



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: January 10, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: CONDITIONAL USE PERMIT (CUP 8420-2017):

A request for a Conditional Use Permit to permit the sale of beer and wine (Type 42—On Sale Beer & Wine—Public Premises) in conjunction with a new arcade located at 396 South Thomas Street in the Mixed-Use Central Business District (MU-CBD) in the Downtown Pomona Specific Plan (DPSP).

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution (Attachment 1) approving Conditional Use Permit (CUP 8420-2017), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location: 396 South Thomas Street
APN Information: 8341-005-003
Project Applicant: Evelina Gamboa
Property Owners: Evelina Gamboa
City Council District: CC District # 2
Historic: N/A
Specific Plan: Downtown Pomona Specific Plan (DPSP)

PROJECT DESCRIPTION & BACKGROUND

The applicant proposes to serve nine rotating draft beers from local breweries, four Nitro infused agua frescas or teas, and small selected wines on tap in conjunction with “Toxic Eye Arcades + Taps,” a proposed 1,604 square foot tenant improvement which will include art, community events, and refurbished vintage arcade games from the years 1978 to 1994. The site plan identifies 15

arcades to be installed in the tenant space. The establishment would be limited to patrons 21 years of age and older.

Applicable Code Sections

1. Pursuant to the **Downtown Pomona Specific Plan, Section 6 (Land Use): A Conditional Use Permit** is required for the on-site sale of alcoholic beverages and a game arcade.

Surrounding Land Use Information

The following table summarizes the surrounding land uses, zoning and general plan designations for Planning Commission consideration.

Land Use Summary Table

	Existing Land Use	Zoning Designation	General Plan Designation
Subject Site	Vacant	MU-CBD	Transit Oriented District
North	Multi-tenant commercial/retail uses	MU-CBD	Transit Oriented District
South	Multi-tenant commercial/retail uses	Pomona Corridors Specific Plan- Downtown Core Segment (PCSP-DTC)	Transit Oriented District
East	Multi-tenant commercial/retail uses	PCSP-DTC	Activity Center
West	Public Assembly (Masonic Temple)	MU-CBD	Transit Oriented District

ZONING COMPLIANCE ANALYSIS

Site Development Standards

Since the project site is zoned MU-CBD within the DPSP, the proposed project is subject to specific development standards of the zoning district. Staff has evaluated the proposed project and determined that it is in compliance with the minimum development standards of the MU-CBD zone. The following table summarizes the required development standards applicable to the proposed project.

Project Summary Table

Development Standards	Zoning/Code Requirements	Proposed Project (Existing 2-Story Building)	Compliance Determination
Max Building Height	100 feet (or 9 stories)	N/A	Yes*
Min. Building Height	30 feet (or 3 stories)	N/A	Yes*
Min. Building Setbacks -Front	0 feet	N/A	Yes*
Min. Building Setbacks - Side	0 feet	N/A	Yes*
Min. Building Setbacks - Rear	0 feet	N/A	Yes*
Parking	Vehicle Parking District (VPD) approval	Applicant will be required to obtain Vehicle Parking District (VPD) approval	To be determined

**The proposed project does not involve construction; therefore compliance is met through legal non-conformance.*

Since the proposed project is located within the Downtown Pomona Vehicle Parking District, the applicant is required to obtain an approval of “parking adequacy” from the Vehicle Parking District. This step is a condition of approval for the entitlement request.

ISSUES ANALYSIS

Business Operations

The applicant is proposing an arcade with on-site sale of alcoholic beverages. The serving of alcohol will be ancillary to the arcade use. Noise emanating from the proposed use is required to adhere to the City’s Noise Ordinance and will not adversely affect surrounding uses based on conditions attached with the project.

The following table highlights information provided by the applicant to summarize the proposed use and business hours of operation.

Use	Proposed Hours of Operation
Bar/Arcade	Thursday through Sunday: 12:00 P.M. to 2 A.M. (operations between 12:00 P.M. and 4:00 P.M. are limited to occasional private events)

Site Plan

The scope of the proposed tenant improvement includes construction of new non-bearing interior walls, new plumbing fixtures, remodeling an existing restroom to meet accessibility standards, new walk-in cooler, and new electrical fixtures and outlets. The total area is 1,604 square feet of an existing tenant space on the first floor, with entry and exit taken off Thomas Street. The proposed bar would be located towards the rear of the tenant space, with the front entry area used for arcade consoles and pool tables. Other arcade consoles would be placed throughout the space.

Undue Concentration

The California Department of Alcoholic Beverage Control (ABC) identifies an undue concentration if either the threshold of licenses in a given census tract is exceeded or the crime reporting district is defined as “high crime.” The following table summarizes the concentration of active ABC licenses in Census Tract No. 4088.

ABC Data on Active Alcohol Licenses in Census Tract No. 4088

	Existing Licenses		Undue Concentration Threshold	
	On-sale	Off-sale	On-sale	Off-sale
Subject Census Tract 4088	20	4	3	3

According to the guidelines established by the State Department of ABC regarding the over-concentration of licenses in a census tract, a total of three on-sale licenses are allowed in Census Tract No. 4088 without the census tract being classified as over-concentrated. Based upon the statistics provided by the ABC, there are currently 20 active on-sale alcohol licenses present within Census Tract No. 4088 (Attachment 4).

The proposed project is located in Police Reporting District No. 4. The number of Part I and Part II arrests in the district is 389. The threshold for designating a district high crime is 232 arrests. Therefore, the Police Reporting District No. 4 is classified as a high crime district.

As both the high crime threshold and license threshold have been exceeded, the area constitutes an undue concentration. Therefore, the City Council will be required to make findings of public convenience and necessity prior to the applicant submitting for a license to ABC at this property.

Sensitive Uses

Pursuant to Pomona Zoning Ordinance (PZO) Section .5809, the subject site should be “sufficiently removed” from sensitive uses so that the proposed alcohol sales will not be detrimental to surrounding uses. Sensitive uses include residential developments, churches, schools, and parks.

Single-family residential uses are not located within the immediate vicinity of the proposed location. There is a public charter middle school approximately 500 feet west at Fourth and Main. Centennial Park is located approximately 0.3 miles east, Pomona Civic Center Park is located 0.3 miles south, and Memorial Park is located 0.4 miles west. The Pomona Masonic Temple is located across the street. The impact of the proposed project on these uses will be minimal, because alcohol will be served in a controlled environment, with conditions that address site security. While the hours of operation of the proposed use will overlap with the hours of operation of the nearby school, the overlapping hours will only accommodate private parties, not regular business operations.

General Plan Conformity

The proposed use is in conformance with the General Plan and Transit Oriented District land use designation. In particular, the proposal addresses Goal 6B.P8, which is to “strengthen Downtown’s role as an active workplace district that supports profitable and innovative businesses.”

Zoning Ordinance Compliance

The proposed use is in compliance with the MU-CBD zone of the DPSP. On-sale alcohol (general) and a game arcade are conditionally permitted uses within the MU-CBD zone. The proposed project also conforms to the PZO, and as a result, the granting of this Conditional Use Permit, subject to conditions, will not adversely affect the General Plan or the Downtown Pomona Specific Plan.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Upon submittal of the project, staff reviewed the proposed development project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, staff determined that the project falls under Article 19, Section 15301 (Existing Facilities) in that the action involves licensing and the minor alteration of an existing building for the proposed use.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published 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

December 20, 2017 (Attachment 5). As of the date of this staff report, staff has not received any correspondence either for or against the proposed project.

CONCLUSION

The proposed use is consistent with the allowed uses and development standards of the Mixed Use – Central Business District zone of the Downtown Pomona Specific Plan. Based on staff's analysis of the issues, the proposed use, as conditioned, will be compatible with the adjacent land uses and will not result in any negative impacts to the surrounding area.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Conditional Use Permit (CUP 8420-2017), subject to conditions.

Respectfully Submitted:

Prepared By:

Emily Stadnicki
Development Services Manager

Ata Khan
Associate Planner

PC ATTACHMENTS:

- 1) Draft PC Resolution for CUP 8420-2017
- 2) Draft PC Resolution for CUP 8420-2017 (Denial)
- 3) Location Map & Aerial Photograph
- 4) Project Description Submitted by Applicant
- 5) ABC Census Tract License Data
- 6) Pomona Police Department Crime Statistics
- 7) Public Hearing Notice and Radius Map
- 8) Project Plans (Reduced)
- 9) Project Plans (Full Size, Separate Cover)

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PC RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (CUP 8420-2017) TO ALLOW THE SALE OF BEER AND WINE (TYPE 42—ON SALE BEER & WINE—PUBLIC PREMISES) IN CONJUNCTION WITH A NEW ARCADE LOCATED AT 396 SOUTH THOMAST STREET IN THE MIXED-USE CENTRAL BUSINESS DISTRICT (MU-CBD) IN THE DOWNTOWN POMONA SPECIFIC PLAN (DPSP).

WHEREAS, the applicant, Evelina Gamboa, has filed an application for Conditional Use Permit (CUP 4764-2016) to permit the sale of beer and wine (Type 42—On Sale Beer & Wine—Public Premises) in conjunction with a new arcade located at 396 South Thomas Street;

WHEREAS, the subject site is currently located within the Mixed Use Central Business District (MU-CBD) in the Downtown Pomona Specific Plan (DPSP);

WHEREAS, the subject site is currently designated “Transit Oriented District” by the City’s General Plan;

WHEREAS, the approval of a conditional use permit by the Planning Commission is required for the on-sale of alcoholic beverages and game arcade, pursuant to Section 6 of the DPSP;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law held a public hearing on January 10, 2018, concerning the requested Conditional Use Permit (CUP 8420-2017); and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony, the recommendation of the Planning Division staff and the staff report offered in the case as presented at said noticed public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California:

SECTION 1. The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), that the project is Categorical Exempt under Section 15301, Class 1 (Existing Facilities) in that the action involves the licensing and minor alteration of an existing building for the proposed use.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. In accordance with Section .580.B of the Pomona Zoning Ordinance, the Planning Commission must make findings in order to approve Conditional Use Permit (CUP 4764-2016). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *That the proposed use at the particular location will contribute to the general well being of the neighborhood or community.*

The sale of alcoholic beverages for on-site consumption (Type 42—On Sale Beer & Wine—Public Premises) will enhance the proposed arcade by providing a service and convenience to the public. The sale of alcohol will be incidental to the primary use, which is an arcade. Furthermore, the addition of alcohol to the services provided will help ensure the economic viability of the arcade use, thus increasing the likelihood that the business will continue operating and providing entertainment opportunities to local residents. The license will not negatively affect the general welfare of the neighborhood.

2. *That such use will, under the circumstances of the particular case, not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity or detrimental to the use, valuation or enjoyment of property or improvements in the vicinity.*

As conditioned, the applicant's request will not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity since the project is in substantial conformance with the development standards and use requirements of the DPSP and PZO. Based on the proposed project, it is not anticipated that the configuration of the site or activities associated with the use will generate noise or other impacts that will be detrimental. To this end, a condition has been included that prohibits any sound that exceeds the City noise ordinance standards. The project will not be detrimental to the use, valuation, and enjoyment of property and improvements in the vicinity since the subject site is located within a commercial area with uses compatible to those proposed.

3. *That the site for the proposed use is of adequate topography, size, and shape to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to allow said use in the neighborhood.*

The subject property (approximately 1,600 square feet) is sufficient enough in size to accommodate the development standards of the MU-CBD zone, which include height, setbacks, and parking.

4. *The site abuts streets and highways adequate in width and improvements to carry traffic generations by the proposed use.*

The subject site takes access from Thomas Street, a collector street within the DPSP with one for each direction going north and south, which is capable of handling any additional vehicle trips generated by the proposed use.

5. *That granting of such conditional use permit will not adversely affect the General Plan of the City and conforms to the provisions of the zoning ordinance.*

The proposed use is in conformance with the General Plan and Transit Oriented District land use designation. In particular, the proposal addresses Goal 6B.P8, which is to “strengthen Downtown’s role as an active workplace district that supports profitable and innovative businesses.”

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Conditional Use Permit (CUP 8420-2017) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the conditional use permit or any portion thereof:

PLANNING DIVISION

General Conditions

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on January 10, 2018, and as illustrated in the stamped approved plans. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Development Services Manager.
2. This approval shall lapse and become void if the privilege authorized is not utilized within one (1) year from the date of this approval (January 10, 2019), in accordance with Pomona Zoning Ordinance Section .580.I. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
3. The project is subject to a twenty (20) day appeal period. Written appeals may be filed with the City Clerk within twenty days by one or more City council members, the applicant, or any person owning property within four hundred feet of the exterior boundary of the applicant’s property. The appeal shall be filed with the City Clerk within twenty days from the date of action by the Planning Commission.

4. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.
5. In case of a violation of any of the conditions of approval and/or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent violations of the conditions of approval and/or City law occurs within ninety (90) days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein Conditional Use Permit.
6. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Development Services Manager. Original surface materials installed and designed to not accept paint material such as stone, metal, brick, faux stone, veneers, etc. shall be restored to original finish with methods accepted and agreed to by the Development Services Manager.
7. No temporary signs relating to any activity on the premise shall be placed or allowed to remain within landscape areas, public right-of-way areas adjacent to the subject site (e.g.

telephone poles, traffic signs, and city trees) or other portions on the exterior of the building. The only temporary signs allowed shall be properly permitted banner signs by permit per the City's sign ordinance. Signs placed in any window of the premises shall comply with the City's sign ordinance, and all other conditions under this Conditional Use Permit.

8. The property owner shall provide regular maintenance and cleaning of all exterior walkways, patios, canopies, sidewalks, and landscaped parkways in compliance with Pomona City Code 62-351 et seq.
9. There shall be adequate lighting around the property at all times (minimum of 1-foot candle). This shall be done in such a fashion that persons standing outdoors at night are easily identifiable by law enforcement personnel. Lighting shall be screened so that no spillover occurs onto the adjacent properties.
10. Before issuance of a zoning clearance and business license, the applicant and any successor in interest shall sign a certificate of compliance stating that:
 - a. They have read and understand all the conditions of approval applicable to their project;
 - b. That they are familiar with the daily operations of the use; and
 - c. That the use will operate in compliance with the conditions of approval.

On-Sale Beer & Wine Conditions

11. **Hours:** The establishment will only serve alcohol during regular business hours or when serving private parties reserved in advance. Regular business hours are defined as between the hours of 4:00 P.M. and 2:00 A.M., Thursday through Sunday. Private party hours are defined as between 12:00 P.M. and 2:00 A.M., Thursday through Sunday.
12. **Sales:** The sale of alcoholic beverages shall be limited to on-sale beer and wine. Sales of alcoholic beverages under the on-sale privileges of this license shall be restricted to the confines of the building, in the bar area as defined in the approved plans. No sales to minors or obviously intoxicated patrons shall be allowed. Point-of-sale registers will be equipped with standard technology used to determine patron age by driver's license. Patrons shall not be allowed to bring into the location any alcoholic beverage of their own to be consumed within the establishment.
13. **Promotion:** Shopfront windows shall be kept clear of at all times from paper, paint, cardboard or any other material used for signage. All exterior windows shall be clear glass with no tinting or window coverings either interior or exterior. All interior window signage and exterior signage of any kind, which advertises the sale or availability of alcohol, shall be prohibited.

14. **Training:** The employees who sell alcoholic beverages shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques and the handling of violence. All new employees shall be required to complete “Licensee Education on Alcohol and Drugs” training that is provided by the California Department of Alcohol and Beverage Control or equivalent responsible beverage service program within thirty (30) days of hire.
15. **Site:** An employee or appointed security staff shall check for identification at the front door to confirm that only patrons age 21 years or older enter the premises. Loitering or panhandling on the premises shall be prohibited. There shall be no pay telephones installed within the enclosed portion of the premises equipped to receive incoming calls. There shall be no new payphones of any kind installed on the exterior of the premises. There shall be no live entertainment, amplified music, dancing or any other activity on the premises that exceeds noise and vibration parameters of Pomona City Code Section 14-9 and City Council Ordinance No. 3939 at any time. No roof top activities shall be allowed with this conditional use permit.
16. **Police/City Contact:** All crimes occurring inside and outside of the location shall be reported to the Police Department at the time of the occurrence. At any time when the licensee is absent from the premises, a responsible party shall be designated who can respond to any inquiries from City officials. The business shall provide a list annually of no less than three employees who can be contacted twenty-four hours a day, to the Pomona Police Department’s Records Bureau. The list of names will be used to facilitate a Police response to the location in the event of an emergency or other problem that requires entry into the location during non-business hours.

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 10th DAY OF JANUARY, 2018.

LUIS JUAREZ
PLANNING COMMISSION CHAIRPERSON

ATTEST:

EMILY STADNICKI
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

"Pursuant to Resolution No. 76-258 of the City of Pomona the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P."

PC RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA DENYING CONDITIONAL USE PERMIT (CUP 8420-2017) TO ALLOW THE SALE OF BEER AND WINE (TYPE 42—ON SALE BEER & WINE—PUBLIC PREMISES) IN CONJUNCTION WITH A NEW ARCADE LOCATED AT 396 SOUTH THOMAST STREET IN THE MIXED-USE CENTRAL BUSINESS DISTRICT (MU-CBD) IN THE DOWNTOWN POMONA SPECIFIC PLAN.

WHEREAS, the applicant, Evelina Gamboa, has filed an application for Conditional Use Permit (CUP 4764-2016) to permit the sale of beer and wine (Type 42—On Sale Beer & Wine—Public Premises) in conjunction with a new arcade located at 396 South Thomas Street;

WHEREAS, the subject site is currently located within the Mixed Use Central Business District (MU-CBD) in the Downtown Pomona Specific Plan;

WHEREAS, the subject site is currently designated “Transit Oriented District” by the City’s General Plan;

WHEREAS, the approval of a conditional use permit by the Planning Commission is required for the off-sale of alcoholic beverages and game arcade, pursuant to Section 6 of the Downtown Pomona Specific Plan;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law held a public hearing on January 10, 2018, concerning the requested Conditional Use Permit (CUP 8420-2017); and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony, the recommendation of the Planning Division staff and the staff report offered in the case as presented at said noticed public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California:

SECTION 1. The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), that the project is Categorically Exempt under Section 15301, Class 1 (Existing Facilities) in that the action involves the licensing and minor alteration of an existing building for the proposed use.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or

invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. In accordance with Section .580.B of the Zoning Ordinance, the Planning Commission must make findings in order to approve Conditional Use Permit (CUP 4764-2016). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *That the proposed use at the particular location will contribute to the general well being of the neighborhood or community.*

The sale of alcoholic beverages for on-site consumption (Type 42—On Sale Beer & Wine—Public Premises) will not enhance the proposed arcade or provide a service and convenience to the public. The license will negatively affect the general welfare of the neighborhood.

2. *That such use will, under the circumstances of the particular case, not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity or detrimental to the use, valuation or enjoyment of property or improvements in the vicinity.*

As conditioned, the applicant's request will not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity since the project is in substantial conformance with the development standards and use requirements of the Downtown Pomona Specific Plan and Pomona Zoning Ordinance. Based on the proposed project, it is not anticipated that the configuration of the site or activities associated with the use will generate noise or other impacts that will be detrimental. To this end, a condition has been included that prohibits any sound that exceeds the City noise ordinance standards. The project will not be detrimental to the use, valuation, and enjoyment of property and improvements in the vicinity since the subject site is located within a commercial area with uses compatible to those proposed.

3. *That the site for the proposed use is of adequate topography, size, and shape to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to allow said use in the neighborhood.*

The subject property (approximately 1,600 square feet) is sufficient enough in size to accommodate the development standards of the Mixed Use Central Business District zone, which include height, setbacks, and parking.

4. *The site abuts streets and highways adequate in width and improvements to carry traffic generations by the proposed use.*

The subject site takes access from Thomas Street, a collector street within the Downtown Pomona Specific Plan with one for each direction going north and south, which is capable of handling any additional vehicle trips generated by the proposed use.

5. *That granting of such conditional use permit will not adversely affect the General Plan of the City and conforms to the provisions of the zoning ordinance.*

The proposed use is in conformance with the General Plan and Transit Oriented District land use designation. In particular, the proposal addresses Goal 6B.P8, which is to “strengthen Downtown’s role as an active workplace district that supports profitable and innovative businesses.”

SECTION 4. Based upon the above findings, the Planning Commission hereby denies Conditional Use Permit (CUP 8420-2017).

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 10th DAY OF JANUARY, 2018.

LUIS JUAREZ
PLANNING COMMISSION CHAIRPERSON

ATTEST:

EMILY STADNICKI
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED

PC Resolution No.
CUP 8420-2017 – 396 South Thomas St.
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ASSISTANT CITY ATTORNEY

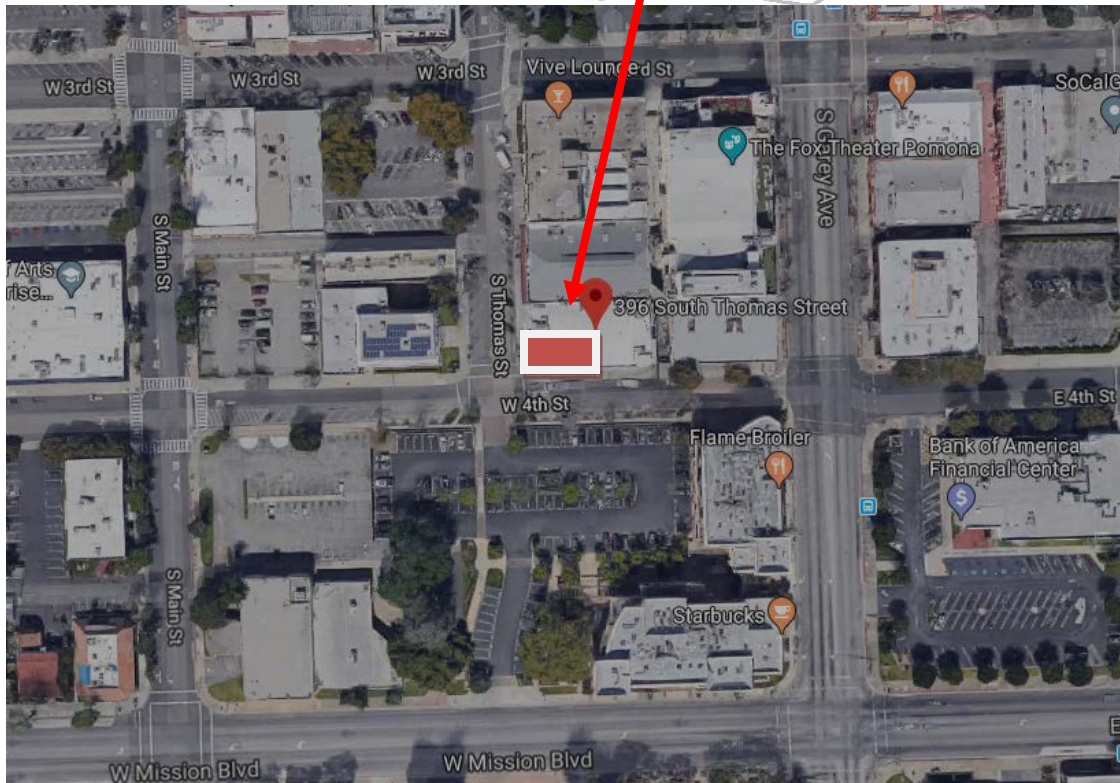
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

"Pursuant to Resolution No. 76-258 of the City of Pomona the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P."

Location Map & Aerial Photograph

396 S. Thomas St.



Toxic Eye Arcade + Taps
396 S. Thomas St
Pomona CA 91766
toxiceyepomona@yahoo.com
909.282.2359

Dear Planning Commission and the Pomona community,

This letter is in regard to Toxic Eye Arcade + Taps, a 1,600 square foot size establishment that will be operating at 396 S. Thomas St. in downtown Pomona, CA. The business will offer unique entertainment, art, community events and an eclectic atmosphere by providing over 23 fully refurbished vintage arcades from years 1978 to 1994. This establishment will be for 21 and older patrons and will offer 9 rotating draft beers from our local breweries, 4 Nitro infused aguas frescas or teas and small selected batch of wines on tap.

Toxic Eye Arcade + Taps will host weekly arcade tournaments and weekly trivia sessions to introduce the history on the "Golden Age of Arcades." We will host monthly paint night, and will also include a life size Connect Four board games and pool tables for patrons to enjoy. In addition, I will offer gallery space for all artist for our monthly Art Walk events, in which I am a big supporter of. The facility will be available for private parties, business meetings, birthdays and other events.

I will support our local businesses therefore I will only offer local craft beers and work with local restaurants. I plan to establish relationships with surrounding restaurants' and make entrees available by food delivery to Toxic Eye Arcade + Taps. At this time, there will be a total of four employees and potential new hires as the business grows. The current employees will be one doorman to check I.D's, myself and two other employee running the remainder of the operations. Business hours are scheduled to be Thursday through Sunday from 4pm to 2am. Afternoon times of 12pm thru closing hours are to facilitate reservations for private parties' when reserved in advance.

As an artist myself and arcade fanatic, I will share with the community my love and passion for classic arcade games. Our goal is to bring a rare style of entertainment to downtown Pomona. If you have any questions or concerns please feel free to contact me at any time with the number or email provided above. I hope you will give me the opportunity to be able to offer my services and give back to our community. Pomona is my home and will be my business' home as well. I truly appreciate your considerations and time, I look forward to hearing from you soon.

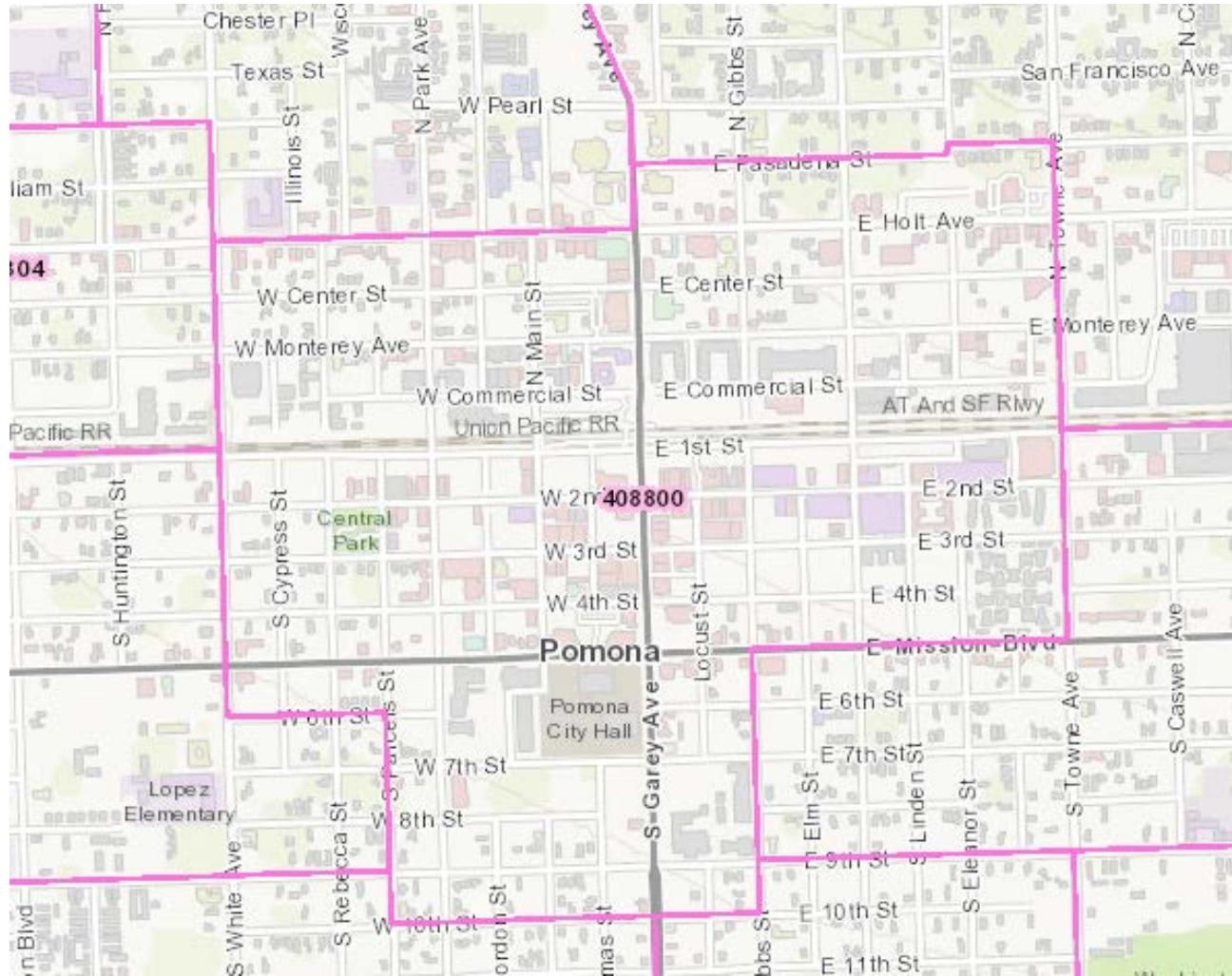
Best regards,



Evelina Gamboa

Owner

Census Tract 4088 (see next page for list of licenses)



Census Tract 4088: List of Active On-Sale Licenses

NO	License Number	Status	Type	Orig. Iss. Date	Expir. Date	BUSINESS NAME	Primary Owner	Premises Address
1	545920	ACTIVE	41	9/11/2014	8/31/2018	PIZZA, BEER AND WINGS	PIZZA, BEER, AND WINGS LLC	296 W 2ND ST
2	575747	ACTIVE	41	12/20/2016	11/30/2018	PHO VINA	NGUYEN, THANG MINH	281 S THOMAS ST, STE 103
3	519939	ACTIVE	47	1/23/2013	2/28/2018	GLASS HOUSE THE	F & B ASSOCIATES INC	200 & 228 W 2ND ST
4	425275	ACTIVE	41	5/24/2005	4/30/2018	LA FUENTE RESTAURANT	RAMOS MORA, MARTIN	987 S GAREY AVE
5	462340	ACTIVE	41	6/23/2008	2/28/2018	MERENDERO MEXICAN FOODS	MERENDERO MEXICAN FOODS INC	240-42 S GAREY AVE
6	531728	ACTIVE	47	5/22/2013	4/30/2018	TIA JUANA'S RESTAURANT AND GRILL	JSJ RESTAURANT GROUP LLC	205 E 2ND ST
7	580568	ACTIVE	47	8/23/2017	7/31/2018	BIG D'S	DRIESLEIN, ROBERT ALEXANDER	135-139 E 2ND ST
8	42885	ACTIVE	52	1/1/1994	5/31/2018	AMERICAN LEGION CHARLES P ROWE POST 30	CHAS. P. ROWE POST #30, THE AMERICAN LEGION, DEPAR	239 E HOLT AVE
9	476316	ACTIVE	42	3/9/2009	5/31/2018	LAS MALKERIDAS BAR	PINEDA, ANA DAMARIS	663 W MISSION BLVD
10	570795	ACTIVE	42	8/12/2016	7/31/2018	DBA 256	HAPPY ON TAP, LLC	256 S MAIN ST
11	544758	ACTIVE	41	1/22/2015	12/31/2017	CACHANILLA CHINESE BUFFET	CACHANILLA, INC.	305 E HOLT AVE
12	516206	ACTIVE	48	2/28/2012	8/31/2018	VIVE TEQUILA LOUNGE & NIGHT CLUB	THOMAS STREET RESTAURANT LLC	184 W 3RD ST
13	518363	ACTIVE	47	9/4/2013	8/31/2018	POMONA FOX THEATER	POMONA FOX CONCESSIONS LLC	134 W 3RD ST
14	535046	ACTIVE	47	9/9/2013	8/31/2018	ODONOVANS PUB	O'DONOVAN'S	101 E 3RD ST
15	511368	ACTIVE	41	8/2/2011	7/31/2018	ROOKERY THE	PERDOMO, MYRIAM CARMEN	117 W 2ND ST
16	481610	ACTIVE	47	5/10/2010	4/30/2018		SECONDSTREETPROMENADELLC	197 E 2ND ST
17	572196	ACTIVE	48	12/14/2016	11/30/2018	CHARACTERS	LI VOLSI, LEONARD ANTHONY	276 E 1ST ST
18	393736	ACTIVE	40	12/23/2002	11/30/2018	EL DIAMANTE BAR	LOWE, ISaura TRIGUEROS	331 E MISSION BLVD
19	489703	ACTIVE	47	10/18/2010	9/30/2018		S & J POMONA LLC	342 S THOMAS ST
20	508893	ACTIVE	47	11/22/2011	10/31/2018	340 RESTAURANT & NIGHTCLUB	S.B. ENTERTAINMENT VENTURES, INC.	340 S THOMAS ST

BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA

Affidavit of Doreen Herring, taken at Pomona, California, on February 6, 2017.

I, Doreen Herring, being first duly sworn, depose and say:

I am currently a Custodian of Records for the Pomona Police Department and have held this position for approximately six (6) years and five (5) months. I am currently the Police Records Manager, a position which includes the responsibility for gathering statistical information related to crimes and arrests occurring in the City of Pomona. I have held this position for two (2) years and four (4) months. Prior to that assignment I was a Police Records Supervisor, which I held that position for eighteen (18) years. Prior to that assignment, I held the position of Senior Police Clerk, which also included assisting the Records Manager in gathering statistical information related to crimes and arrests occurring in the City of Pomona. I held that position for eight (8) years. Prior to that assignment, I served this department in various clerical and statistical capacities for three (3) years.

The City of Pomona is divided geographically into smaller areas called "Reporting Districts" for the purpose of compiling and reporting crime statistics and evaluating workload distribution. During the calendar year of 2016, there were one hundred (100) reporting districts located within the jurisdiction of the City of Pomona. The attached report represents the number of reported Part I offenses and Part II arrests, for each reporting district within the Pomona Police Department's jurisdiction, for the calendar year 2016. These statistics are gathered on a daily basis and prepared in the regular course of business. Part I offenses included in this compilation are:

Homicide	Forcible Rape	Robbery
Aggravated Assault	Burglary	Larceny
Auto Theft		

The Part II arrests included in this report also occurred during the calendar year 2016 within the jurisdiction of the City of Pomona. Part II offenses for which these arrests were affected include all arrests for felonies and misdemeanors not identified as Part I, but do not include traffic citations.

I hereby declare under penalty of perjury that the foregoing is true and accurate to the best of my belief and knowledge.



Doreen Herring
Custodian of Records

CALENDAR YEAR

JANUARY 1, 2016 - DECEMBER 31, 2016


CITY OF POMONA POLICE DEPARTMENT

CRIME STATISTICS

Part I Offenses and Part II Arrests

RULE 61.3 APPLICATION

TOTAL 2016 PART I OFFENSES & PART II ARRESTS	=	13,292
Total Number Pomona Police Department Reporting Districts	=	100
Average Number of Reported Crimes Per District	=	133
Rule 61.3 is Applicable if Crimes Reported in District Are Higher (133 X 120%)	=	160

 3/10/17

REVIEWED/ APPROVED

REPORTING DISTRICT	HOMICIDE	RAPE	ROBBERY	AGGRAVATED		BURGLARY	LARCENY	AUTO THEFT	PART II ARRESTS	TOTAL
				ASSAULT						
1		4	2	10	2	6			484	508*
2		2	3	4	7	22		9	88	135
3			3	6	6	20		15	130	180*
4	1	6	14	25	19	59		24	421	569*
5		4	15	7	17	60		35	220	358*
6		4	10	9	8	35		16	247	329*
7	1	1	10	6	15	43		16	286	378*
8			1			1		1	37	40
9			4	1	4	16		3	116	144
10		1	6	7	21	58		20	185	298*
11				1	2	9		3	33	48
12		1	4	1	5	8		5	39	63
13		3	5	3	13	56		14	134	228*
14	1	4	11	17	36	47		67	211	394*
15			3	2	2	12		12	30	61
16			9	8	12	27		20	97	173*
17		1	3	2	8	15		14	26	69
18	1	1	3	5	17	26		13	57	123
19	1	1	11	5	18	49		22	84	191*
20		2	1	6	5	33		11	37	95
21				8	2	5		5	38	58
22			2	1	1	13		2	10	28
23			3	2	19	37		12	35	108
24			11		4	11		8	42	76
25		2	1	5	10	48		23	87	176*
26			2	2	9	44		29	59	145
27			3	4	17	19		7	49	99
28			3	4	5	21		9	23	65
29					6	16		2	5	29
30		2	15	24	30	71		18	167	327*
31			10	12	16	56		15	33	142
32					3	7			15	25
33			2	2	4	26		8	10	52
34			5	1	3	14		4	11	38
35		2	4	11	21	62		23	104	227*
36					4	13		3	10	30

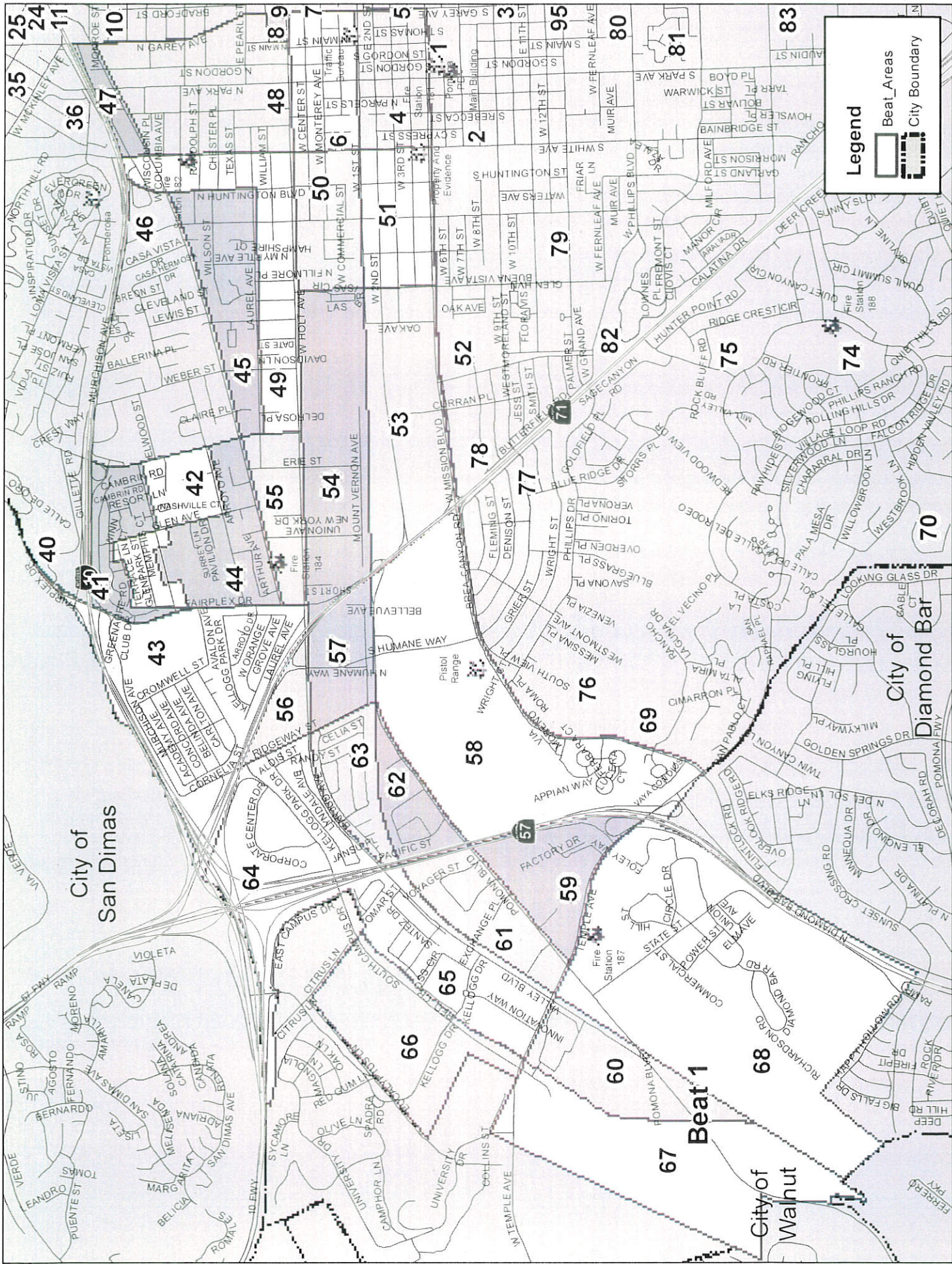
*Indicates High Crime District

REPORTING DISTRICT	HOMICIDE	RAPE	ROBBERY	AGGRAVATED ASSAULT	BURGLARY	LARCENY	AUTO THEFT	PART II ARRESTS	TOTAL
37					1	4	1	5	11
38				3	2	42	9	117	173*
39								1	1
40	1		7	11	13	42	24	89	187*
41		3		1	1	15	9	10	39
42			1	1	10	4	8	19	43
43		1	6	8	7	21	15	47	105
44					4	10	1	30	45
45		1	1	3	3	14	14	23	59
46		1	3	6	14	27	23	52	126
47			8	3		10	1	14	36
48		3	10	17	15	83	25	175	328*
49		1	6	16	12	38	31	242	346*
50		1	9	7	5	27	8	110	167*
51			4	5	4	21	13	161	208*
52		2	4	7	11	42	20	126	212*
53		1	1	2	5	14	14	37	74
54			3	4	10	27	11	49	104
55			4	2	5	26	22	69	128
56			3		12	29	7	6	57
57						6	1	8	15
58				6	17	52	16	36	127
59			1		1	4	4	15	25
60		1	1	2	4	10	10	17	45
61					6	9	3	4	22
62			1		4	9	1	3	18
63						2	3	19	24
64				4	1	5	1	22	33
65				1	5	2	4	14	26
66						2		2	4
67						3	4	5	12
68					1	8	1	9	19
69					8	14	7	7	36
70					10	12	2	4	28
71				1		6	3	14	24

*Indicates High Crime District

REPORTING DISTRICT	HOMICIDE	RAPE	ROBBERY	AGGRAVATED ASSAULT	BURGLARY	LARCENY	AUTO THEFT	PART II ARRESTS	TOTAL
72								4	4
73		1	11		27	123	34	82	278*
74				1	7	14	5	20	47
75					1	8	3	20	32
76			2		1	4	3	14	24
77			1	3	6	13	10	58	91
78			1	3	11	7	8	80	110
79		2	6	18	11	27	28	128	220*
80		1	2	6	4	43	14	99	169*
81		2	1	3	6	25	6	46	89
82				8	1	22	15	45	91
83		1	38	10	17	211	42	183	502*
84		1	13	17	30	93	55	213	427*
85		2	12	6	15	29	9	77	150
86		2	3	7	15	33	13	55	128
87			8	3	27	50	33	74	195*
88			3	1	9	34	10	21	78
89			3	1	30	21	11	33	99
90						4	1	5	10
91		1	3	1	12	18	16	40	91
92		5	7	9	8	42	24	72	167*
93		1	5	12	14	33	18	79	162*
94			1	11	7	29	20	83	151
95		1	3	2	7	17	19	39	88
96			3		5	19	10	39	76
97		1	6	17	12	21	10	90	158
98			4	2	6	21	14	105	152
99		1	9	9	17	29	11	339	415*
100			3	2	2	17	4	144	172*
TOTAL:	13	73	398	453	867	2706	1250	7508	13,292

*Indicates High Crime District

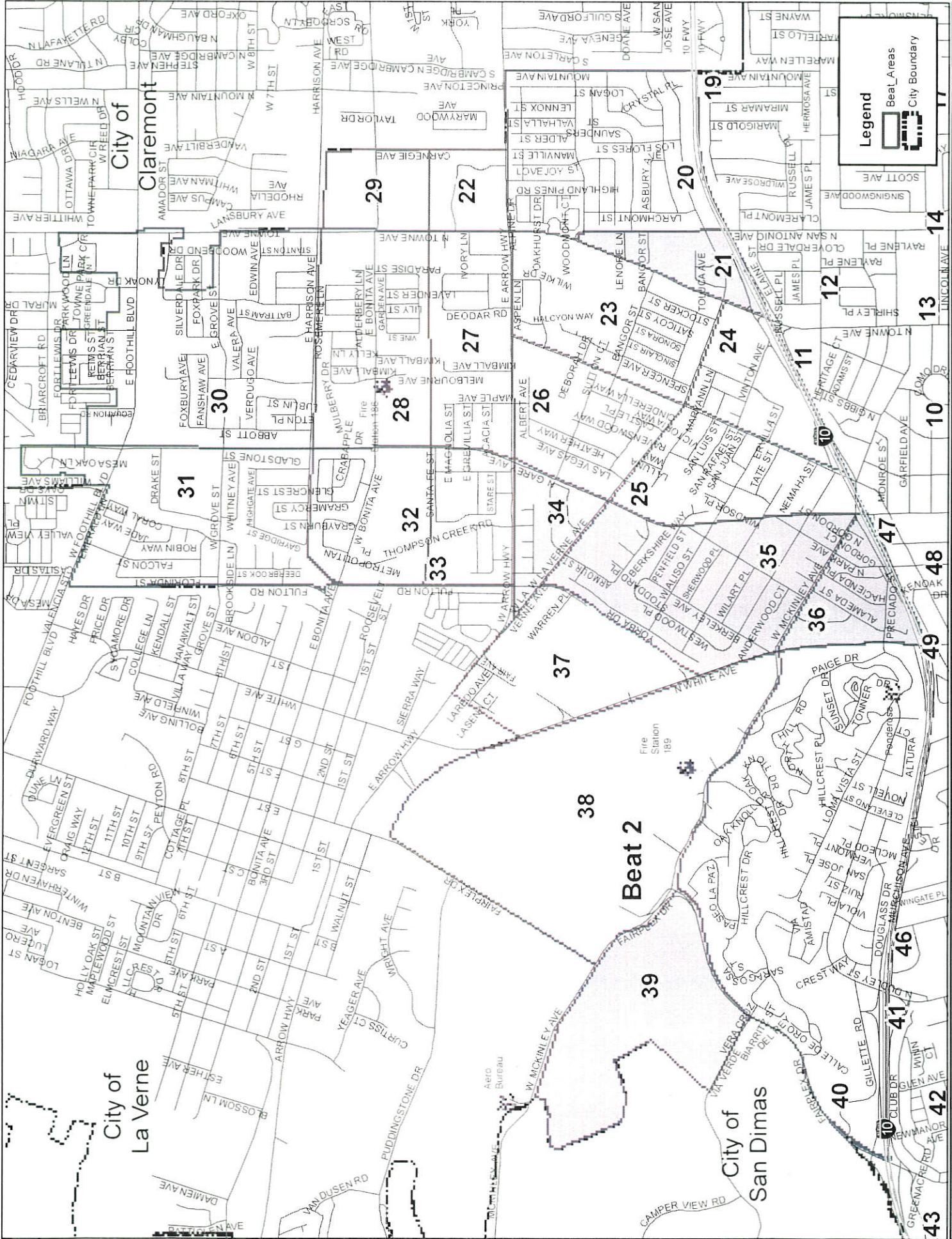


Legend

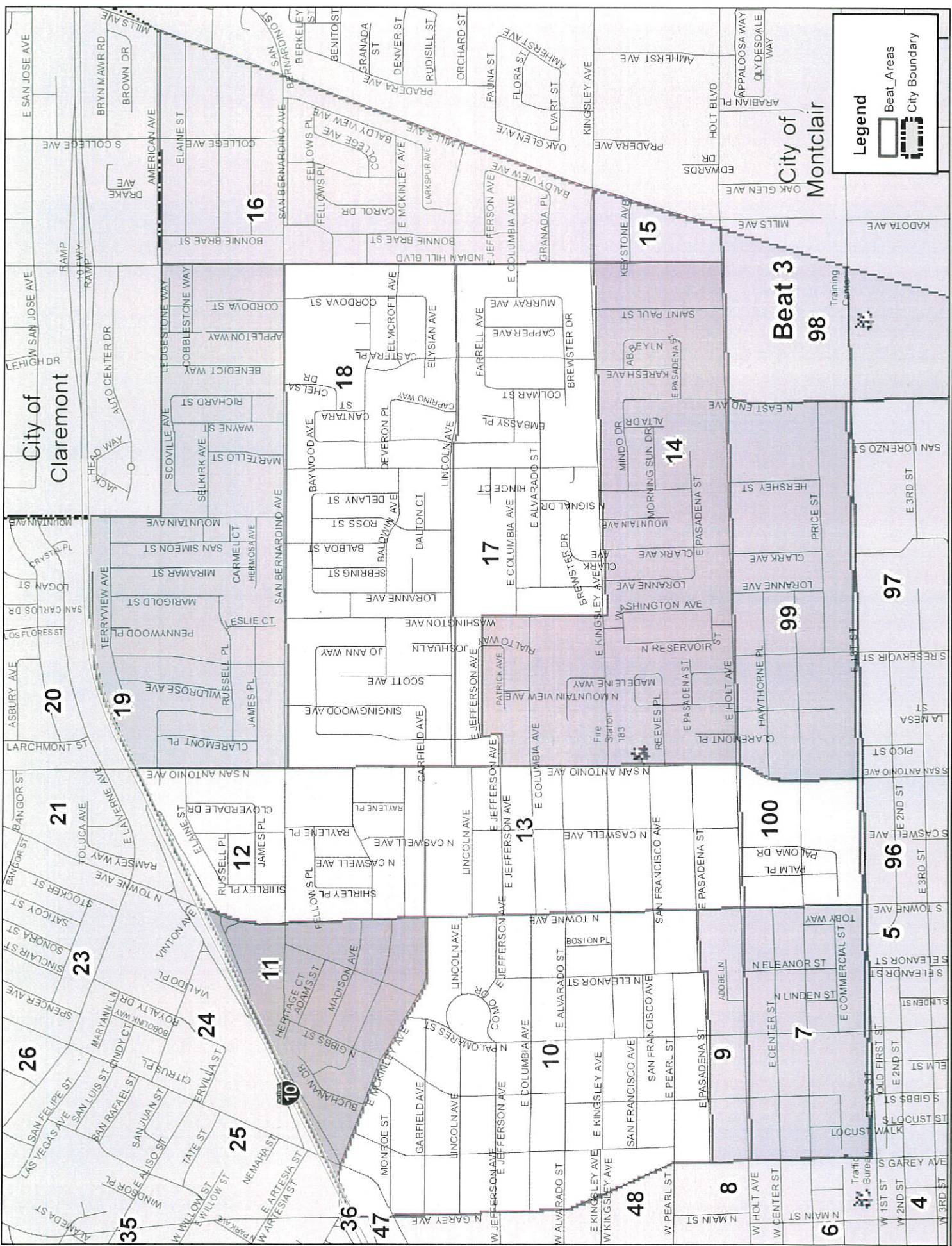
- Beat Areas
- City Boundary

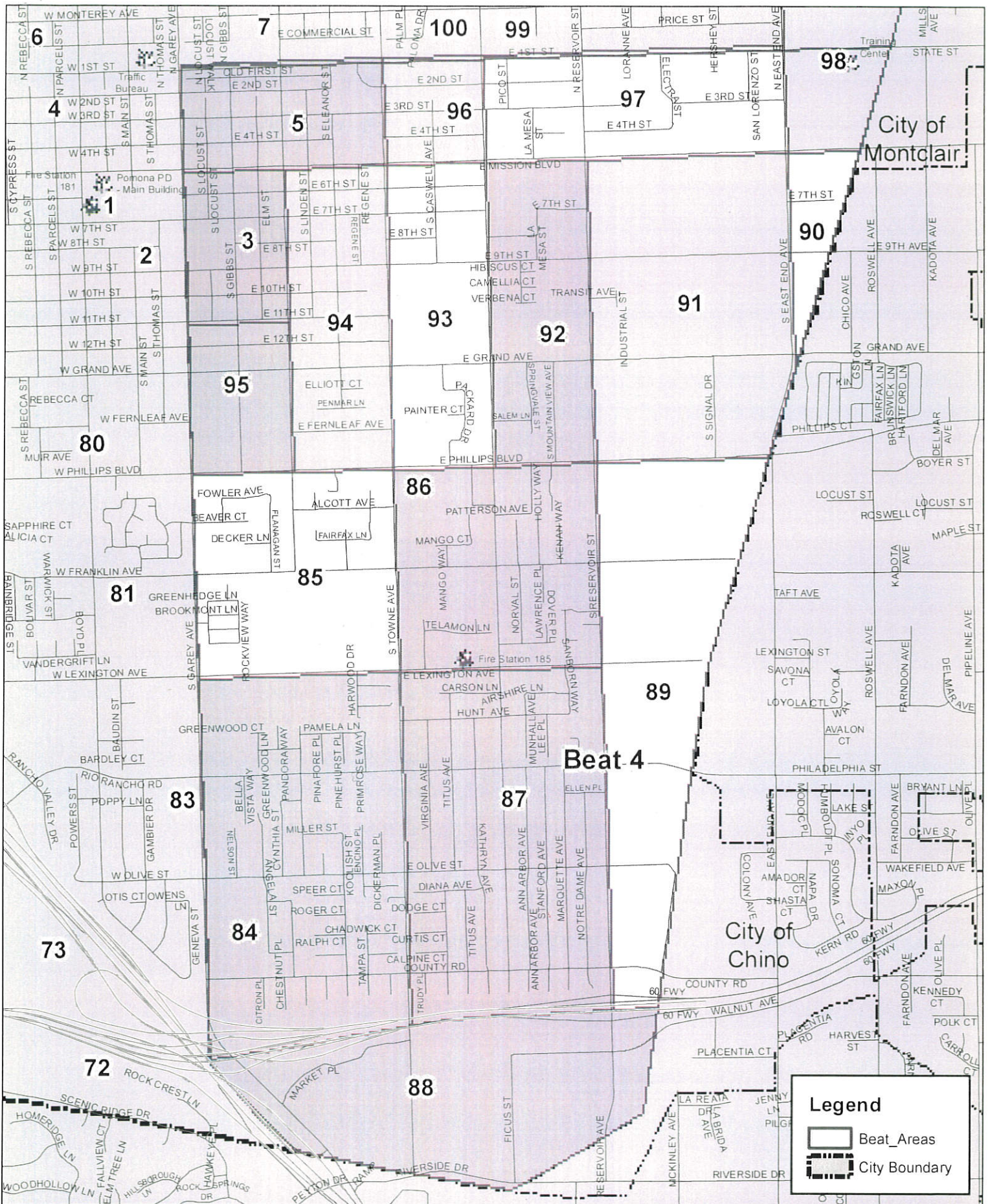
Pomona Police Department - Beat 1



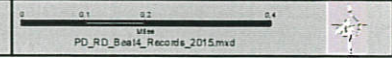


Pomona Police Department - Beat 2





Pomona Police Department - Beat 4




DECLARATION OF MAILING

I, Maria Jaramillo, say that on the 21st of December, 2017 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 396 South Thomas Street
Project: Conditional Use Permit (CUP 8420-2017)
Meeting Date: Public Hearing – January 10, 2018

I declare, under penalty of perjury, that the foregoing is true and correct.


Executed at Pomona, California on December 21, 2017

NOTICE OF PUBLIC HEARING

Project Title: Conditional Use Permit (CUP 8420-2017)

Project Applicant: Evelina Gamboa

Project Location: 396 South Thomas Street

Project Description: Application to permit the sale of beer and wine (*Type 42—On Sale Beer & Wine—Public Premises*) in conjunction with a new arcade located in the Mixed-Use Central Business District (MU-CBD) in the Downtown Pomona Specific Plan.

Lead Agency: City of Pomona, Development Services Department, Planning Division

Public Hearing Date & Location/Time: The public hearing is scheduled for **January 10, 2018 at 7:00 p.m.** in the City of Pomona City Council Chambers located at 505 S. Garey Avenue in the City of Pomona.

Environmental Review

Pursuant to the provisions of the California Environmental Quality Act (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 which shall, therefore, be exempt from the provisions of CEQA. In compliance with Article 19, Section 15301, (Class 1—Existing Facilities), the proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required. The Categorical Exemption will be considered by the Planning Commission at the public hearing for this project scheduled for January 18, 2018.

Public Hearing Notice

Any interested individual may appear in person or by agent at the Planning Commission hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available in the Planning Division on or about January 4, 2018. Please call the Planning Division at (909) 620-2191 with any questions you may have regarding this matter.

PLEASE NOTE: If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning Division at, or prior to, the public hearing.

Para Información en Español, llame (909) 620-2191.

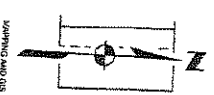
Date: December 20, 2017



Emily Stadnicki
Development Services Manager

Publication Date: December 25, 2017

Eva Buice
City Clerk, City of Pomona



DONNA'S RADIUS MAPS
 DATE: 7-25-17
 684 S GENTRY LANE
 ANAHEIM CA 92807
 (714) 921-2921

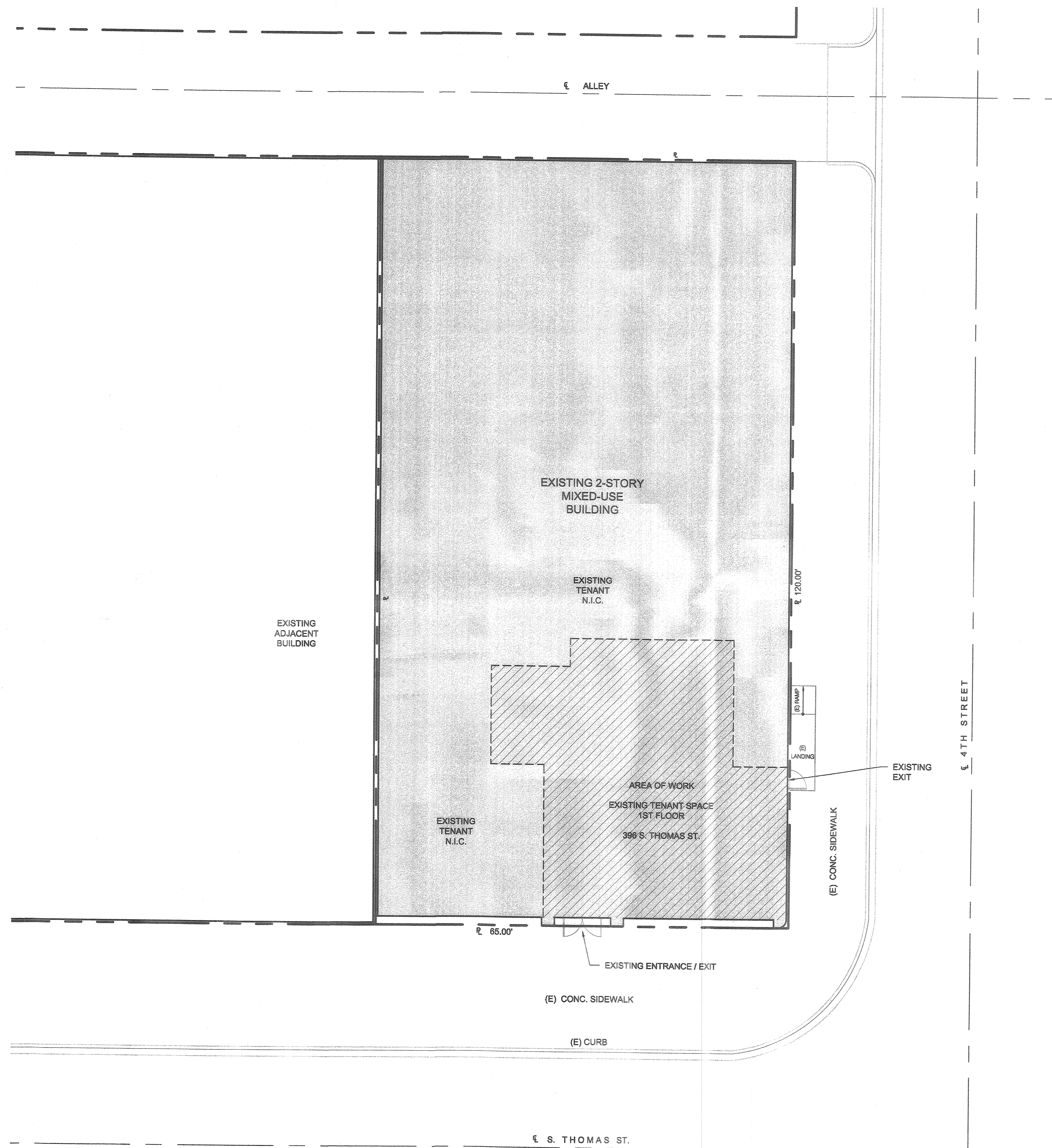
THESE MAPS ARE THE PROPERTY OF DONNA'S RADIUS MAPS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. PERMISSION IS GRANTED TO THE USER TO PRINT AND USE THESE MAPS FOR PERSONAL USE ONLY. ALL OTHER RIGHTS ARE RESERVED.

STATE OF CALIFORNIA
 COUNTY OF SANSALOE
 DONNA'S RADIUS MAPS

CODE 7745 CODE 7749

TOXIC EYE ARCADE

TENANT IMPROVEMENT

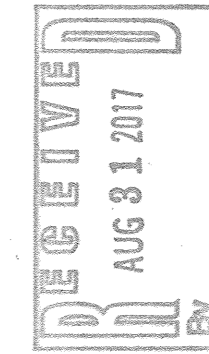


SITE PLAN
SCALE: 1" = 10'



SHEET INDEX

- A1.0 TITLE PAGE / SITE PLAN
- A2.0 FLOOR PLAN
- A3.0 REFLECTED CEILING PLAN
- AD1 DETAILS
- E1.0 ELECTRICAL FLOOR PLAN AND NOTES
- P1.0 PLUMBING FLOOR PLAN AND NOTES
- T24.0 ENERGY CALCS
- T24.1 ENERGY CALCS



PROJECT INFORMATION

OCCUPANCY : A-3, B
 TYPE OF CONSTRUCTION : V-B
 STORIES : 1
 AREA : 1,604 SQ. FT.
 FIRE SPRINKLERS : NO

OCCUPANCY LOAD

2016 CBC TABLE 1004.1.1

	OCC. TYPE	S.F.	O.F.	O.L.
ARCADE	A-3	1,071	11	97
BAR	B	261	200	2
HALL	-	52.7	-	0
RESTROOM-1	-	47.5	-	0
RESTROOM-2	-	61	-	0
TOTAL OCCUPANCY :				99

SCOPE OF WORK

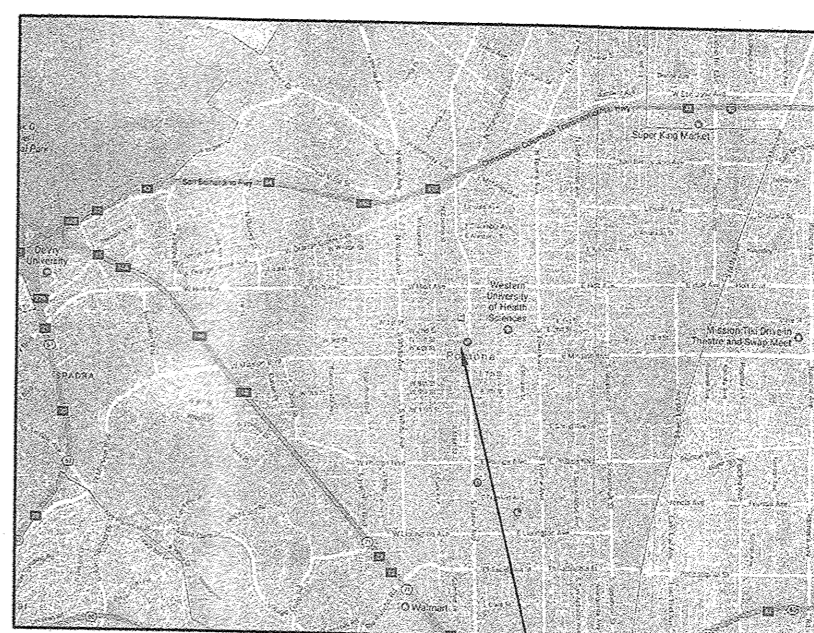
- TENANT IMPROVEMENT :
- CONSTRUCTION OF NEW NON-BEARING INTERIOR WALLS AS NOTED.
 - NEW PLUMBING FIXTURES : SINKS, FLOOR DRAINS AS NOTED.
 - REMODELING OF EXISTING RESTROOM TO MEET CURRENT ACCESSIBILITY STANDARDS AS NOTED.
 - NEW WALK-IN COOLER
 - NEW ELECTRICAL : LIGHT FIXTURES AND ELECTRICAL OUTLETS.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS.

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

VICINITY MAP



PROJECT SITE

No.	Revision/Issue
1	

valley design
 280 W AVENIDA VALENCIA, SAN CLEMENTE CA. 92672
 (949) 576-5889

SHEET TITLE
 TITLE PAGE / SITE PLAN

CLIENT
TOXIC EYE ARCADE
 EVELINA GAMBOA
 396 S. THOMAS ST.
 POMONA, CA 91766

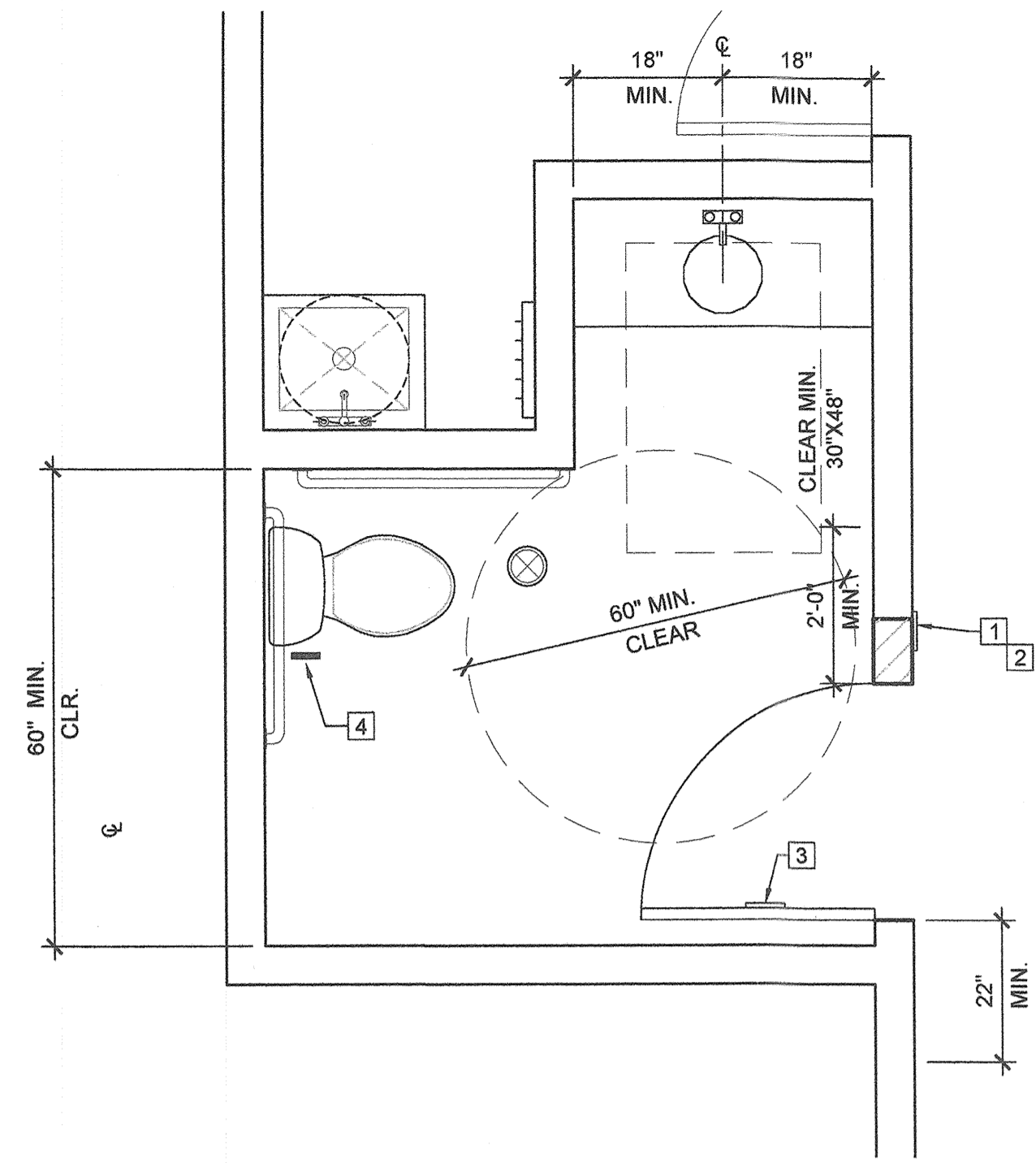
SCALE: AS NOTED

DATE: 08-24-17

DRAWN BY: TEAM

PROJECT NO: 1741

SHEET NO: A1.0 of X



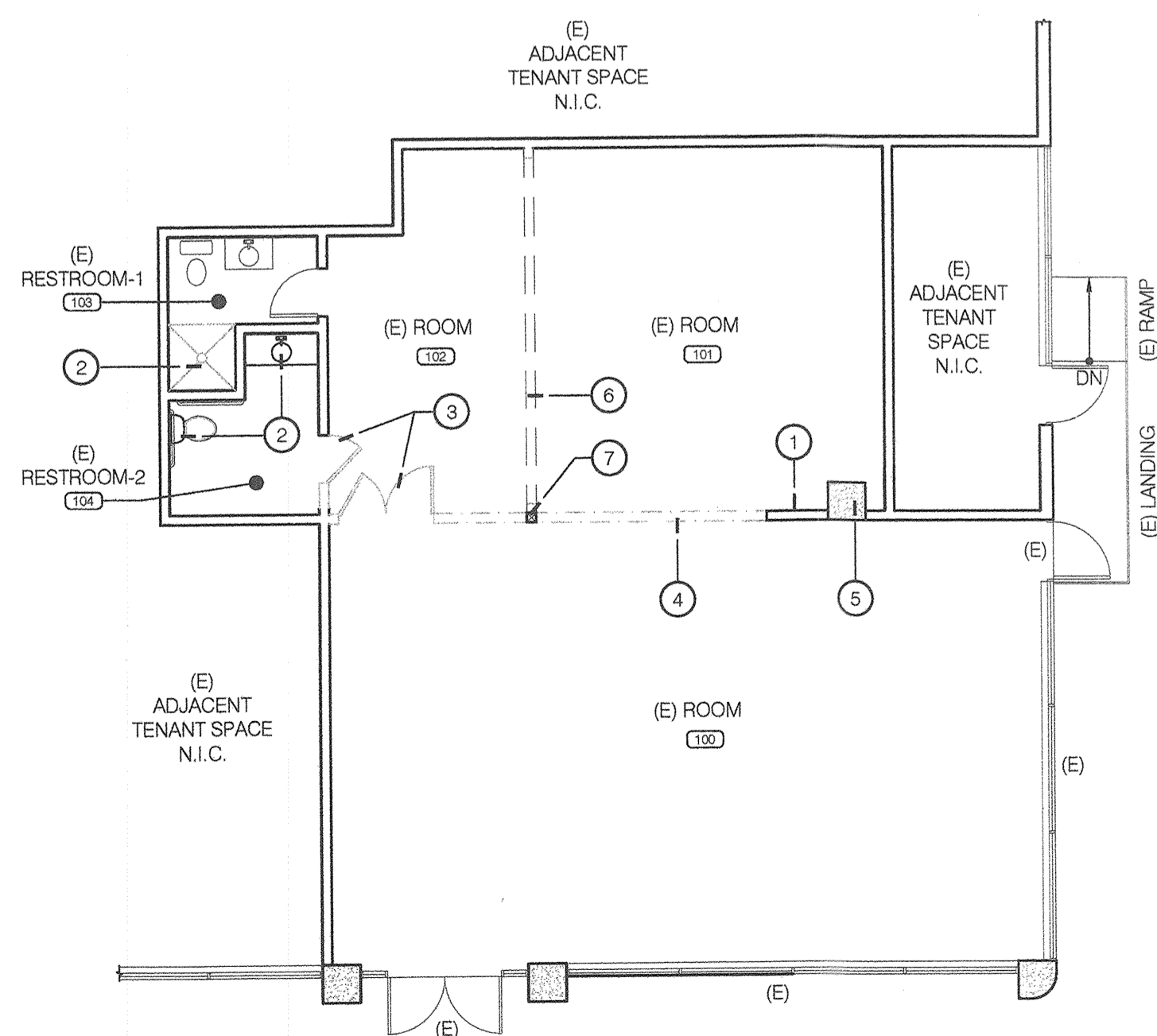
- 1 INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE. SEE SHEET AD1, DETAIL-1
- 2 ACCESSIBLE RESTROOM SIGNAGE SEE SHEET AD1, DETAIL-3
- 3 PROVIDE ALL GENDER / UNISEX SINGLE - USER SYMBOL, SEE SHEET AD1, DETAIL-7
- 4 FLUSH ACTIVATOR ON WIDE SIDE

NOTES:

- 1. PROVIDE WATER RESISTANT WALL FINISH AT RESTROOM, TYP. USE CEMENT BACKER BOARD SUBSTRATE, WHERE TILE OCCURS, TYP.
- 2. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES.
- 3. WALLS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE (CERAMIC TILE, FRP OR OTHER APPROVED MATERIAL) TO A HEIGHT OF 4 FEET A.F.F.

(A) ENLARGED PLAN

SCALE: 1/2" - 1'-0"



EXISTING / DEMO FLOOR PLAN

SCALE: 1/4" - 1'-0"

ROOM FINISH SCHEDULE									
ROOM #	ROOM NAME	FLOOR	BASE		WALLS		CEILING	REMARKS	
		MATERIAL	MAT	FIN	MAT	FIN	HT		
100	(N) ARCADE	SEALED CONCRETE		GWB	PT	GWB	PT	10'-0"	
101	(N) ARCADE-2	SEALED CONCRETE		GWB	PT	GWB	PT	10'-0"	
101A	(N) BAR	SEALED CONCRETE		CERAMIC	GWB	PT	GWB	PT	10'-0"
102	(E) HALLWAY	SEALED CONCRETE		GWB	PT	GWB	PT	10'-0"	
103	(E) RESTROOM-1	SEALED CONCRETE		CERAMIC	GWB	PT	GWB	PT	10'-0"
104	(E) RESTROOM-2	SEALED CONCRETE		CERAMIC	GWB	PT	GWB	PT	10'-0"

MATERIALS / FINISHES / COLORS

GWB: DNOTES GYPSUM WALL BOARD FINISH. NEW 5/8" SCREWED GYPSUM WALL BOARD SMOOTH AND WASHABLE.
 PT: DNOTES PAINT FINISH. PAINT TO BE SEMI GLOSS, WASHABLE AT ALL AREAS.
 TILE: CERAMIC W/ 6" CERAMIC TOPSET BASE COVE. ALL CERAMIC TILE TO BE SMOOTH AND WASHABLE.
 INTERIOR FINISHES TO COMPLY WITH 803.1 FLAME SPREAD PROVISIONS.

EQUIPMENT SCHEDULE				PLUMBING				ELECTRICAL			
SYM	QTY	DESCRIPTION	MANUF/MODEL NO.	REMARKS	HOT WATER	COLD WATER	WASTE INDIRECT	WASTE DIRECT	GAS BTU	VOLTI/PH	AMP
1	1	(N) STAINLESS STEEL 4 COMPARTMENT SINK	ADVANCED TASC0 #FC-4-1818	18"X18"X12" SINK W/ 18" DRAIN BOARD	3/4"	3/4"	1.5"	1.5"			
2	1	(N) WALL MOUNT HAND SINK	GSW #HS-1416DG	14X16X6 SINK	1/2"	1/2"					
3	1	(N) FLOOR SINK	CECO, 906-2	12"X12"X6"				2"			
4	1	(N) UNDER-COUNTER REF.	BEVERAGE AIR #BY48GY-1-B-LED48							115/60/1	5
5	1	(N) DRAFT SYSTEM	CUSTOM BY OTHERS								
6	1	(N) WALK-IN COOLER	KOLPAK	SEE MFR'S SPECIFICATIONS						115/60/1	10
7	1	(N) GAS WATER HEATER, 50 GAL	AMERICAN PG10-50-130	ENERGY STAR RATED					130,000		
8	1	(N) MOP SINK W/ MOP FAUCET	REGENCY 600SM202812		3/4"	3/4"		2"			
9	1	(N) MOP/BROOM RACK & CHEM. STORAGE SHLF	EAGLE								

EQUIPMENT SCHEDULE NOTES

- 1. PROVIDE SOLID WOOD BLOCKING FOR ALL WALL MOUNTED EQUIPMENT.
- 2. ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY 6" HIGH, EASILY CLEANABLE LEGS, COMMERCIAL CASTORS, OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CONTINUOUSLY COVERED BASE OR CONCRETE CURB TO FACILITATE EASE OF CLEANING. ALL EQUIPMENT SHALL BE SMOOTH, NON-ABSORBENT AND EASILY CLEANABLE.
- 3. ALL EQUIPMENT SHALL BE N.S.F. APPROVED OR APPROVED EQUAL.
- 4. ALL SELF CONTAINED REFRIGERATION EQUIPMENT SHALL BE EQUIPPED WITH AN EVAPORATOR.
- 5. THREE COMPARTMENT STAINLESS STEEL SINK SHALL BE 3-18" X 24" X 14" DEEP TUBS W/ 18" WIDE DRAINBOARD AT EACH END AND 8" HIGH INTEGRAL SPLASH WHERE SINK IS AGAINST WALL.
- 6. SHELVING OVER WET AREAS AND FOOD PREPARATION SURFACES SHALL BE METAL.
- 7. THE MOP SINK WILL HAVE A THREADED OUTER LIP FOR HOSE ATTACHMENT AND AN APPROVED BACKFLOW PREVENTION DEVICE. NO DOWNSTREAM VALVES OR CHEMICAL DISPENSING SYSTEMS TO BE ATTACHED TO MOP SINK FAUCET, (UNLESS A SIDENOK PLUMBING DEVICE IS PROVIDED).

EXISTING / DEMO PLAN KEYNOTES

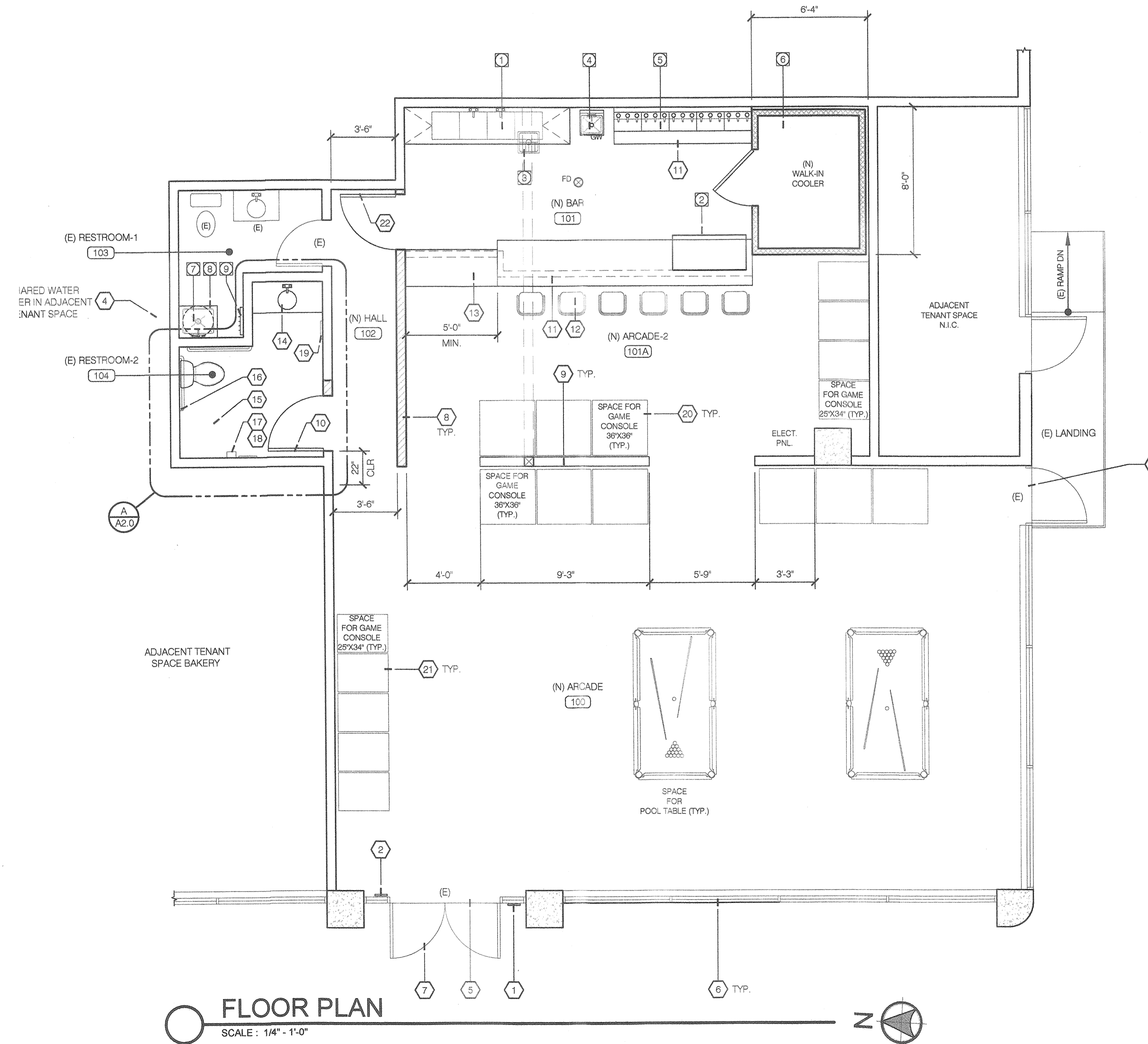
- 1 EXISTING 100 AMP ELECT. PNL. TO REMAIN.
- 2 EXISTING PLUMBING FIXTURES.
- 3 REMOVE EXISTING DOOR, TYP.
- 4 REMOVE EXISTING WALL, TYP.
- 5 EXISTING COLUMN
- 6 EXISTING BEAM TO REMAIN
- 7 EXISTING POST TO REMAIN.

PROPOSED FLOOR PLAN KEYNOTES

- 1 (1 AD1 4 AD1) INTERNATIONAL SYMBOL OF ACCESSIBILITY
- 2 (2 AD1 4 AD1) ACCESSIBLE TACTILE "EXIT" SIGN
- 3 NOT USED
- 4 (B PT0) (N) WATER HEATER ABOVE MOP SINK, VENT THROUGH ROOF.
- 5 (5 AD1) EXISTING ENTRY / EXIT.
- 6 (E) METAL FRAMED STOREFRONT AND GLAZING.
- 7 (E) EXIT DOOR TO REMAIN. PROVIDE PANIC HARDWARE PER SECTION CBC 1008.1.9
- 8 (N) 5-1/2" STEEL STUD FRAMED WALL.
- 9 (N) 5-1/2" STEEL STUD FRAMED PARTIAL WALL. TOP OF THE WALL TO BE AT 6'-0" A.F.F.
- 10 (N) 3'-0" X 7'-0" SOLID CORE DOOR W/ METAL FRAME. PROVIDE PRIVACY LOCKSET WITH CLOSER.
- 11 (N) BAR COUNTER BY OWNER.
- 12 (N) BAR STOOLS BY OWNER.
- 13 (11 AD1) MINIMUM 60" WIDE SECTION OF ACCESSIBLE COUNTER. COUNTER TO BE INSTALLED AT 28" TO 34" ABOVE FINISH FLOOR.
- 14 (8 AD1) (N) LAVATORY BY OWNER. SEE WATER CONSERVATION NOTES.
- 15 (10 AD1) (N) WATER CLOSET BY OWNER. SEE WATER CONSERVATION NOTES.
- 16 (10 AD1) (N) GRAB BAR BY OWNER. 36" LONG AT REAR AND 42" LONG AT SIDES.
- 17 (10 AD1) (N) TOILET SEAT COVER DISPENSER.
- 18 (10 AD1) (N) TOILET TISSUE DISPENSER
- 19 (9 AD1) (N) PAPER TOWEL DISPENSER / RECEPTACLE.
- 20 (N) GAME CONSOLE
- 21 (N) GAME CONSOLE
- 22 (N) 3'-0" X 7'-0" SOLID CORE DOOR W/ METAL FRAME. LOCKSET WITH CLOSER.

WALL SYMBOLS AND LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED
- NEW FULL HEIGHT WALL
- NEW PARTIAL WALL
- NEW INSULATED INTERIOR WALL.



FLOOR PLAN

SCALE: 1/4" - 1'-0"

No. 1 Revision/Issue

valley design

280 W AVENIDA VALENCIA, SAN CLEMENTE CA. 92672
(909)576-6869

EXISTING / DEMO FLOOR PLAN

CLIENT: TOXIC EYE ARCADE
EVELINA GAMBOA
396 S. THOMAS ST.
POMONA, CA 91766

SCALE: AS NOTED

DATE: 08-24-17

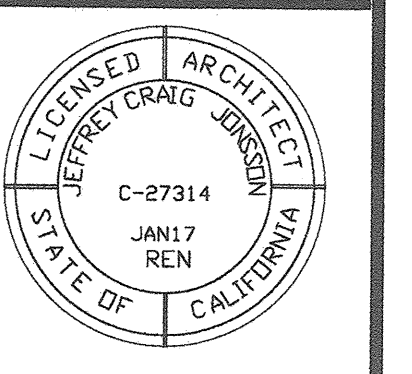
DRAWN BY: TEAM

PROJECT NO: 1741

SHEET NO: A2.0 OF X

No.	Revision/Issue
1	--

valley design
 230 W AVENIDA VALENCIA, SAN CLEMENTE CA. 92672
 (909)574-6869



SHEET TITLE
REFLECTED CEILING PLAN

CLIENT
TOXIC EYE ARCADE
 EVELINA GAMBOA
 396 S. THOMAS ST.
 POMONA, CA 91766

SCALE:
AS NOTED

DATE:
08-24-17

DRAWN BY:
TEAM

PROJECT NO:
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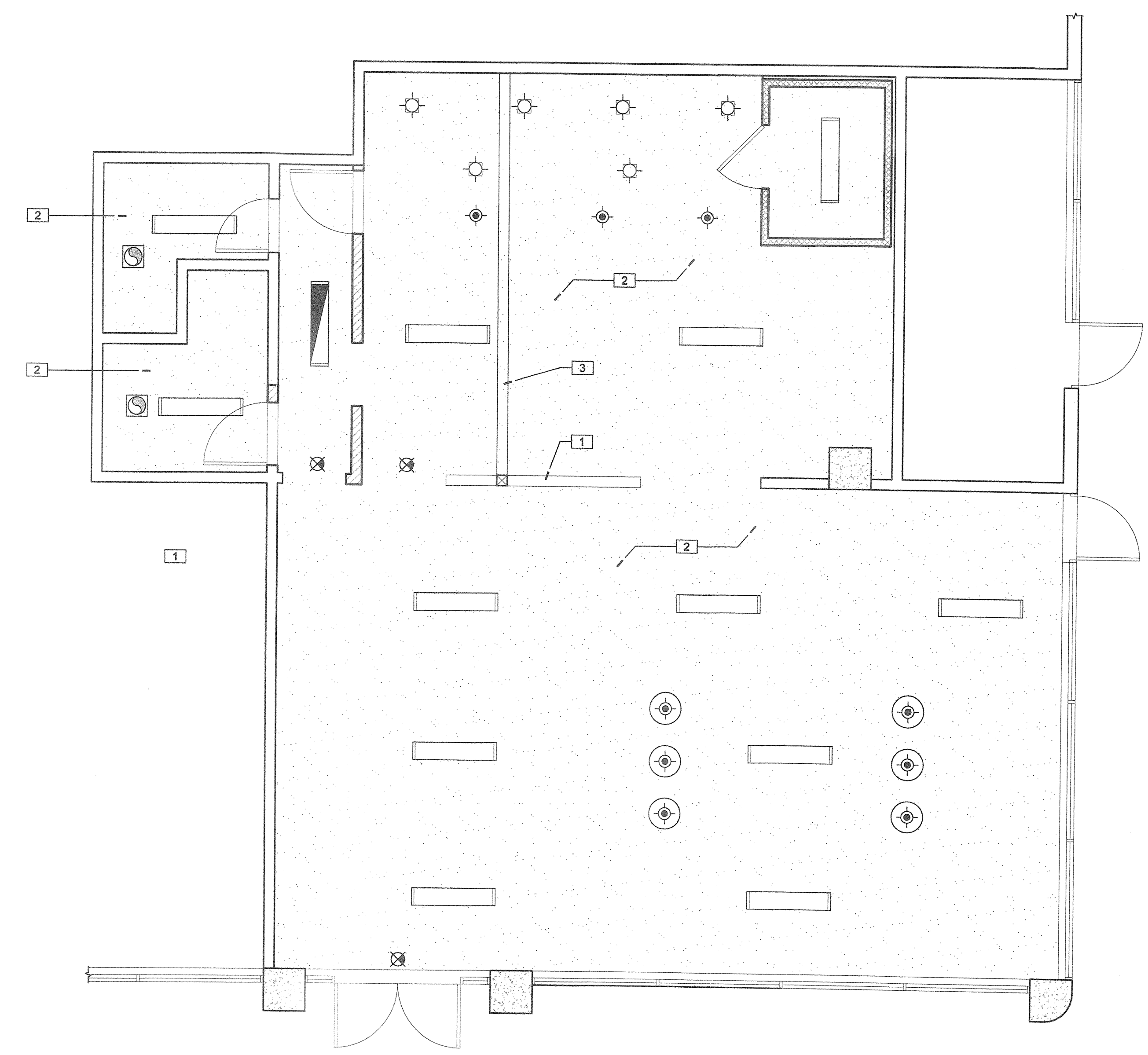
SHEET NO:
A3.0 OF X

CEILING PLAN KEYNOTES

- 1 PARTIAL HEIGHT WALL BELOW
- 2 GYPSUM BOARD CEILING.
- 3 EXISTING BEAM.

CEILING PLAN SYMBOLS AND LEGEND

- ILLUMINATING EXIT SIGN W/ 90-MIN. BATTERY BACK UP W/ DIRECTIONAL ARROWS
- PENDANT LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- 4" LED DOWNLIGHT FIXTURE
- 4' LED STRIPLIGHT FIXTURE
- EXHAUST FAN - LIGHT ACTIVATED
- CEILING HEIGHT ABOVE FINISH FLOOR.
- 4' LED STRIPLIGHT FIXTURE

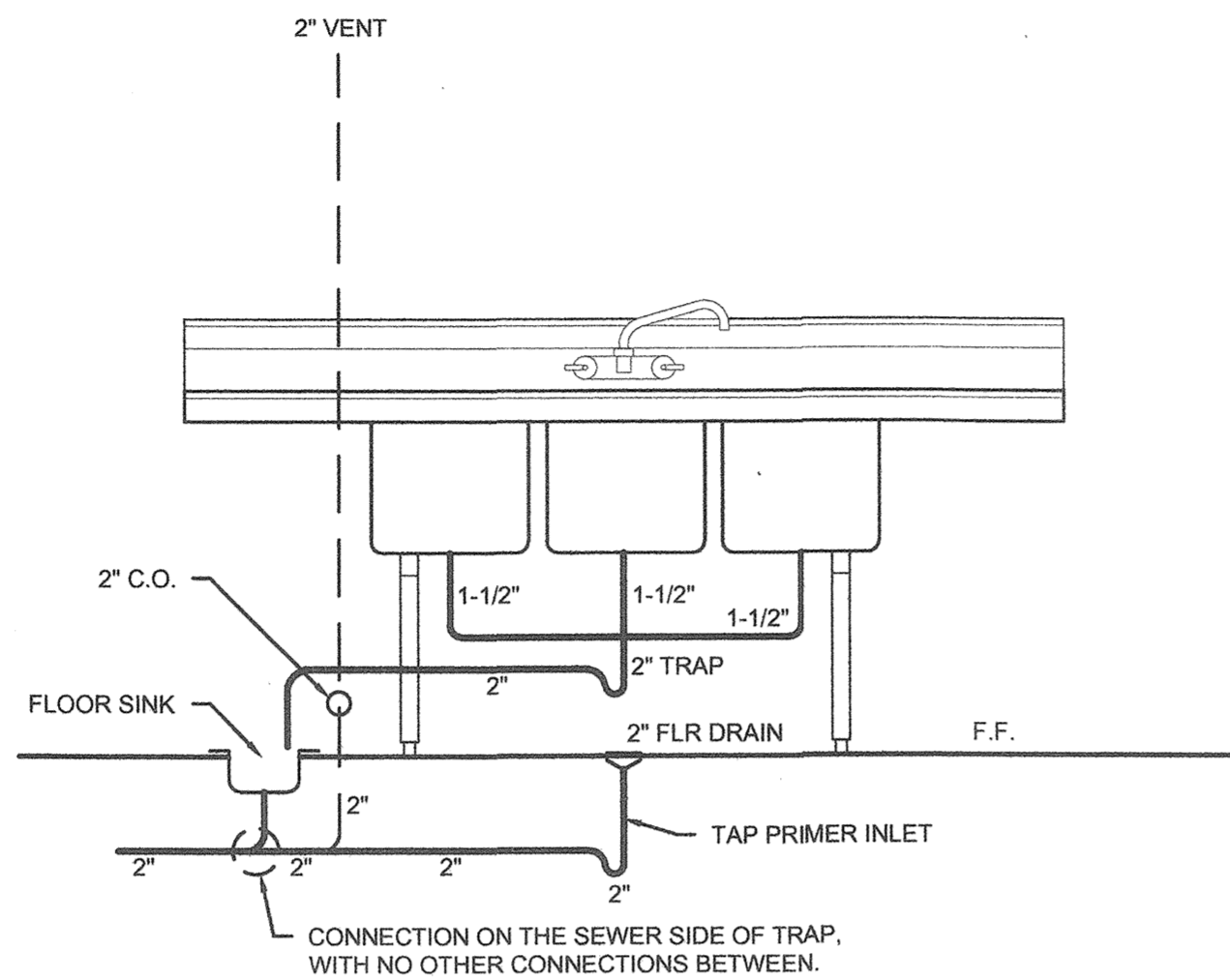


REFLECTED CEILING PLAN
 SCALE: 1/4"=1'-0"

GENERAL PIPING MATERIAL NOTES

- SOIL, WASTE AND VENT PIPING: SHALL BE SCHEDULE 40 ABS ABOVE & BELOW GRADE OR, OTHER APPROVED MATERIAL W/ NO-HUB FITTINGS PER U.P.C. 701 ABS PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NOT EXCEEDING THREE FLOORS ABOVE GRADE, PER U.P.C. 701.1.2
- WATER PIPING: BELOW GRADE OUTSIDE BUILDING SHALL BE TYPE 'K', HARD DRAWN COPPER TUBING WITH SILVER SOLDER JOINT FITTINGS. PIPING ABOVE SLAB SHALL BE TYPE 'L', HARD DRAWN COPPER TUBING WITH APPROVED LEAD SOLDER JOINT FITTINGS. SHOULD STREET PRESSURE EXCEED 80 PSI, A PRESSURE REDUCING VALVE ASSEMBLY SHALL BE INSTALLED. NO JOINTS SHALL BE ALLOWED UNDER BUILDING SLAB. SHUT-OFF VALVES SHALL BE BRONZE WITH ENDS TO SUIT PIPE, NON RISING STEM FOR 150 PSI WORKING PRESSURE.
ALL ABOVE GROUND HOT WATER PIPING SHALL BE INSULATED WITH 1" THICK PIPE INSULATION.

NOTE : INDIRECT WASTE TO FLOOR SINK



**3-COMPARTMENT SINK DETAIL
INDIRECT WASET CONNECTION W/ FLOOR DRAIN.**

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
— S. OR W. —	S. OR W.	SEWER / WASTE ABOVE GRADE
— S. OR W. —	S. OR W.	SEWER / WASTE BELOW GRADE OR FLOOR
— S —	S	EXISTING SEWER MAIN
— V —	V	VENT
— CW —	CW	COLD WATER PIPE
— HW —	HW	HOT WATER PIPE
— THW —	THW	120° TEMPERED HOT WATER PIPE
— D —	D	DRAIN PIPE
⊕	POC	POINT OF CONNECTION
⊗	GV	GATE VALVE
⊙	FCO	FLOOR CLEANOUT
⊖	WCO	WALL CLEANOUT
⊘	SOV	SHUT-OFF VALVE

GAS PIPE SIZING

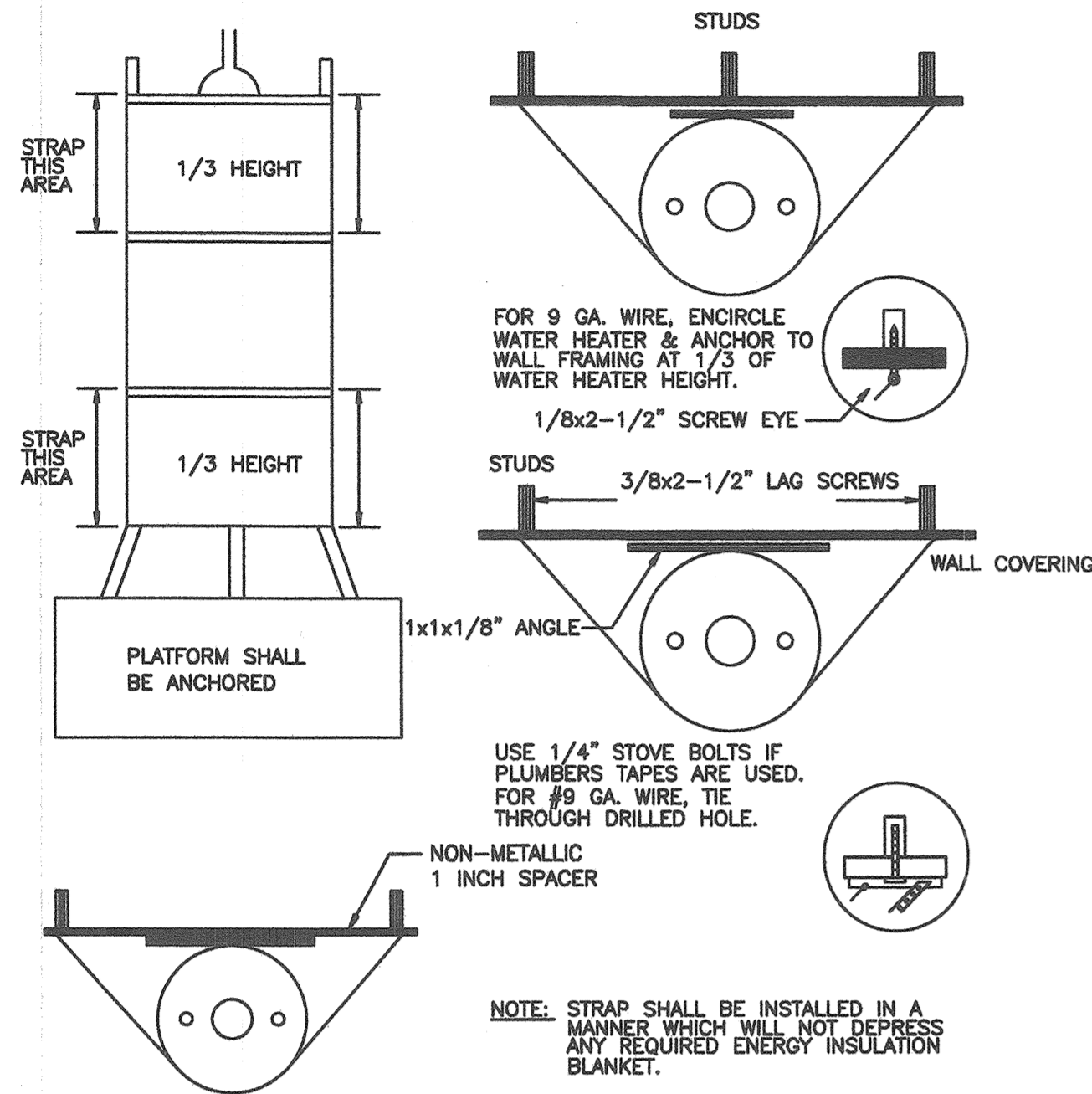
STANDARD PRESSURE
(1) WATER HEATER = 50,000 btu
11,000
TOTAL CFH = 46 CFH
TDL = 50 FT USE 50 FEET COLUMN
PIPE SIZE REQUIRED = 1/2" GAS
GAS PIPE SIZED PER 2016 CALIFORNIA PLUMBING CODE TABLE 1216.2(1)

FIXTURE CONNECTION SCHEDULE

ITEM	FIXTURE	ROUGH-IN SERVICES					DESCRIPTION
		COLD WATER	HOT WATER	WASTE	VENT	TRAP	
GW	GLASS WASHER	3/4"		1-1/2"			PER ARCHITECT SPECIFICATION - SEE EQUIP. SCHEDULE
HS-1	HAND SINK	1/2"	1/2"	2"	2"	1-1/2"	PER ARCHITECT SPECIFICATION SHALL NOT EXCEED 1.8 GPM
TP-1	TRAP PRIMER	1/2"					PPP "PRECISION PLUMBING PRODUCT" PR-500 WITH DU-U DISTRIBUTION SYSTEM OR EQUAL
S-1	3 COMPARTMENT SINK	3/4"	3/4"	IND.			PER ARCHITECT SPECIFICATION
FS-1	FLOOR SINK			4"	2"	2"	CECO 906-2 OR EQUAL TRAP PRIMER CONNECTION, COMPLETE W/ DOME STRAINER AND HALF GRATE.
FD-1	FLOOR DRAIN	1/2"		4"	2"	2"	"ZURN" #415 CAST IRON ROUND PLATE WITH TRAP PRIMER CONNECTION OR EQUAL
WH-1	WATER HEATER	3/4"	3/4"				SEE EQUIPMENT SCHEDULE

GENERAL PIPING MATERIAL

SERVICE	MATERIALS						NOTES
	TYPE 'L' COPPER	TYPE 'K' COPPER	TYPE 'M' COPPER	MONO-HUB CAST IRON	SCHED. 40 ABS OR CI	POLYETHYLENE	
WASTE	INSIDE	●					LEAD FREE SOLDERED FITTINGS
	OUTSIDE BELOW GRD.	●					LEAD FREE SOLDERED FITTINGS
VENT	ABOVE FLOOR		●				ABS SCHEDULE 40 PIPE AND FITTINGS
	BELOW FLOOR		●				ABS SCHEDULE 40 PIPE AND FITTINGS
INDIRECT WASTE	INSIDE		●				LEAD FREE SOLDERED FITTINGS
	OUTSIDE		●				LEAD FREE SOLDERED FITTINGS
GAS	INSIDE			●			SCHED. 40 PIPE AND MALLEABLE IRON FITTINGS
	BELOW GRADE			●			P.E. PIPE AND FITTINGS W/ ELECT. FUSION JOINTS

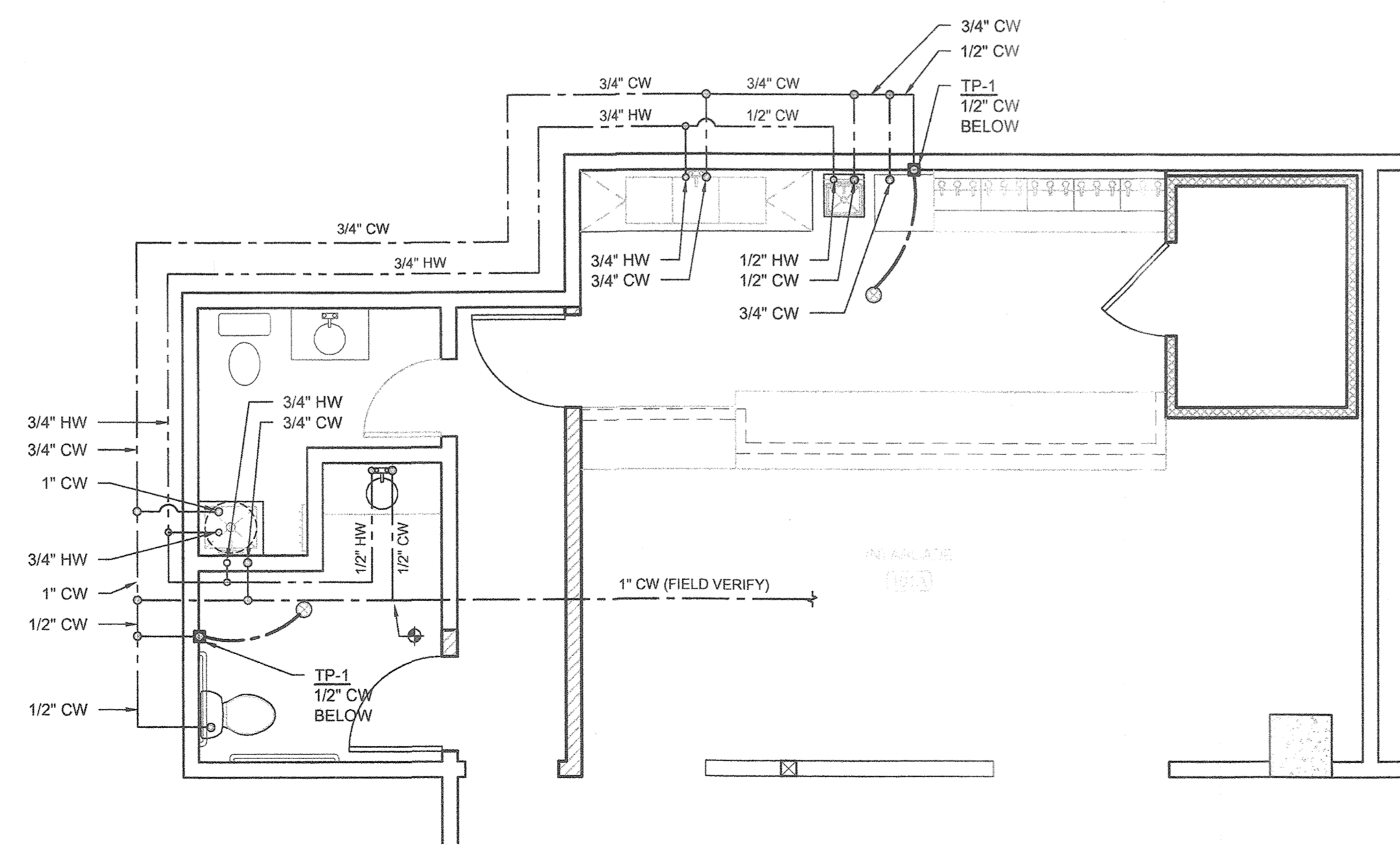


WATER HEATER ANCHORAGE

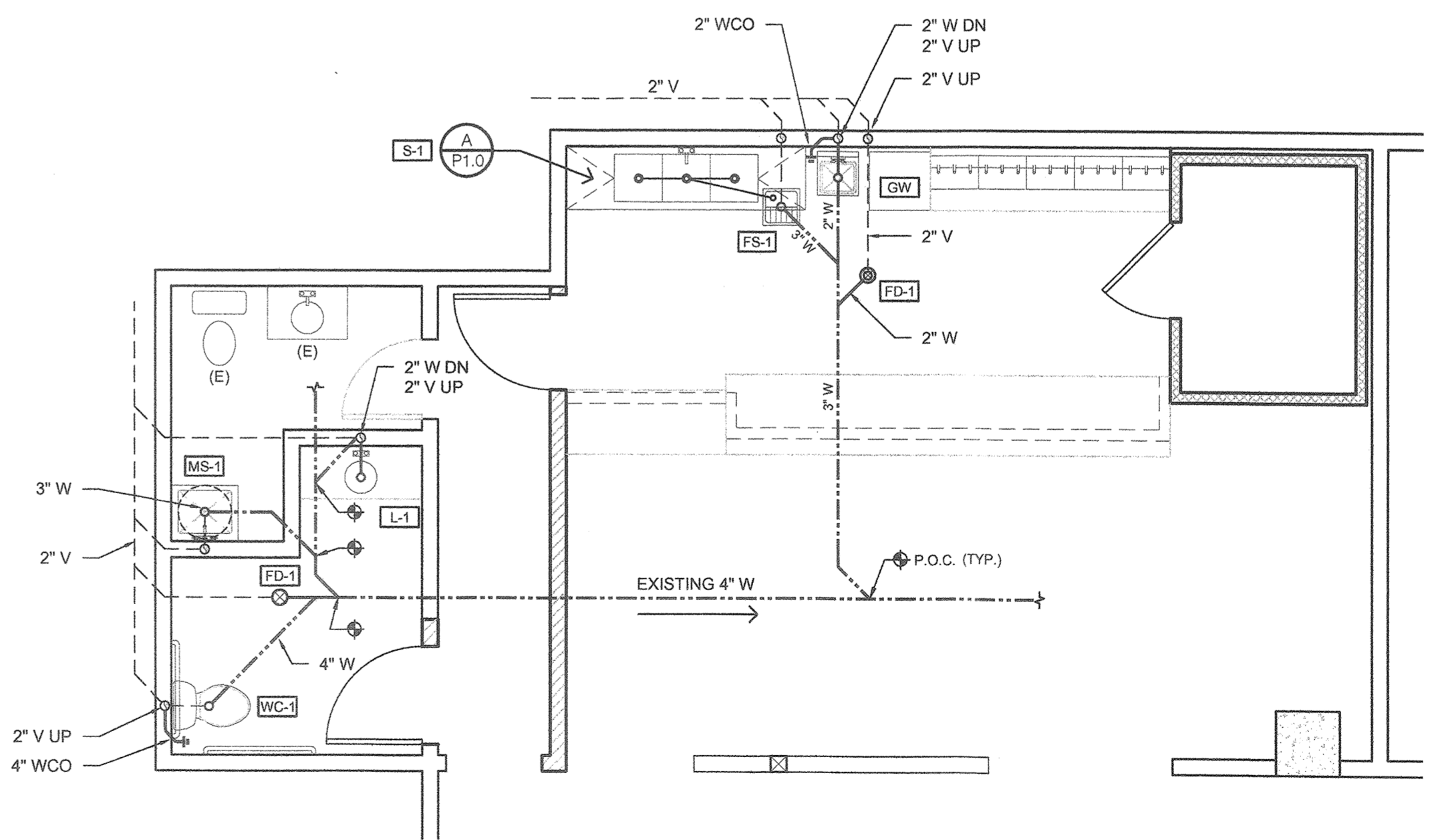
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COMPARTMENT SINK DETAIL

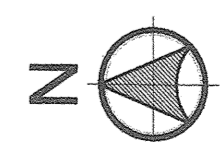
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HOT AND COLD WATER PLAN
SCALE: 1/4"=1'-0"

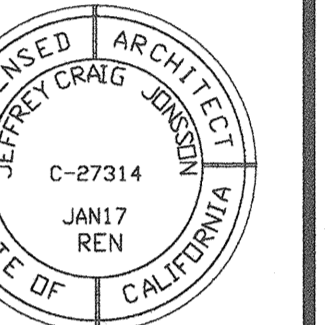


WASTE AND VENT PLAN
SCALE: 1/4"=1'-0"



No.	Revision/Issue
1	

valley design
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PLUMBING PLAN,

SHEET TITLE

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