



Staff Report

City of Pomona Planning Commission

May 27, 2026

FILE NOS: Time Extension (EXT-000056-2026)

Request for a time extension for a Conditional Use Permit (CUP-22538-2023) for outdoor storage on a property located at 1000 Walnut Avenue (APN:8330-013-048). The project site is located in the Workplace District 2.

ADDRESS: **1000 Walnut Avenue**

APPLICANT: Exeter 1000 Walnut LLC

PROJECT PLANNER: Alina Barron, Senior Planner

RECOMMENDATION: Staff recommends that the Planning Commission approve Time Extension (EXT 000056-2026) granting a one-year time extension, subject to the conditions of approval in PC Resolution No. 24-007.

Executive Summary:

On June 12, 2024, the Planning Commission approved Conditional Use Permit (CUP-22538-203) and adopted PC Resolution No. 24-007, a request to establish an outdoor storage yard for *Material and Equipment Storage & Rental* on an existing vacant site partially improved with a 10,918 square foot office building (Attachment Nos. 1 & 2).

The property owner of the subject site has submitted a time extension request for Conditional Use Permit (CUP-22538-2023). The subject Conditional Use Permit was given a two-year expiration date and is set to expire June 12, 2026.

Project Information:

Property Details			
Address:	1000 Walnut Avenue	City Council District:	District 3
Assessor's Parcel Number:	8330013048	Applicant:	Exeter 1000 Walnut LLC
Lot Size:	+/- 4.05 acres	Property Owner:	Exeter 1000 Walnut LLC

General Plan & Zoning			
General Plan District:	Workplace District	Zoning District:	Workplace District 2
Transect:	Special District	Specific Plan:	N/A
General Plan Density:	None	Specific Plan District:	N/A

Approved Conditional Use Permit:

The approved Conditional Use Permit only permitted the outdoor storage of Material and Equipment Storage & Rental and further limited items to the following types of Material and Equipment:

- 1) Aerial Work Platforms, Ladders, Scaffolds Equipment
- 2) Compaction, Earthmoving, Surface Preparation, Forklifts Trench Safety Equipment
- 3) Precast concrete, stone and masonry building component materials
- 4) Prefabricated building components materials (i.e. walls, panels)
- 5) Plumbing, piping, pumps, tanks, filtration equipment
- 6) Electrical conduit, wire, lighting, power generation, solar panels, renewable energy storage infrastructure
- 7) Electrical infrastructure, transponders, switchgear, meter cabinets
- 8) HY AC units and evaporative coolers equipment
- 9) Steel building components, racking, shoring materials
- 10) Lumber materials exclusive of recycling materials
- 11) Hardscape and Tile materials (i.e. pavers, large stones, large granite, marble and slabs)
- 12) Landscape materials (i.e. trees, sod, plants, shrubs, bagged fertilizers)
- 13) Roofing materials, sheet goods, insulation, fasteners
- 14) Fully enclosed, bagged or palletized non-hazardous products and building materials (i.e. planters, buckets, consumer goods)
- 15) Rental tools and equipment (except as prohibited)

The Planning Commission determined that only the storage of the above aforementioned items 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. These uses are included in the approved PC Resolution No.24-007. Furthermore, PC Resolution No. 24-007 and lists the following uses as expressly ***prohibited*** under the approved Conditional Use Permit:

- 1) Vehicles (Cargo and Passenger Vans, Passenger Cars, Pickup Trucks, SUVs Dump Trucks, Contractor and Service Body Trucks, Stake Bed Trucks, Truck Trailers, Chassis, and Utility Vehicles); with the exception of vehicles stored or parked on site that are ancillary to the primary storage use on site or for the purpose of moving, managing, and delivering stored goods. The storage of such vehicles shall not be the primary use of the site).
- 2) Storage Containers and Mobile Offices
- 3) Portable restrooms
- 4) Shipping Containers Hazardous Waste
- 5) Loose aggregates (i.e. soil, gravel, dirt, stone)
- 6) Auto dismantling, junk yard
- 7) Tires
- 8) Lead Acid Batteries

To date, no business license application for any type of *Material and Equipment Storage & Rental* has been filed. The applicant has outlined their request for extension (Attachment No. 3) including evidence of findings and has submitted a Letter of Intent by a prospective buyer of an Equipment Rental storage company (Attachment No. 4).

If granted, the expiration of PC Resolution No. 24-007 would be extended by one year to June 12, 2027.

Findings:

In accordance with 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 2024 and though the Zoning & Development Code has changed and Outdoor Storage is no longer a permitted use, 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 2024 to not have expected adversely affect the public health, safety, or welfare, 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 Letter of Intent that there has been diligent pursuit to exercise the issued conditional use permit.

A time extension is only the granting of additional time (one-year) to exercise the issued conditional use permit and is not considered the vesting of the conditional use permit.

Attachments:

1. PC Resolution No. 24-007, CUP-22538-2023
2. Approved Project Plans
3. Request for Time Extension
4. Redacted Letter of Intent