24) that states *“no outdoor storage shall be permitted, unless separate approvals are obtained from the Planning Division for outdoor storage areas fully screened by walls... provided that minimum required parking spaces, aisles, drive, and landscaping are maintained.”* In addition, a Street Vacation (V-307) was also granted to vacate a portion of Mount Vernon Avenue between Humane Way and State Route 71 (SR-71).

On September 18, 2019, the applicant and current tenant (Graybar Electric Company) submitted an application to amend the existing CUP to allow for outdoor storage on the northern part of the lot to store equipment, including palletized and spooled products, and plastic and metal conduits for distribution (Attachment 6). The applicant is also proposing a six-foot high split-face Concrete Masonry Unit (CMU) wall 15 feet from the northeast property line, adjacent to a main water line, to screen the outdoor storage area from the public right-of-way.

Applicable Code Sections

Section .580-G of the Pomona Zoning Ordinance (PZO) establishes criteria for the modification of a Conditional Use Permit, and states, *“Any condition imposed upon the granting of a conditional use permit, including such granted prior to the adoption of these regulations, may be modified or eliminated, or new conditions may be added, providing that the granting body shall first conduct a public hearing thereon, in the same manner as is required for the granting of the same.”* Section .410 of the PZO establishes requirements for the M-1 zone.

Table 1. Land Use Summary

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Warehouse and distribution center	M-1, Light Industrial	Workplace District Edge
North	Rehabilitation Center	M-1, Light Industrial	Workplace District Edge
South	Southern Pacific R.R. Industrial Park	M-1, Light Industrial	Workplace District Edge
East	SR-71, Industrial Park	M-1, Light Industrial	Transit Oriented District
West	Industrial Park	M-1, Light Industrial	Workplace District Edge

COMPLIANCE

Pomona Zoning Ordinance

The proposed project does not include any exterior renovation to the existing building as the site was recently developed under CUP (13-003) and meets and/or exceeds the minimum development standards of the M-1 Zone as it relates to the proposed storage area.

In order to approve the requested CUP modification, Section .580 of the PZO requires that the Planning Commission make five specific findings. The required findings have been incorporated into the attached Resolution. In general, the proposed use is consistent with the General Plan, will enhance the surrounding area and not be detrimental because the proposed storage area will be adequately screened from any public right-of-way and has adequate access and circulation to accommodate the anticipated traffic generation of the project.

Outdoor Storage Area

The proposed outdoor storage area is proposed to be adequately screened from the public right-of-way and surrounding properties. The storage area is screened from the adjacent rehabilitation center via an existing six-foot high CMU wall along the property line between the two sites. To screen the outdoor storage area from Valley Boulevard and SR 71, the applicant is proposing to construct a new six-foot high split-face CMU wall 15 feet from, and parallel to, the northeast property line due to a main water line easement along this property line. However, the portion of SR-71 adjacent to the project site has an elevated grade in relation to the site with several large mature trees located between the project site and SR-71. Moreover, the applicant has indicated the equipment to be stored outdoors would not exceed a height of eight feet. As such, staff recommends that the applicant construct the proposed CMU screen wall at a height of eight feet to minimize visual impacts to the SR-71 corridor. This recommendation would be consistent with the PZO as the M-1 Zone allows a maximum height of eight feet for CMU walls in this zone. A condition of approval has been included in the draft Resolution to reflect this recommendation.

Land Use Compatibility

The subject site is located in an area with properties used, zoned, and planned for light industrial uses. The proposed outdoor storage is a consistent use with the existing business and the surrounding properties, which are also located in the M-1 Zone. Based on these factors, staff finds that the outdoor storage is compatible in context of the surrounding neighborhood.

Circulation & Access

Access to the site consists of two driveway entries, one located on Mount Vernon Avenue and the other on Humane Way. All access points are designed to provide direct access and sufficient maneuvering area for vehicle parking and loading dock purposes.

GENERAL PLAN CONFORMITY

The project conforms to the City's General Plan in that the proposed outdoor storage is consistent with the "Workplace District Edge" place type identified on the General Plan Land Use Map. The project would also promote the following General Plan goal: *Goal 6F.P3: Continue to permit General Industrial uses, while attracting new business park and campus style developments.*

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1 Categorical Exemption (Existing Facilities) pursuant to Section 15301 in that the project involves the permitting of outdoor storage and construction of a screening wall. Therefore, no further environmental review is required and staff recommends that the Planning Commission adopt the Class 1 Categorical Exemption for the proposed project.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on October 28, 2019 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 October 31, 2019 (Attachment 7). As of the date of this report, staff has not received any comments in support or in opposition to the proposed project.

CONCLUSION

The proposed project is consistent with the City's General Plan and meets or exceeds the minimum development standards of the Pomona Zoning Ordinance. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed outdoor storage will be compatible with existing and adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods.

Respectfully Submitted:

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Prepared By:

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ATTACHMENTS:

- 1) Draft PC Resolution for CUP 12644-2019
- 2) Project Vicinity Map and Aerial Photo
- 3) Site Photos
- 4) Planning Commission Staff Report, Dated January 29, 2014 (without attachments)
- 5) Planning Commission Resolution No. 14-011
- 6) Site Plan
- 7) 400' Radius Map and Public Hearing Notice Labels