



Staff Report

City of Pomona Planning Commission

March 11, 2026

FILE NO: CUP-000583-2025

A request to upgrade an existing California Department of Alcoholic Beverage Control (ABC) Type-20 (Off-Sale, Beer and Wine) license to a Type-21 (Off-Sale, General) license for off-sale consumption in conjunction with an established convenience market.

ADDRESS: 3024 W. Temple Avenue

APPLICANT: Sherrie Olson, Diamond Market Deli, Inc.

PROJECT PLANNER: Irene Mouré, Assistant Planner

ENVIRONMENTAL REVIEW: This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the California CEQA Guidelines.

RECOMMENDATION: Approve File No(s). CUP-000583-2025 and adopt Planning Commission Resolution No. 26-004 (Attachment No. 1).

Project Information:

GENERAL PLAN DESIGNATION: Urban Neighborhood

ZONING: Activity Center District 2 (ACD2) [MB1-SH1-CX4]

TRANSECT: T4-B

SPECIFIC PLAN: N/A

GENERAL PLAN DENSITY: 20 minimum to 40 maximum DU/AC

CURRENT LAND USE: Small-scale convenience market and deli.

Important Dates:

DATE SUBMITTED: August 8, 2025

DATE DETERMINED COMPLETE: September 23, 2025

DEADLINE TO MAKE A DECISION: N/A

Project Request:

The applicant, Sherrie Olson representing Diamond Market Deli Inc., is requesting a Conditional Use Permit (CUP) to upgrade an existing California Department of Alcoholic Beverage Control (ABC) Type-20 (Off-Sale, Beer and Wine) license to a Type-21 (Off-Sale, General) license for off-site consumption of alcoholic beverages in conjunction with an established convenience market and deli. The Use Module of CX4 allows for alcohol sales provided that the applicant obtains a CUP, in accordance with Sections 540.D.2 and 1160.D. of the Pomona Zoning and Development Code (PZDC).

Project Background and Analysis:

The applicant applied for a Conditional Use Permit (CUP-000583-2025) on August 8, 2025, and Planning Staff deemed the application complete on September 23, 2025. The subject property is a part of a large corner parcel abutting the intersections of W. Mission Boulevard and W. Temple Avenue and is approximately 186,354 square feet (+/- 3.5 acres). The site consists of a main mixed-commercial development and smaller detached, one-story commercial structures totaling 38,617 square feet in building area. This market is single-story located on the northeast corner of the parcel, attached to the main two-story, multi-unit commercial structure with a building area of 2,968 square feet.

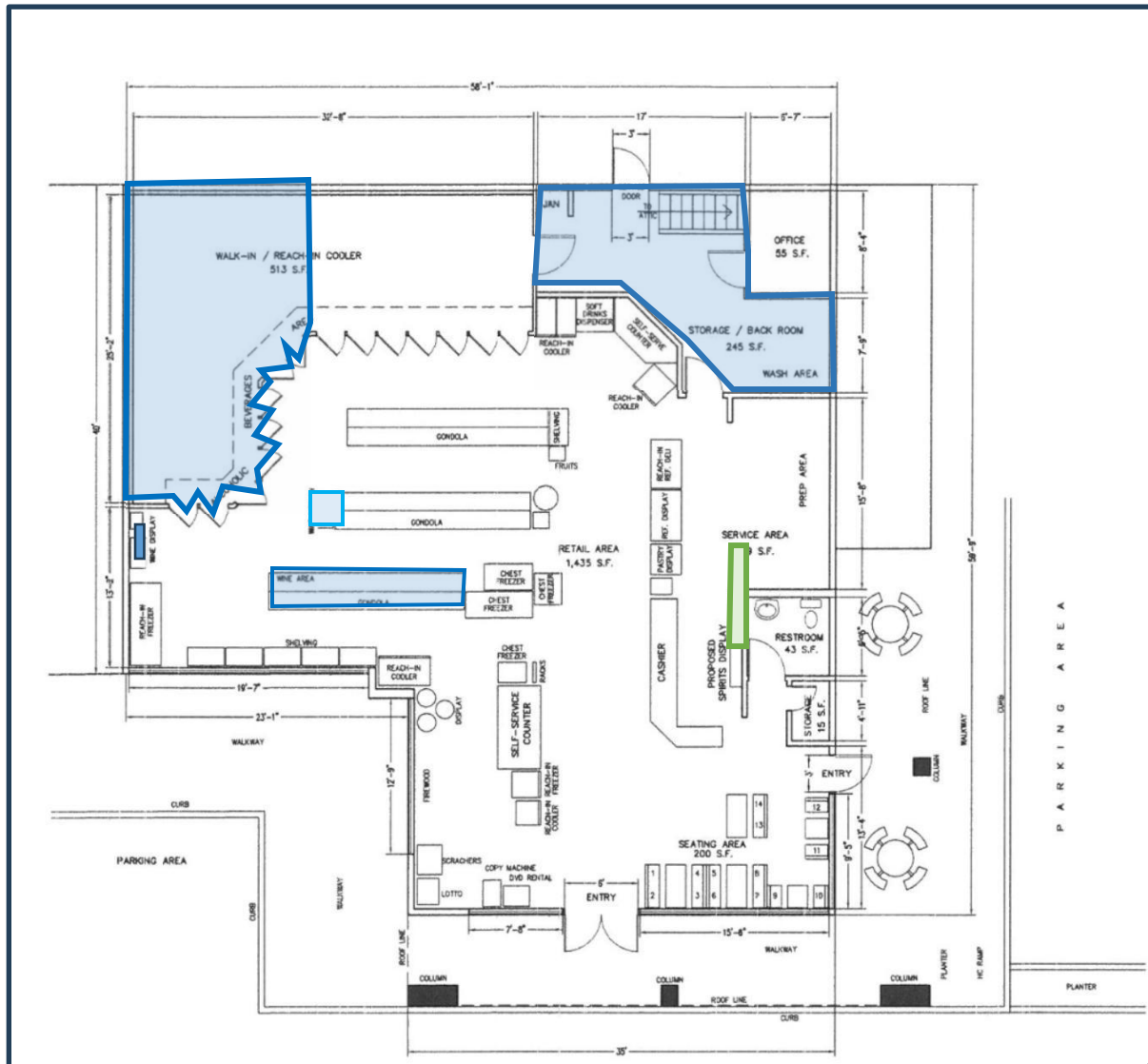
The site is surrounded by a combination of land uses. To the north there are large multi-family residential developments and a house of worship, while to the south borders the City of Diamond Bar and residential developments. West of the parcel is State Route 57, hotels, and mixed-commercial uses and, lastly, to the east are hillside and single-family residential neighborhoods, collectively designated as Phillips Ranch. The parcel is served by two driveways, one off W. Mission Boulevard and the second off W. Temple Avenue. There are 173 parking stalls, a mix of standard and compact stalls, and six ADA designated stalls. The site also contains the following improvements: landscaping along the perimeter and throughout the parking area, retaining walls and wrought iron fencing along the hillside areas, decorative driveway pavers, pedestrian walkways, and permanent signage.

The subject tenant is located on the northeast portion of the parcel and is attached to a larger two-story mixed-commercial building. The current use is a small-scale convenience market with a full-service deli in conjunction with an ABC Type-20 license for Beer & Wine sales. According to the submitted statement of operations, the convenience market operates daily from 7:00 a.m. to 12:00 a.m. on Sundays to Thursdays and from 7:00 a.m. to 1:00 a.m. on Fridays and Saturdays and has two employees at any given time (Attachment No. 2). The business has been in operation since 1988 with a recent change of ownership in 2025. The establishment has also maintained a legal nonconforming Type-20 license for the sale of Beer & Wine granted by ABC in 1988. The display and sale of beer and wine alcoholic beverages will remain as existing, with beer displayed and sold from walk-in/reach-in cooler to the rear of the tenant space. Along the northwest portion of space, wine is displayed and sold in a singular gondola. The applicant is proposing to display and sell liquor from behind the cashier's counter. Alcoholic beverages

will be stored in a storage room with a lock that is only accessible by employees. The floor plan in Figure 1 below displays the locations of the gondolas and storage. The request does not include interior or exterior tenant improvements or modifications. (Attachment No. 3).

Figure 1. Existing Floor Plan

- Existing Display, Sale, and Storage of Beer & Wine
- Proposed Distilled Spirits Location



APPLICABLE OPERATIONAL STANDARDS:

The property has a Use Module of CX4, which allows for alcohol sales provided the Planning Commission grants a CUP per Section 1160.D. of the PZDC. Furthermore, the PZDC also establishes operational

standards for all uses involving alcohol, in addition to operational standards specific to alcohol off-sale licenses. The operational standards are outlined below and are included as conditions of approval in PC Resolution No. 26-004.

Section 540.D.2. – Food and Beverage, Alcohol

Alcohol, All

1. *Promotion*

- i. *All exterior signage of any kind including interior window signage, which advertises the sale or availability of alcohol, is prohibited.*
- ii. *The display or sale of alcohol must not be made from an ice tub.*
- iii. *Storefront windows must be kept clear at all times from paper, paint, cardboard, or any other material used for signage.*
- iv. *All exterior windows must be clear glass with no tinting or window coverings either interior or exterior.*

2. *Training*

- i. *All employees who sell alcoholic beverages must complete a training program in alcoholic beverage compliance, crime prevention techniques and the handling of violence.*
- ii. *All new employees must complete the “Licensee Education on Alcohol and Drugs” training that is provided by the California Department of Alcohol and Beverage Control (ABC) or equivalent responsible beverage service program within 30 days of hire.*

3. *Site*

- i. *Loitering or panhandling on the premises is prohibited.*
- ii. *Overnight parking of vehicles, including recreational vehicles (RVs) on the premises is prohibited.*
- iii. *Signs prohibiting overnight parking must be placed throughout the parking lot area.*
- iv. *Vending machines of any kind must not be installed outdoors within the project site.*
- v. *Pay telephones must not be installed within the enclosed portion of the premises equipped to receive incoming calls.*
- vi. *New payphones of any kind must not be installed on the exterior of the premises.*

4. *Security*

- i. *Designated areas of storage beer and wine must be equipped with a locking mechanism.*
- ii. *Interior and exterior video surveillance equipment must be provided with signage advising customers that video recording devices are in use.*
 - a. *Recordings must be digital and recorded in high-definition, kept a minimum of 90 days and must record all activity on surrounding public rights-of-way as well as the subject site.*
 - b. *Prior to installation of the video surveillance equipment, a video surveillance plan must be approved by the Pomona Police Department.*

5. *Police and City Contact*

- i. *All crimes occurring inside and outside of the location must be reported to the Police Department at the time of the occurrence.*
- ii. *At any time when the licensee is absent from the premises, a responsible party must be designated who can respond to any inquiries from City officials.*
- iii. *The establishment must provide a list annually of no less than 3 employees, who can be contacted 24 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.*

6. *Noise*

There must be no activity conducted on the site that exceeds the noise and vibration parameters of the City Code (Sec. 18-301., Ord. 3939.) at any time, or such other ordinance enacted related to noise and vibration.

Alcohol, Off-Sale

1. *Required Liquor License*

- i. *The establishment must maintain an active Type-21 (Off-Sale, General) license, issued by the California Department of Alcohol Beverage Council (ABC), and comply with all relevant State and local state laws pertaining to the sale and consumption of alcohol.*

2. *Hours*

- i. *The establishment must only sell alcohol under the Type-21 (Off-Sale, General) license during the hours permitted by ABC.*

3. *Off-Sale Type*

- i. *There must be no beer sold in less than 3 pack quantities*
- ii. *The sale of individual cans, bottles, or tapped/keg containers is prohibited.*
- iii. *Beer or wine must not be sold in containers less than 750mL, unless sold by 4 pack or other manufacturers prepackaged multi-unit quantities.*
- iv. *The quarterly gross sales of alcoholic beverages must not exceed the gross sales of the convenience market in the same period.*
- v. *The applicant or other person issued an ABC license for the Premises ("Licensee") must at all times maintain records which reflect separately the gross sales of the convenience market and the gross sales of alcoholic beverages of the licensed business. These records must be kept on a quarterly basis and must be provided to City officials upon request.*

CA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL:

The PZDC does not include thresholds for the number of alcohol licenses allowed per census tract or thresholds for limitations of these licenses in high crime-districts. However, the California Department of Alcoholic Beverage Control (ABC) does require a finding of Public Convenience or Necessity (PCN) when there is undue concentration; undue concentration is defined as one of the following:

1. If the number of available licenses in the designated census tract is exceeded; or
2. If the crime-reporting district is designated as “high crime” by Police Department (PD) crime data.

Per the guidelines established by ABC, a total of four off-sale licenses is allowed in the subject Census Tract No. 40900.00 before the tract is deemed to have undue concentration. Currently, the census tract is experiencing undue concentration as there are seven existing off-sale licenses, exceeding the maximum allowed by three. However, based on the information presented in Table 1 below, three of the establishments have maintained off-sale licenses prior to the requirement of Conditional Use Permit pertaining to alcohol use.

Moreover, the table provides a summary of adjoining census tracts. The information on the right of the table is organized by business name, location within the tract, the current license type, and the original ABC issuance date and the most recent change or transfer of the license ownership. Like the subject tract 40900.00, tracts: 4024.06, 4025.01, and 4030.00 also have a higher concentration of existing off-sale licenses than what is allowed by ABC. Many of these alcohol outlets have acquired their licenses prior to the current process and maintain a legal nonconforming status.

Ultimately, the applicant is committed to forfeiting the existing Type-20 license in the event a Type-21 is approved by the Planning Commission. The number of existing off-sale licenses will not increase, but the number of existing off-sale licenses is exceeding the number of allowed licenses.

Table 1. ABC Data on Off-Sale Alcohol Licenses in Census Tracts

Census Tract	Existing Off-Sale Licenses	Allowed Off-Sale Licenses	Business Name, Location License Type, & Issuance Date
40900.00 (Subject Tract)	7	4	Diamond Market & Deli, 3024 W. Temple Avenue Type-20, Original: 1988, Transfer: 2025 (subject site) Yogie Alta Dena, 1600 W. Holt Ave Type-20, Original: 1996, Transfer: 2005 7-11, 3111 W. Temple Ave Type-20, Original: 2006, Transfer: 2008 La Cadena Market, 1600 W. Mission Blvd Type-20, Original: 2002, Transfer: 2019 Fat Boy Liquor & Market, 3580 W. Temple Ave (Units A&B) Type-21, Original: 1983, Transfer: 2021

			AM/PM, 2207 Valley Blvd Type-20, Original: 2019, Transfer: 2024
4024.05 (Adjoining Tract – North)	1	1	Vons, City of San Dimas Type-21, Original: 1987
4024.06 (Adjoining Tract – North)	3	2	Cardenas, 1645 W. Holt Ave Type-21, Original: 2005 (Type-20 issued 1988) Top Hat Liquor, 565 N. Dudley St Type-21, Original: 1986, Transfer: 2002 Ace Market, 672 Fairplex Dr Type-20, Original: 1986, Transfer: 2024
4023.04 (Adjoining Tract – Northeast)	2	2	Pomona Wine Cellar #3, 870 W. Holt Ave Type-21, Original: 1986, Transfer: 2014 Joos Market, 1027 W. Holt Ave Type-20, Original: 1987, Transfer: 2024
4025.01 (Adjoining Tract– East)	6	3	Morton’s Market, 1106 W. 2 nd St Type-20, Original: 1986, Transfer: 2012 7-11, 1546 W. Mission Blvd Type-20, Original: 1996, Transfer: 2013 Pomona Wine Cellar #2, 1146 W. Mission Blvd Type-21, Original: 1990, Transfer: 2013 A&J Liquor, 953 W. Mission Blvd Type-21, Original: 1986, Transfer: 2013 La Cachinalla #6, 1134 W. Mission Blvd Type-20, Original: 1983, Transfer: 2021 Mario’s Mini Market, 1094 W. Mission Blvd Type-20, Original: 1991, Transfer: 2025
4025.03 (Adjoining Tract – East)	0	2	--
4030.00 (Adjoining Tract – Southeast)	5	4	Rite Aid, 2059 S. Garey Ave Type-21, Surrendered Target, 701 Rio Rancho Rd Type-20, Original: 2005, Transfer: 2013

			AM/PM, 805 Rio Rancho Rd Type-20, Original: 2018 Cardenas, 2001 S. Garey Ave Type-21, Original: 1998, Transfer: 2017 La Pomona Market, 1076 W. Phillips Blvd Type-20, Original: 1991, Transfer: 2023 DC Fuel, 44B Rio Rancho Rd Type-20, Original: 2025
4033.18 (Adjoining Tract – Southeast)	2	4	Walmart, 80 Rio Rancho Rd Type-21, Original: 1993, Transfer: 2012 Winco Foods, 90 Rio Rancho Rd Type-21, Original: 2005, Transfer: 2012
4033.17 (Adjoining Tract – Southeast)	4	3	7-11, City of Diamond Bar Type-20 DB Wine & Spirits, City of Diamond Bar Type-21 Circle K, City of Diamond Bar Type-20 Smart & Final, City of Diamond Bar Type-21
4033.14 (Adjoining Tract – South – City of Diamond Bar)	0	3	--
4024.03 (Adjoining Tract – West)	2	2	Farm Store/Kellogg Ranch, 3801 W. Temple Ave Type-20, Perez Market, 2400 Valley Blvd Type-21, Original: 2020 (Type-20 issued 1997)

The threshold for designating a reporting district as “high crime”, from the current annual PD Crime report (2025) of Group A and Group B Offenses, is a total of 122 crimes. The subject site is in Police Reporting District 58, which experienced a total of 160 crimes. This district is considered a “high crime” district. The data in Table 2 below summarizes the data in the 2025 annual report for the subject crime district, adjacent districts, and whether the district is considered high crime based on the threshold of 122.

Table 2. Police Reporting District Data (06/2025 – 12/2025)

Police Reporting District	2025 Threshold – 122	Offenses
58	160*	

Subject District		Destruction/Damage/Vandalism of Property – 24 Theft From Motor Vehicle – 17 All Other Offenses** – 17 Burglary/Breaking and Entering – 15
57 Adjoining District – North	17	Burglary/Breaking and Entering – 3 Motor Theft – 3 Robbery – 3
54 Adjoining District – Northeast	171*	All Other Larceny*** – 10 Motor Vehicle Theft – 7 Identity Theft – 6
53 Adjoining District – East	95	Burglary/Breaking and Entering – 15 Simple Assault – 14 Disorderly Conduct – 8
78 Adjoining District – East	84	Shoplifting – 13 Theft From Motor Vehicle – 11 Driving Under the Influence – 8
77 Adjoining District – Southeast	63	Driving Under the Influence – 12 Simple Assault – 9 Motor Vehicle Theft – 6
76 Adjoining District – Southeast	18	Simple Assault – 4 Family Offenses (Nonviolent) – 2 Identity Theft – 2
69 Adjoining District – South	28	Aggravated Assault – 5 All Other Larceny*** – 4 Disorderly Conduct – 3
59 Adjoining District – Southwest	28	All Other Larceny*** – 5

		Destruction/Damage/Vandalism of Property – 5 Motor Vehicle Theft – 5
61 Adjoining District – West	26	Destruction/Damage/Vandalism of Property – 7 Theft From Motor Vehicle – 4 False Pretenses/Swindle/Confidence Game – 3
62 Adjoining District - West	12	All Other Larceny – 4 Theft From Motor Vehicle – 1 Robbery – 1

* Indicates High Crime

** Indicates Group B Offenses, such as parole violations, failure to appear in court, etc.

*** Indicates theft offenses that do not fit into specific subcategories, such as bicycle theft.

PUBLIC CONVENIENCE OR NECESSITY

The subject property and request meet both definitions for undue concentration for exceeding the number of allowed licenses per census tract and for being in police reporting district that is considered high crime. As such, the City Council will need to make a finding of Public Convenience or Necessity (PCN) to allow the proposed off-sale alcohol license and prior to the applicant submitting for the license to ABC. Per Business and Professions Code under Section 23958.4 Subsection 2, the local governing body (Pomona City Council) has the discretion to determine when a public convenience or necessity would be served for Off-Sale alcohol establishments.

Planning staff reviewed the applicant's request and the crime data with the Police Department, such as contacting the Area Commander in charge of the subject's location, to inquire about any concerns or objections regarding the request. PD did not express any concerns or had additional comments regarding the requested alcohol use. It could not be concluded that the addition of an off-sale Type-21 license for existing small-scale convenience store use would increase crime in the vicinity. Furthermore, it is important to note that the CUP process allows a revocation process to remove bad operators, including those who do not operate in compliance with their conditions of approval and contribute to the crime rates in the area.

COLLISION DATA:

Staff requested collision data compiled from June 2025 to December 2025 of the four nearest intersections to the subject property and reviewed whether those collisions involved driving under the

influence. The Collision Summary Reports of the following intersections are included as an attachment (Attachment No. 7):

- W. Mission Boulevard and W. Temple Avenue
- Valley Boulevard and W. Temple Avenue
- Pomona Boulevard and W. Temple Avenue
- State Route 57 Off-Ramp and W. Temple Avenue

Across the four intersections, a total of three collisions were reported in the timeframe. At the intersection of Pomona Blvd and W. Temple Ave, a single driver hit a fixed object while merging and had been determined not to have been drinking. Another collision where the State Route 57 off-ramp and W. Temple Ave meet, two vehicles side swiped each other and neither of the drivers were under the influence at the time. At the next intersection of Valley Blvd and W. Temple Ave, a collision occurred due to unsafe starting or backing of the vehicle, and those drivers were confirmed to not have been under the influence as well. Lastly, at the nearest intersection to W. Mission Blvd and W. Temple Ave, there were no collisions reported there.

Required Findings:

The CX4 Use Module allows alcohol sales provided the Planning Commission approve a CUP per Section 1160.D.4 of the PZDC. Further, said Section establishes that a CUP must be acted upon by the Approving Authority (Planning Commission) based upon the information provided in the submitted application, evidence presented in the Planning Division's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the findings and giving supporting reasons for each finding. The findings required in Section 1160.D.4 of the PZDC for a CUP are contained in the attached Draft Planning Commission Resolution No. (Attachment No. 1).

Community Input and Noticing:

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on February 13, 2026, and was sent to the owners and residents of properties within a 400-foot radius of the subject site on February 12, 2026. (Attachment No. 8). During the noticing period, Staff has not received any correspondence from the public on the proposed project.

Conclusion:

Based on Staff's analysis, the proposed request is in compliance with the operational standards set forth in the PZDC and the land use designation of the General Plan. In addition, Approval of this CUP eliminates

a legal nonconforming use by making the existing use subject to a CUP, which can be revoked if the applicant does not comply with the CUP requirements and conditions of approval.

Environmental Review:

In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for a Class 1 Categorical Exemption pursuant to Section 15301, (Existing Facilities) of CEQA. The proposed project will utilize the existing facilities- the convenience market, with no exterior modifications or expansions to the structure. Therefore, no further environmental review is required.

Attachments:

1. Draft PC Hearing Resolution No. 26-004
2. Applicant's Statement of Operations
3. Project Site and Floor Plan
4. Site Photographs
5. Census Tract Map
6. Police Report District Map
7. Collision Summary Report
8. Public Hearing Notice and Radius Map

PC RESOLUTION NO. 26-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (CUP-000583-2025) TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES (OFF-SALE GENERAL – TYPE-21 ABC LICENSE) FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE MARKET AND DELI LOCATED AT 3024 W. TEMPLE AVENUE WITHIN THE ACTIVITY CENTER DISTRICT 2 (APN: 8707-022-147).

WHEREAS, the applicant, Sherri Olson for Diamond Market Deli, Inc, has submitted an application for Conditional Use Permit (CUP-000583-2025) to allow the sale of alcoholic beverages (off-sale general – Type-21 ABC license) for off-site consumption in conjunction with an existing convenience market and deli located at 3024 W. Temple Avenue within the Activity Center District 2 (APN: 8707-022-147);

WHEREAS, the subject property is currently located within the Activity Center District 2 (ACD2) of the Pomona Zoning and Development Code;

WHEREAS, the subject property is currently located within the Urban Neighborhood designation of the General Plan;

WHEREAS, in accordance with Section 520.D. alcohol uses are permitted;

WHEREAS, in accordance with Section 1160.D. of the Pomona Zoning and Development Code (PZDC), a Conditional Use Permit (CUP) is required for off-sale alcohol;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on February 25, 2026, concerning the requested Conditional Use Permit (CUP-000583-2026);and

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

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

SECTION 1. In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for a Class 1 Categorical Exemption pursuant to Section 15301, (Existing Facilities) of CEQA. The proposed project will utilize the existing facilities- the convenience market, with no exterior modifications or expansions to the structure. Therefore, no further action is required and a Notice of Exemption will be filed indicating that the project is eligible for a Class 1 Categorical Exemption pursuant to Section 15301.

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 1160.D.4. of the Zoning and Development Code, the approving body shall make the findings below in order to approve Conditional Use Permit (CUP-000583-2025). 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. *The scale and intensity of the proposed use would be consistent with the scale and intensity of land uses intended for the particular zoning district or use module as indicated in the General Plan.*

The scale and intensity of the proposed use is consistent with the scale and intensity of land uses intended for the Activity Center District 2. The Pomona Zoning and Development Code (PZDC) permits convenience markets as a permitted use and allows alcohol sales in the CX4 use module provided the Planning Commission grant a CUP per Section 1160.D. of the PZDC. The scale and intensity of the proposed use is also consistent with the General Plan Place Type designation of Urban Neighborhood, as “urban neighborhoods are moderately intense clusters of development that contain a mix of uses” and “to help strengthen and stabilize a more consistent and valuable mixed-use neighborhood environment”.

2. *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the General Plan.*

The proposed use at the proposed location is consistent with the goals policies and exhibits of the General Plan. The property is designated Urban Neighborhood Place Type, and is intended to maintain the physical compatibility of predominately single-family character with the scale and intensity of existing development. The proposed use will allow the sale of alcoholic beverages (Off-Sale General – Type-21 ABC License) for off-site consumption in conjunction with a permitted and existing convenience market with a full-service deli. The subject tenant has an existing Type-20 ABC license and will forfeit the existing license for a Type-21.

3. *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Zoning and Development Code and any applicable specific plan.*

The proposed use at the proposed location is consistent with the requirements and provision set forth in Section .500. of the PZDC. The project’s proposed use remains consistent with the use permission of off-sale of alcohol sales in the CX4 use module of the PZDC provided

the Planning Commission grant a CUP per Section 1160.D.4. of the PZDC. The PZDC also establishes operational standards for all uses involving alcohol, in addition to operational standards specific to alcohol off-sale licenses, which are included as conditions of approval in PC Resolution No. 26-004.

4. *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.*

The establishment, maintenance, and operation of the proposed use at the proposed location will not be detrimental or injurious to property and improvements within the vicinity, nor will it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The proposed use, as conditioned, will comply with all operation standards outlined in Section 540.D.2. – Food and Beverage, Alcohol of the PZDC. Furthermore, the existing convenience market is a permitted use within the CX4 use module. The subject establishment has been in operation since 1988 and has maintained a Type-20 ABC license since. The proposed use is not anticipated to generate noise, traffic, or lighting impacts detrimental to residents, occupants, and properties within the surrounding area and is consistent with the General Plan Place Type Designation of Urban Neighborhood.

5. *The establishment, maintenance, and operation of the proposed use at the proposed location would not create cumulative impacts that are detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.*

The establishment, maintenance, and operation of the proposed use at the proposed location will not create cumulative impacts that are detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health safety, or general welfare of persons residing or working in the surrounding neighborhood. The proposed project meets the operational standards of the PZDC, and the land use designation contained in the City's General Plan.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Conditional Use Permit (CUP-000583-2025) 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 Development Plan Review or any portion thereof:

PLANNING DIVISION

General Conditions

1. **Approved Plans and Modifications.** 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 February 25, 2026, and as illustrated in the stamped approved plans dated February 25, 2026. Any major modifications to the approved project plans shall be reviewed and approved by the Development Services Director 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 Director designee.
2. **Approval Period and Time Extension.** This approval shall lapse and become void if the applicant has not applied for and obtained a license for off-site consumption (Off-Sale General – Type-21 ABC License) from the CA Department of Alcoholic Beverage Control, within twelve (12) months from the date of this approval (February 25, 2026), in accordance with PZDC Section 1160.D. The Planning Division may extend this period for a maximum of two, one (1) year extensions upon receipt of an application for a Time Extension request submitted by the applicant at least thirty (30) days before the expiration date of this approval, consistent with PZDC Section .1110.F.
3. **Indemnification.** 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 the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. The City shall

promptly notify the applicant of any Action brought and the City shall cooperate with applicant in the defense of the Action.

4. Violation of Conditions. In case of violation of any of the conditions of approval 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 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 Development Plan Review.
5. Appeals. The project is subject to a twenty (20) calendar day appeal period. Written appeals may be filed with the City Clerk within twenty (20) calendar days by one or more City Council members or the applicant. The appeal shall be filed with the City Clerk within twenty (20) calendar days from the date of action by the Planning Commission.
6. Trespass Authorization. Within thirty (30) days of approval of this Development Plan Review, the property owner shall execute a trespass authorization letter with the City to allow the Police Department to enforce trespassing on the subject property.
7. Monitoring. Prior to, during, and until construction is completed, the subject property shall be maintained clean and free of debris, trash and clutter at all times, and monitored on a regular basis to ensure compliance with this condition. Any unauthorized trespassing onto the property shall be reported to the property owner and Police Department. Failure to comply with this condition shall be grounds for revocation.
8. Resolution Recording. Prior to issuance of a certificate of occupancy, in order to ensure future owner(s) are made aware of conditions of approval, the applicant shall record this resolution with the Los Angeles County Recorder's office and forward copies to the City of Pomona Planning Division.
9. Before issuance of a zoning clearance and business, the applicant and any successor in interest shall sign a certificate of compliance stating that:
 - i. They have read and understand all the conditions of approval applicable to their project;
 - ii. That they are familiar with the daily operations of the use; and
 - iii. That the use will operate in compliance with the conditions of approval.

10. Noise and Vibration, General. There shall be no activity conducted on the subject site that exceeds the noise and vibration parameters of Pomona City Code Section 18-301, et seq., and City Council Ordinance No. 3939 at any time, or such other ordinance enacted related to noise and vibration.
11. Maintenance During Operations. The property owner shall provide regular maintenance and cleaning of all exterior walkways, patios, canopies, sidewalks, common areas, and landscaped parkways in compliance with Pomona City Code 62-351.
12. Removal of Graffiti. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti shall 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 Director or their designee.

Operational Conditions
Alcohol, All

13. Promotion
 - i. All exterior signage of any kind including interior window signage, which advertises the sale or availability of alcohol, is prohibited.
 - ii. The display or sale of alcohol must not be made from an ice tub.
 - iii. Storefront windows must be kept clear at all times from paper, paint, cardboard, or any other material used for signage.
 - iv. All exterior windows must be clear glass with no tinting or window coverings either interior or exterior.
14. Training
 - i. All employees who sell alcoholic beverages must complete a training program in alcoholic beverage compliance, crime prevention techniques and the handling of violence.
 - ii. All new employees must complete the “Licensee Education on Alcohol and Drugs” training that is provided by the California Department of Alcohol and Beverage Control (ABC) or equivalent responsible beverage service program within 30 days of hire.
15. Site
 - i. Loitering or panhandling on the premises is prohibited.
 - ii. Overnight parking of vehicles, including recreational vehicles (RVs) on the premises is prohibited.

- iii. Signs prohibiting overnight parking must be placed throughout the parking lot area.
 - iv. Vending machines of any kind must not be installed outdoors within the project site.
 - v. Pay telephones must not be installed within the enclosed portion of the premises equipped to receive incoming calls.
 - vi. New payphones of any kind must not be installed on the exterior of the premises.
16. Security
- i. Designated areas of storage beer and wine must be equipped with a locking mechanism.
 - ii. Interior and exterior video surveillance equipment must be provided with signage advising customers that video recording devices are in use.
 - a. Recordings must be digital and recorded in high-definition, kept a minimum of 90 days and must record all activity on surrounding public rights-of-way as well as the subject site.
 - b. Prior to installation of the video surveillance equipment, a video surveillance plan must be approved by the Pomona Police Department.
17. Police and City Contact
- i. All crimes occurring inside and outside of the location must be reported to the Police Department at the time of the occurrence.
 - ii. At any time when the licensee is absent from the premises, a responsible party must be designated who can respond to any inquiries from City officials.
 - iii. The establishment must provide a list annually of no less than 3 employees, who can be contacted 24 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.
18. Noise
- i. There must be no activity conducted on the site that exceeds the noise and vibration parameters of the City Code (Sec. 18-301., Ord. 3939.) at any time, or such other ordinance enacted related to noise and vibration.

Alcohol, Off-Sale

19. Required Liquor License
- i. The establishment must maintain an active Type-20 (Off-Sale Beer and Wine) license, issued by the California Department of Alcohol Beverage Council (ABC), and comply with all relevant State and local state laws pertaining to the sale and consumption of alcohol.
20. Hours

- i. The establishment must only sell alcohol under the Type-20 (Off-Sale Beer and Wine) license during the hours permitted by ABC.
- 21. Off-Sale Type
 - i. There must be no beer sold in less than 3 pack quantities
 - ii. The sale of individual cans, bottles, or tapped/keg containers is prohibited.
 - iii. Beer or wine must not be sold in containers less than 750mL, unless sold by 4 pack or other manufacturers prepackaged multi-unit quantities.
 - iv. The quarterly gross sales of alcoholic beverages must not exceed the gross sales of the convenience market in the same period.
 - v. The applicant or other person issued an ABC license for the Premises (“Licensee”) must at all times maintain records which reflect separately the gross sales of the convenience market and the gross sales of alcoholic beverages of the licensed business. These records must be kept on a quarterly basis and must be provided to City officials upon request.

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

APPROVED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2026.

MARCOS MOLINA
PLANNING COMMISSION CHAIRPERSON

ATTEST:

GEOFFREY STARNES
PLANNING COMMISSION SECRETARY

PC Resolution No. 26-004
Conditional Use Permit (CUP-000583-2025)
3024 W. Temple Avenue
Page 9 of 9

APPROVED AS TO FORM:

MARCO MARTINEZ
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 California Code of Civil Procedure Section 1094.6.

City of Pomona
Conditional Use Permit Project description

Applicant:

Danny Husari – Diamond Market Deli, Inc.
3024 W Temple Ave
Pomona, CA. 91766
Parcel: 8707-022-147

Request:

This request is for a Conditional Use Permit amendment to allow the upgrade of their existing beer and wine type 20 license to allow distilled spirits behind their sales counter only, type 21 for off-site consumption only; in conjunction with an existing 2,968 square foot convenience market and full service deli; with the hours of operation being Sun-Thursday 7am-Midnight and Friday and Saturday 7am-1am 7 days a week. 2 employees on site always.

The proposed use is an existing market with deli, and it is ideally situated to serve the population of residents, workers and visitors in this part of the city. The addition of distilled spirits behind the sales counter upon request only, is a logical extension of their current offering and will prove valuable to a clientele looking for a broader range of beverage choices, thereby providing a benefit to the community.

The subject premises is located within the ACD2 neighborhood commercial land use zone with the corresponding code of ACD2. The Zone is intended to allow for commercial development. These zones are applied to accommodate existing development patterns or encourage patterns that are deemed to be appropriate because of the urban design features anticipated for the area. The focus is on automobile – oriented establishments where the primary commercial function is geared to a single stop activity.

The surrounding properties are developed with commercial, service-related, retail uses and low to medium-density residential. The requested use adds to the diversification of uses within this established center and should remain in proper relation to the adjacent uses.

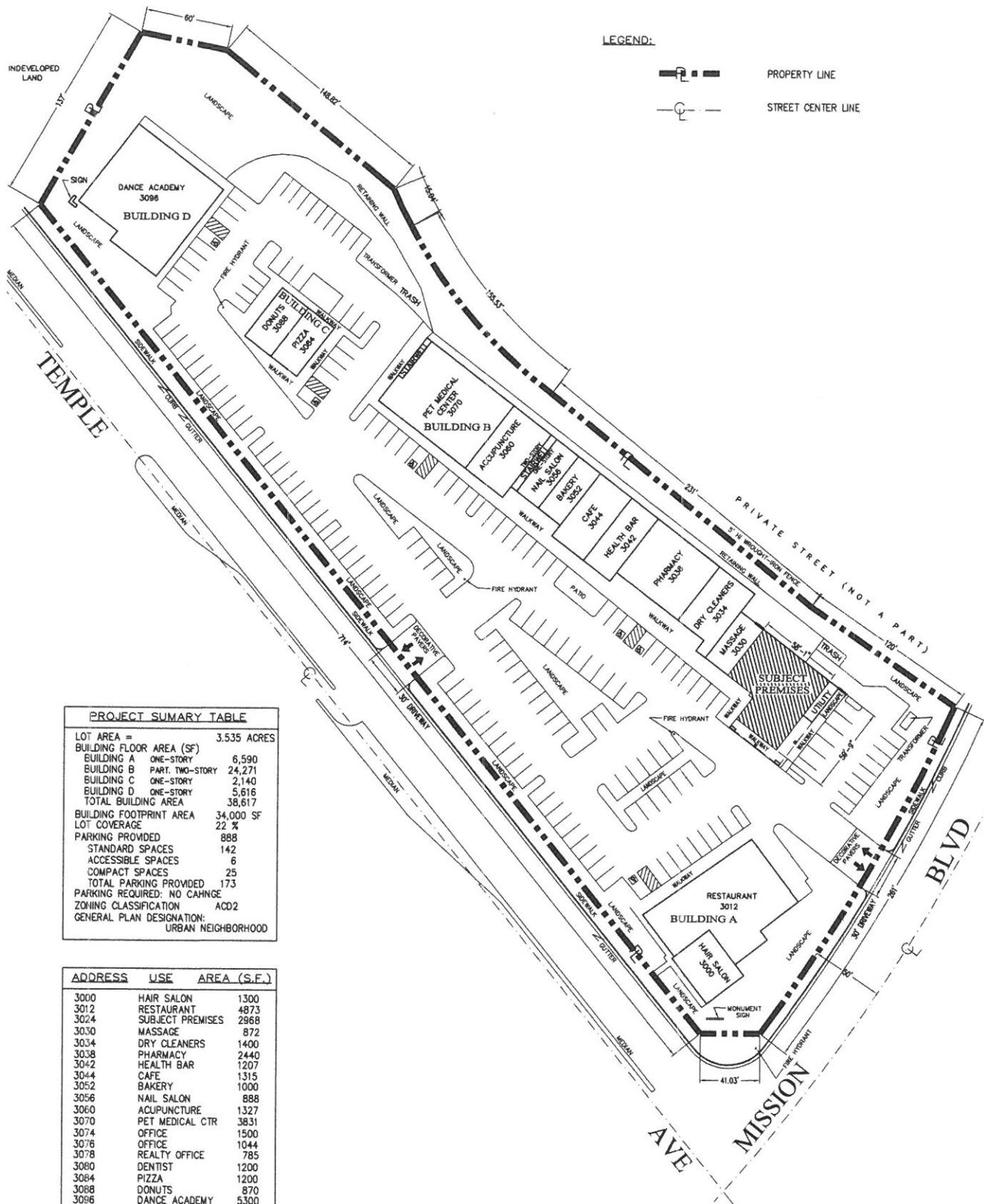
The instant request is an organic extension of the current surrounding uses and will therefore remain in appropriate relation to the contiguous uses and ongoing development of the community.

Under the California ABC Act, 6 off-sale licenses are allowed within this census tract 4090.00. There are currently 6 active, off-sale licenses issued by ABC within this census tract, thereby making this census tract over-concentrated. However, we are one of the 6 that has held a license at this location for many years. We will cancel or transfer our type 20 license out of the area upon issuance of the 21 and therefore the census tract will remain the same count to not cause a PCN finding. We are confident that a license upgrade, change of license type at this location will not intensify or aggravate crime in this area.

We are confident that the surrounding businesses and community can only benefit from the addition of distilled spirits to this established market. The approval of this project will allow the applicant to expand their inventory to include distilled behind the cashier area only. The addition is a logical extension of their current offering and will prove valuable to a clientele looking for a broader range of beverage choices. This grant will enhance the financial health of the community; improve the economic base of the area through the exchange of goods and services with other commercial uses and generate tax revenue to various municipalities.

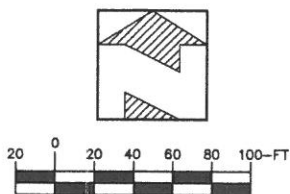
The subject premises is bounded on all sides by commercially developed properties and is well-buffered from nearby, residentially zoned and occupied properties and will be secured by alarm and interior and exterior cameras.

This request is a permitted use within the general plan and will not change the site's ability to conform to any elements or objectives of the development code.



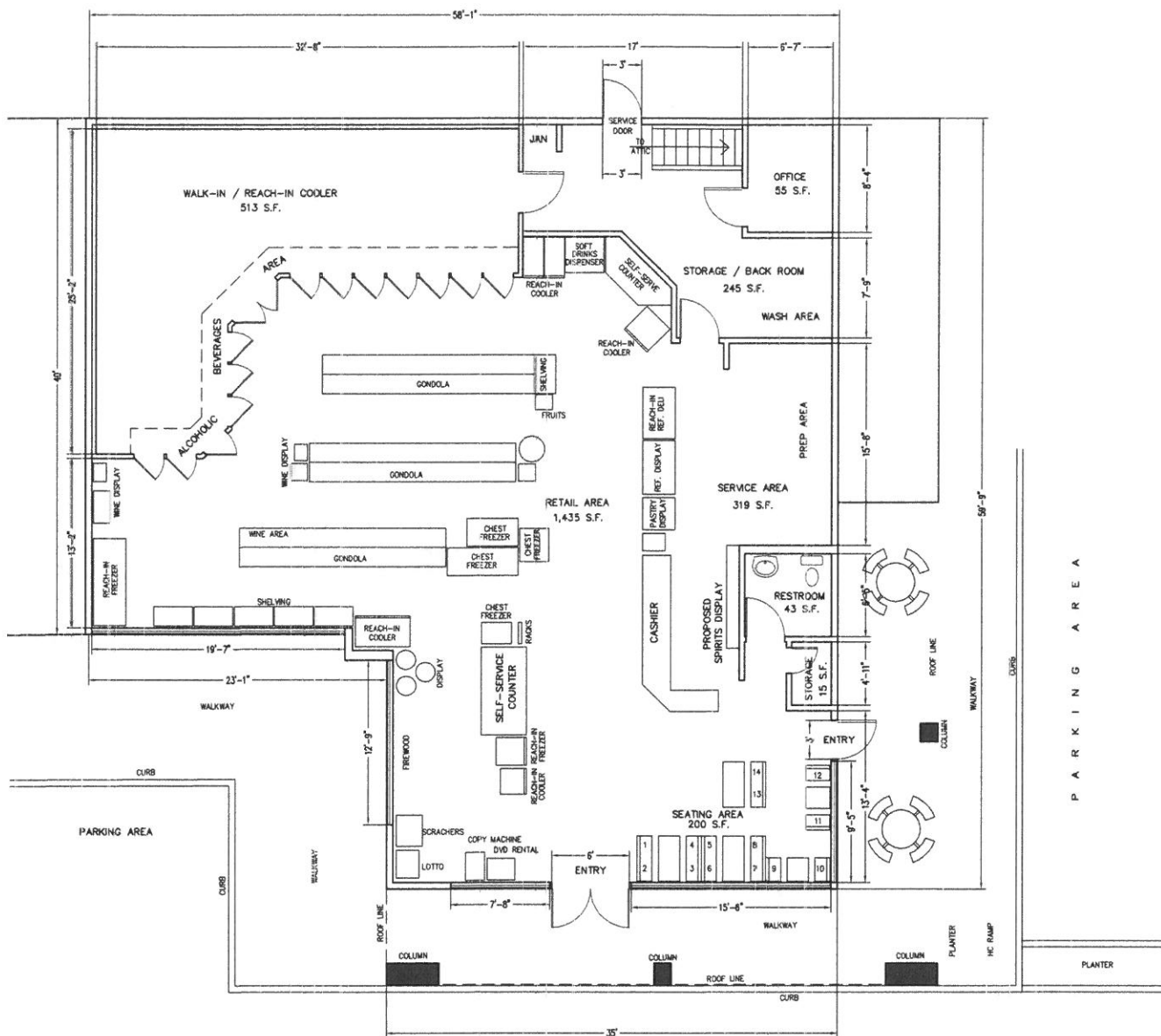
NOTES:

- ALL PARKING AREAS ARE ASPHALT COVERED UNLESS NOTED
- ALL BUILDINGS, LANDSCAPE AND PARKING LAYOUT ARE EXISTING TO REMAIN



28 25-135 CADDLE No. PMS-TEMPLE-SF-17 SITE PLAN SCALE 1" = 30'	
SITUS: COUNTRY KIRK MARKET & DELI 3024 W TEMPLE AVENUE POMONA, CA 91766 A.P.N. 8707-022-147	APPLICANT: DIAMOND MARKET DELI, INC 3024 W TEMPLE AVENUE POMONA, CA 91766 714-421-3599
REPRESENTATIVE: SHERRIE OLSON 1030 N MOUNTAIN AVE # 190 ONTARIO, CA 91762 909-519-1816	MAPMAKER: ZUPAY MAPPING SERVICE 13648 SHARLOW AVE. STANFORD, CA 94342 818-833-9058
PREPARATION DATE: APRIL 7, 2025 REVISED DATE: REVISED DATE:	

B-01



AREAS	
RETAIL AREA =	1,435 Sq.Ft.
SERVICE AREA =	319 Sq.Ft.
BACK ROOM /STORAGE AREA =	260 Sq.Ft.
WALK-IN COOLER =	513 Sq.Ft.
RESTROOM =	43 Sq.Ft.
OFFICE =	55 Sq.Ft.
MISCELLANEOUS =	343 Sq.Ft.
TOTAL FLOOR AREA =	2,968 Sq.Ft.

NOTE: MISCELLANEOUS AREA INCLUDES WALLS, ETC



24 25-335 CADDLE No. P040-T04LE-99-PP FLOOR PLAN SCALE 1/4" = 1'-0"	
SITUS: COUNTRY KWIK MARKET & DELI 3024 W TEMPLE AVENUE POMONA, CA 91766 A.P.N. 8707-022-147	APPLICANT: DIAMOND MARKET DELI, INC 3024 W TEMPLE AVENUE POMONA, CA 91766 714-421-3599
REPRESENTATIVE: SHERRIE OLSON 1030 N MOUNTAIN AVE # 190 ONTARIO, CA 91762 909-519-1816	MAPMAKER: ZUPAY MAPPING SERVICE 13645 SHAWLOW AVE. STYLAR, CA 91342 818-833-9059
PREPARATION DATE: APRIL 7, 2025 REVISED DATE: REVISED DATE:	
B-02	



Date Stamp: 2.19.2026

Timestamp: 10:58 AM

Description: Exterior of subject tenant space, facing west



Date Stamp: 2.19.2026

Timestamp: 10:58 AM

Description: Exterior of subject tenant space, taken from the rear.



Date Stamp: 2.19.2026

Timestamp: 10:58 AM

Description: Exterior of subject tenant space and tenant parking, facing west



Date Stamp: 2.19.2026

Timestamp: 10:58 AM

Description: Exterior of the rear of the subject tenant space and neighboring property, facing west



Date Stamp: 2.19.2026

Timestamp: 10:54 AM

Description: Exterior of subject tenant space, facing east



Date Stamp: 2.19.2026

Timestamp: 10:54 AM

Description: Exterior of the subject tenant space, frontage, facing north



Date Stamp: 2.19.2026

Timestamp: 10:54 AM

Description: Exterior of subject tenant space and adjoining unit, facing north



Date Stamp: 2.19.2026

Timestamp: 10:54 AM

Description: Exterior of subject tenant space and adjoining unit wing, facing east



Date Stamp: 2.19.2026

Timestamp: 10:53 AM

Description: Exterior of subject tenant space, frontage, facing north



Date Stamp: 2.19.2026

Timestamp: 10:53 AM

Description: Exterior of subject tenant space and adjoining unit, facing north



Date Stamp: 2.19.2026

Timestamp: 10:58 AM

Description: Interior, deli counter



Date Stamp: 2.19.2026

Timestamp: 10:58 AM

Description: Interior, end of wine gondola



Date Stamp: 2.19.2026

Timestamp: 10:55 AM

Description: Start of reach-in cooler, wine



Date Stamp: 2.19.2026

Timestamp: 10:55 AM

Description: End of wine gandola

Date Stamp: 2.19.2026

Timestamp: 10:55 AM

Description: Interior, reach-in cooler



Date Stamp: 2.19.2026

Timestamp: 10:55 AM

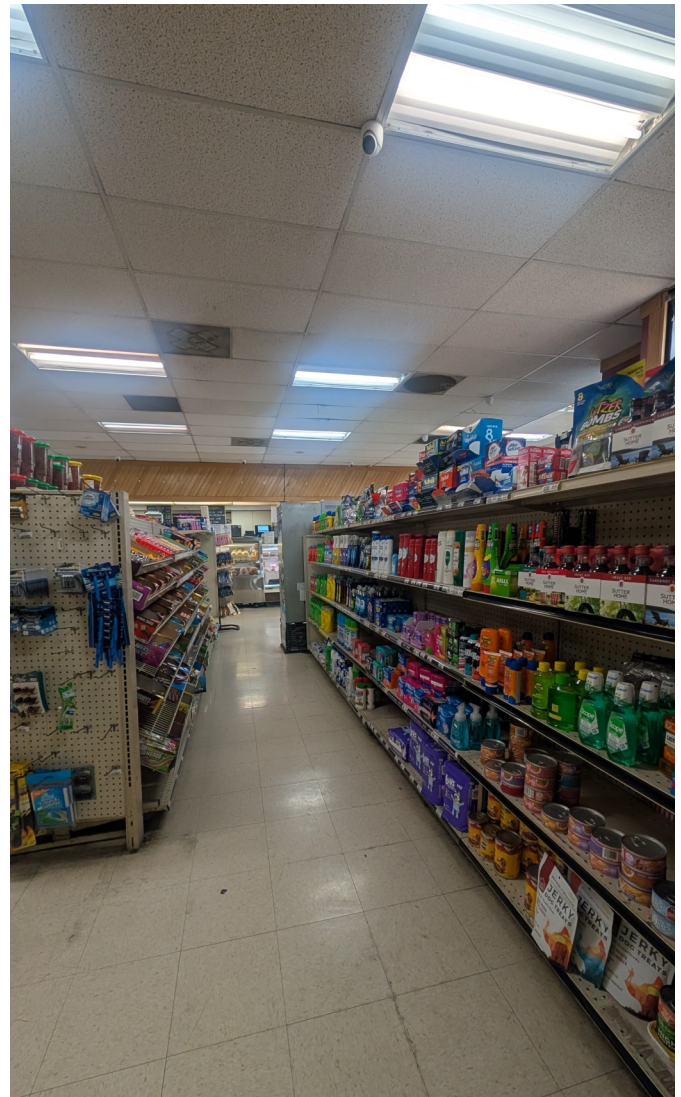
Description: Interior, reach-in cooler with signage



Date Stamp: 2.19.2026

Timestamp: 10:56 AM

Description: Interior, merchandise



Date Stamp: 2.19.2026

Timestamp: 10:56 AM

Description: Interior, merchandise



Date Stamp: 2.19.2026

Timestamp: 10:56 AM

Description: Interior, reach-in cooler, non-alcoholic beverages



Date Stamp: 2.19.2026

Timestamp: 10:56 AM

Description: Interior, reach-in coolers., non-alcoholic beverages



Date Stamp: 2.19.2026

Timestamp: 10:59 AM

Description: Interior, reach-in coolers, chip aisle



Date Stamp: 2.19.2026

Timestamp: 10:59 AM

Description: Interior, reach-in cooler with signage, alcoholic beverages



Date Stamp: 1.7.2026

Timestamp: 12:05 PM

Description: Interior, indoor dining seating



Date Stamp: 1.7.2026

Timestamp: 12:05 PM

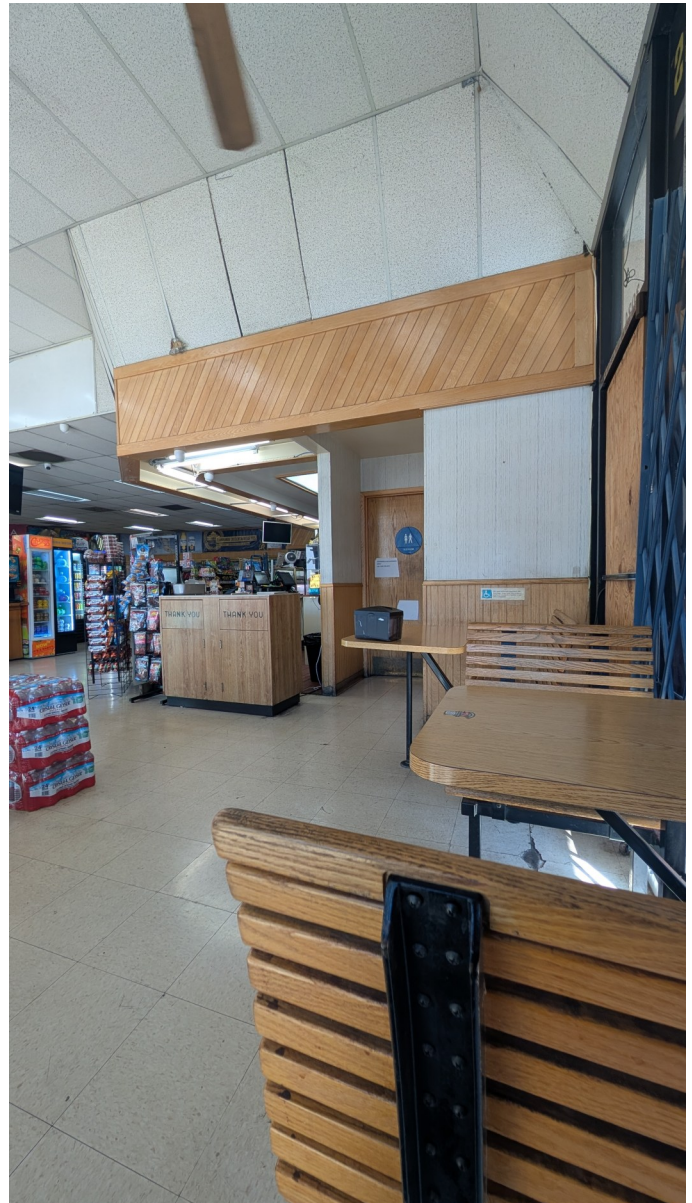
Description: Interior, indoor dining seating, front door



Date Stamp: 1.7.2026

Timestamp: 12:05 PM

Description: Interior, indoor dining seating



Date Stamp: 1.7.2026

Timestamp: 12:05 PM

Description: Interior, indoor dining seating, back of counter



Date Stamp: 2.19.2026

Timestamp: 12:05 PM

Description: Surrounding area, W. Mission Blvd/Diamond Bar Blvd and W. Temple Ave intersection



Date Stamp:
2.19.2026

Time Stamp: 11:29
AM

Description: Sur-
rounding area, W.
Temple Ave



Date Stamp: 2.19.2026
Timestamp: 12:05 PM
Description: Surrounding area, adjoined shopping center



Date Stamp: 2.19.2026
Timestamp: 12:05 PM
Description: Surrounding area, shopping center



Date Stamp: 2.19.2026

Timestamp: 12:05 PM

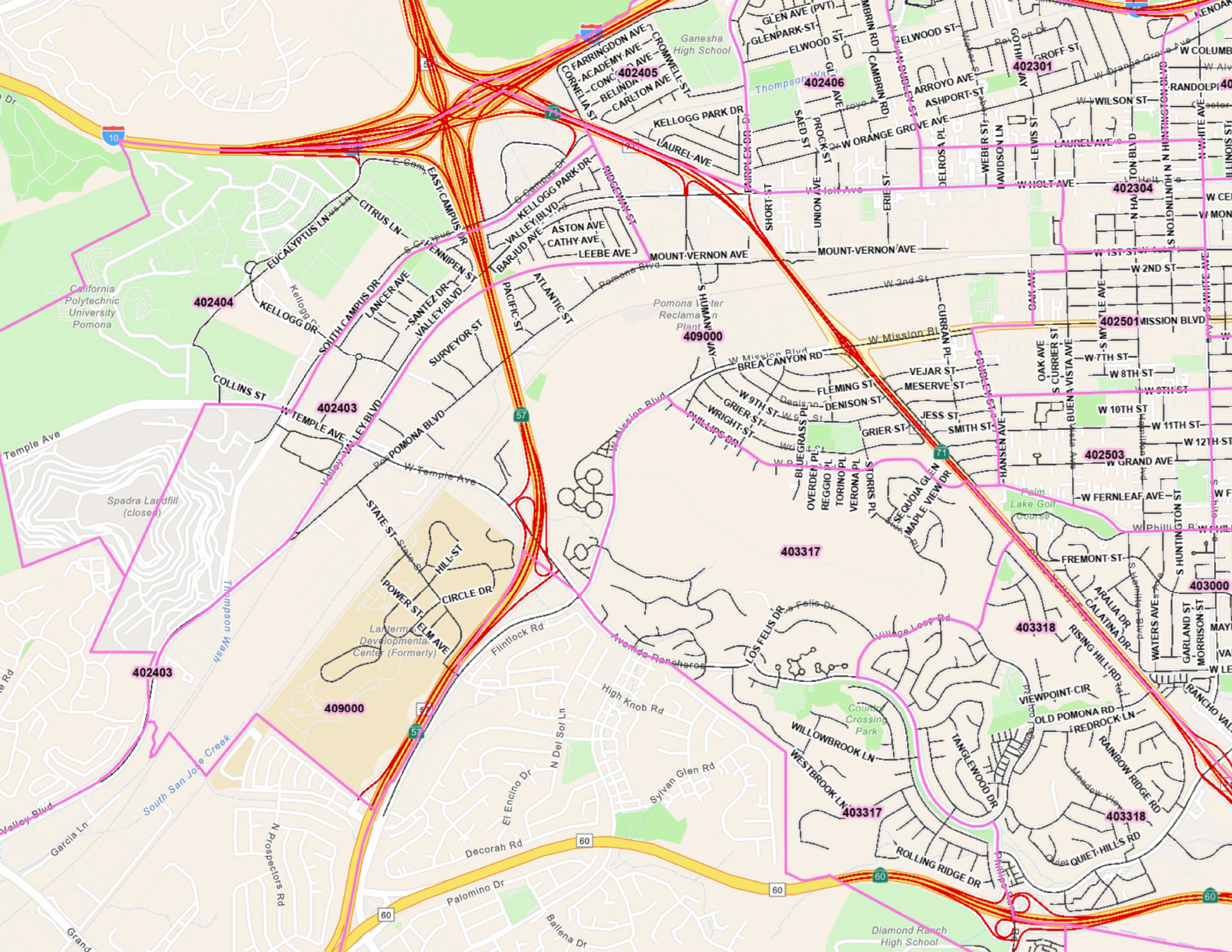
Description: Surrounding area, adjoined shopping center

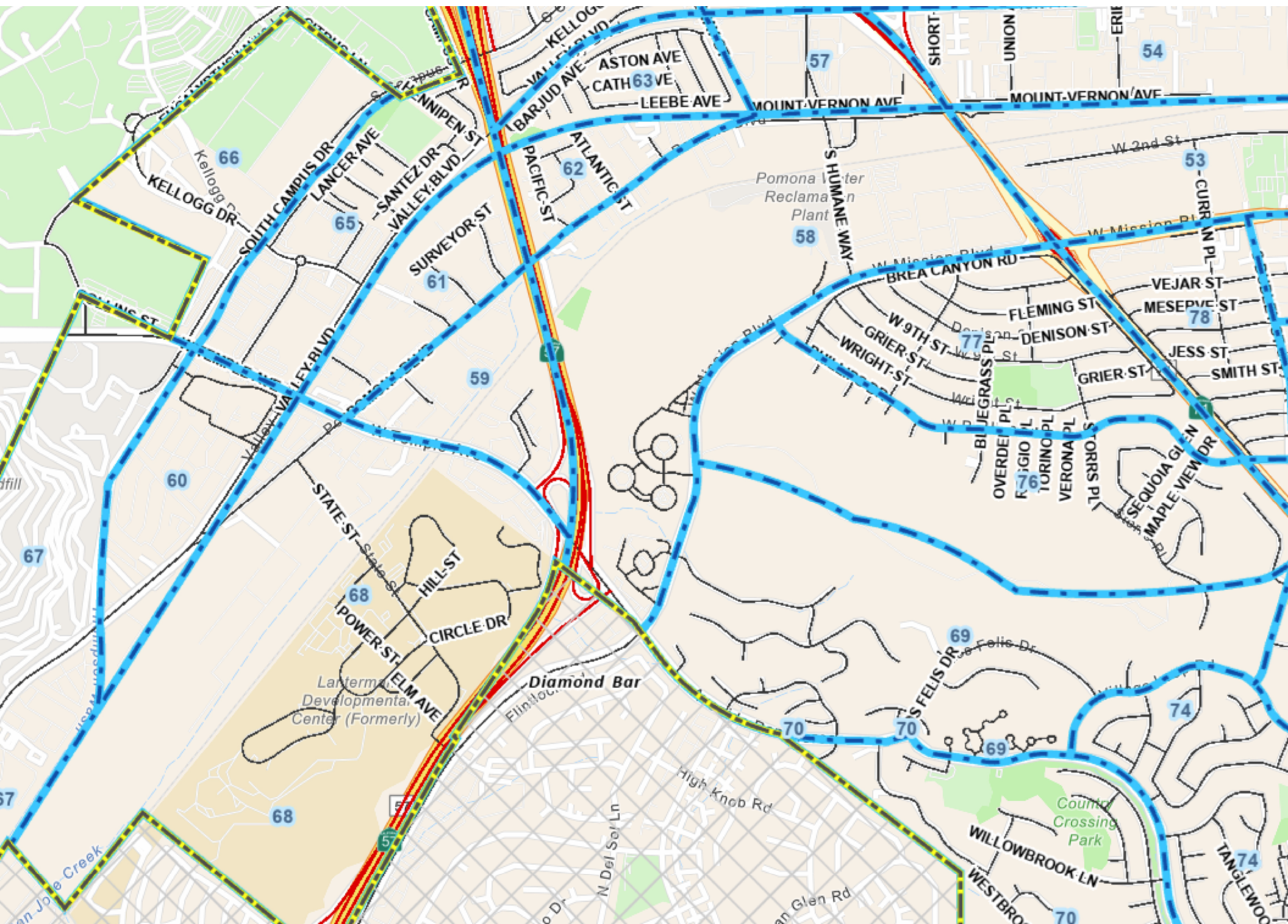


Date Stamp: 1.7.2026

Timestamp: 12:05 PM

Description: Interior, deli counter and cashier counter





Pomona Police Department
Traffic Bureau

Attachment 7

From 6/1/2025 to 12/17/2025

Total Collisions: 1

Injury Collisions: 0

Fatal Collisions: 0

Collision Summary Report

12/17/25

POMONA BLVD & TEMPLE AVE

Page 1 of 1

25-074370	8/25/2025	07:54	Monday	TEMPLE AVE - POMONA BLVD		0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Hit Object		Fixed Object	Unsafe Speed		22350	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	WEST	Merging	F	Age: 40	2018 FORD	F150	Pickups & Panels		
Veh Type:			Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		

Settings for Query:

Street: POMONA BLVD

Cross Street: TEMPLE AVE

Within a Radius of: 150'

Sorted By: Date and Time

Pomona Police Department
Traffic Bureau

From 6/1/2025 to 12/17/2025

Total Collisions: 1

Injury Collisions: 0

Fatal Collisions: 0

Collision Summary Report

12/17/25

SR 57 OFFRAMP & TEMPLE AVE (N)

Page 1 of 1

25-078521	9/6/2025	11:43	Saturday	TEMPLE AVE - SR 57 OFFRAMP (N)	100'	Direction: NORTH	Daylight	Clear	Pty at Fault:1
	Sideswipe		Motor Vehicle on Othe	Improper Turning	22107	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0

Party 1	Driver	WEST	Merging	F	Age:	MERCEDES-BENZ		
Veh Type:			Sobriety: Impairment Not Kno	Assoc Factor: None Apparent	Unknown		Cell Phone Not In Use	
Party 2	Driver	WEST	Proceeding Straight	M	Age: 28	2022 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep
Veh Type:			Sobriety: HNBD	Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use	

Settings for Query:

Street: SR 57 OFFRAMP

Cross Street: TEMPLE AVE (N)

Within a Radius of: 150'

Sorted By: Date and Time

Pomona Police Department
Traffic Bureau

From 6/1/2025 to 12/17/2025

Total Collisions: 0
Injury Collisions: 0
Fatal Collisions: 0

Collision Summary Report

12/17/25

MISSION BLVD & TEMPLE AVE

Page 1 of 1

Settings for Query:

Street: MISSION BLVD
Cross Street: TEMPLE AVE
Within a Radius of: 150'
Sorted By: Date and Time

Pomona Police Department
Traffic Bureau

From 6/1/2025 to 12/17/2025

Total Collisions: 1

Injury Collisions: 0

Fatal Collisions: 0

Collision Summary Report

12/17/25

VALLEY BLVD & TEMPLE AVE

Page 1 of 1

25-057961	7/6/2025	20:30	Sunday	VALLEY BLVD - TEMPLE AVE			50'	Direction: EAST	Dark - Street Ligh	Clear	Pty at Fault:1
	Other		Other Motor Vehicle	Unsafe Starting or Backing			22106	Hit & Run: Misd	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	WEST	Backing		Not Sta	Age:	2007 LEXUS	IS250	Passenger Car, Station Wagon, Jeep			
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent		Unknown	Cell Phone Not In Use				
Party 2 Driver	WEST	Stopped In Road		F	Age: 28	2017 KIA	FORTE	Passenger Car, Station Wagon, Jeep			
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use				

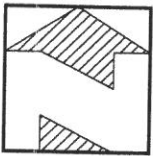
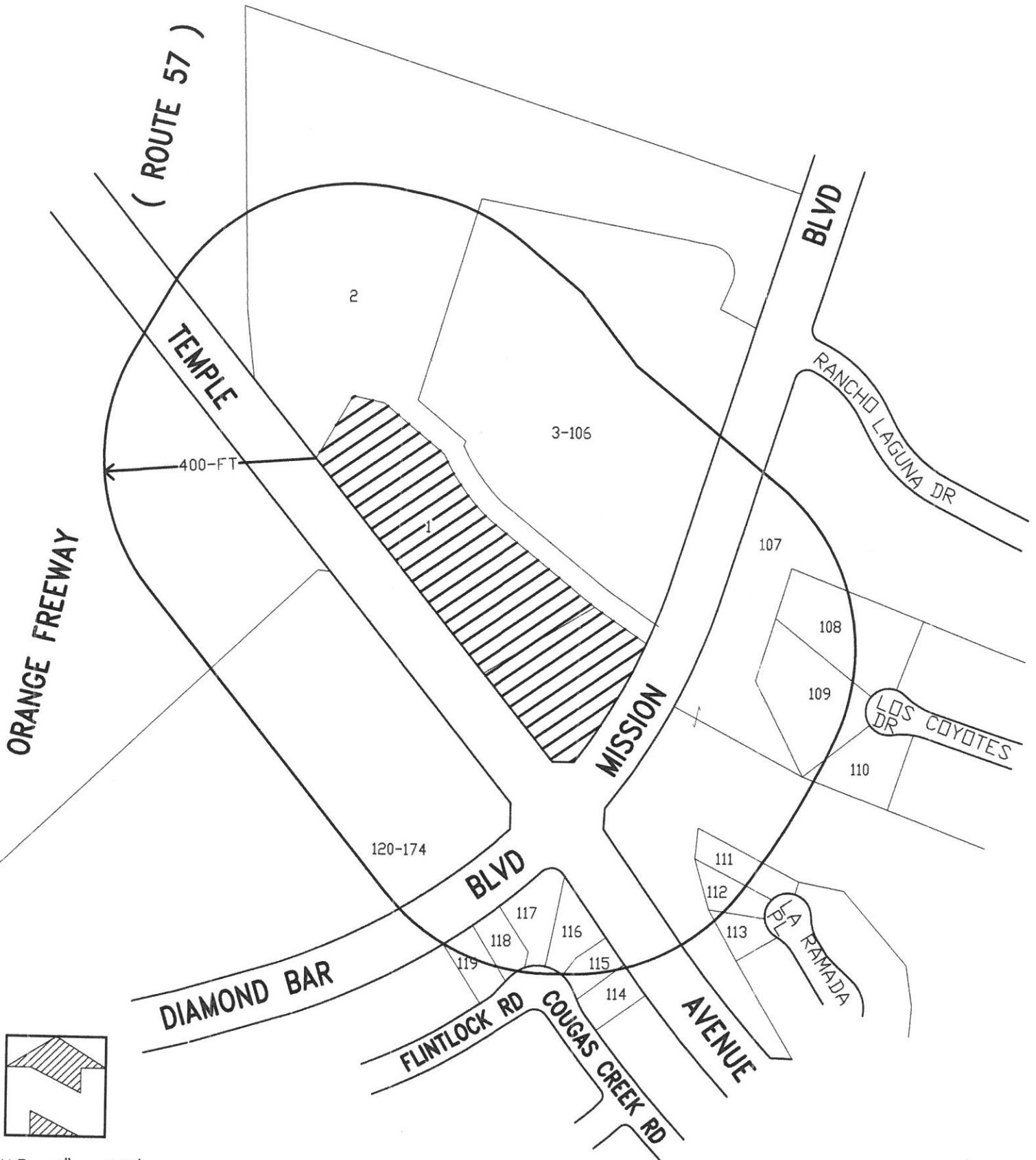
Settings for Query:

Street: VALLEY BLVD

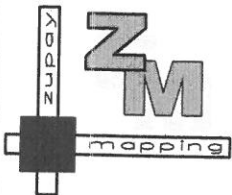
Cross Street: TEMPLE AVE

Within a Radius of: 150'

Sorted By: Date and Time



SCALE: 1" = 250'



ZUPAY MAPPING SERVICE

13645 SHABLOW AVE.
SYLMAR, CA 91342
818-833-9059

400-FOOT RADIUS MAP

CASE No.:

3024 WEST TEMPLE AVENUE

A.P.N. 8707-022-147

DATE: APRIL 7, 2025

ZM 25-835
CADFILE: POMO-TEMP-RAD



ZUPAY MAPPING SERVICE

13645 SHABLOW AVE.

SYLMAR, CA 91342

818-833-9059

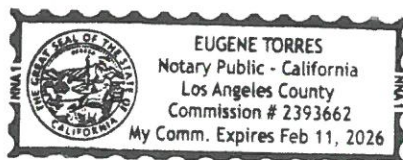
Mailing List Preparation Affidavit

I, ANDRES G. RAAB certify that the attached Property Owners list represents the names and addresses of all property Owners located within a four hundred (400) foot radius of the exterior boundaries of the property located at 3024 W TEMPLE AVENUE, POMONA, CA 91766

This information was obtained utilizing the latest available Assessment Rolls of the Los Angeles County Assessor as the following date of preparation: 4/7/2025.

I hereby certify that the attached Occupants list represents the addresses of all Occupants (Residents and Tenants) located within a four hundred (400) foot radius of the exterior boundaries of the property.

(Notary Seal)



Subscribed and sworn to before me this

7 day of APRIL 2025.

Eugene Torres
Signature

*See
ATTACH*

Signature

Name:

ANDRES G. RAAB

Full Name (Print)

Company

Name:

ZUPAY MAPPING

Company

Address:

13645 SHABLOW AVE.

City: SYLMAR State: CA Zip Code: 91342

Phone

No.: 818-833-9059

Email: ZUPAY1@AOL.COM

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

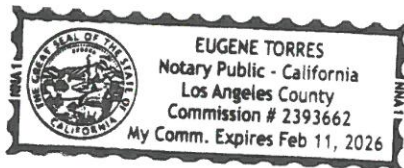
State of California

County of Los Angeles }

On April 7 2025 before me, Eugene Torres, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Andres G. RAAB
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Eugene Torres
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Zu Pay Mapping Service
Title or Type of Document: mailing list. PREP. Affidavit

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Daily Bulletin-LA
3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397

0011778475

POMONA CITY OF LEGAL - Development Services
505 S. Garey Avenue
Pomona, California 91769

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Los Angeles**

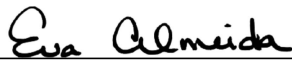
I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Bulletin-LA, a newspaper of general circulation printed and published daily for the City of Pomona, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/13/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ontario, California

On this 13th day of February, 2026.



Signature

*Daily Bulletin-LA circulation includes the following cities:
[UNKNOWN LIST]

The City of Pomona is noticing for a public hearing for a request of a Conditional Use Permit to allow an established small-scale convenience market with a full-service dell to update an existing Type-20 (Off-Sale, Beer & Wine) alcohol license to a Type-21 (Off-Sale, General) alcohol license. The Applicant is Sherrle Olson for Diamond Market Dell, Inc. The address is 3024 W. Temple Ave, APN: 8707-022-147. The property is within the Activity Center District 2 zoning district. The City case file is CU P-000583-2025. The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15301 (Existing Facilities). The public hearing will take place at the regular meeting of the Planning Commission Wednesday, **February 25, 2026 at 7:00 p.m.**, in-person at the City Council Chambers located at 505 S. Garey Avenue, Pomona CA 91766. The staff report on this matter will be available on or about six days prior at the Planning Division counter, City Hall, 505 S. Garey Avenue and on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/calendar.aspx> or by emailing the project planner at the contact information listed below. Written comments may be submitted to DSDComments@pomonaca.gov, by 5:30 p.m. the day of the hearing. Please title your email "PC Public Comment 02-25-2026." Please direct questions about this matter Irene Mouré, Assistant Planner at Irene.moure@pomonaca.gov or at (909) 620-2435. Please note that 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) 620-2446.
Inland Valley Daily Bulletin
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