



# Staff Report

City of Pomona Planning Commission

April 8, 2026

**FILE NO:** CUP-000610-2025

A request to obtain a Conditional Use Permit to allow a Type-47 (On-Sale General – Eating Place) California Alcoholic and Beverage Control license at an existing hotel.

**ADDRESS:** 3200 & 3220 W. Temple Avenue

**APPLICANT:** Brett Engstrom

**PROJECT PLANNER:** Irene Mouré, Assistant Planner

**ENVIRONMENTAL REVIEW:** This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21084 of the California Environment Quality (CEQA) 15301 of the CEQA Guidelines.

**RECOMMENDATION:** Approve File No(s). CUP-000610-2025 and adopt Planning Commission Resolution No. 26-006 (Attachment No. 1).

## Project Information:

**GENERAL PLAN DESIGNATION:** Transit Oriented District:  
Neighborhood

**ZONING:** Transit Oriented District 1 – Cannabis Overlay (TOD1-C) [MM1-G1-CX1]

**TRANSECT:** T5

**SPECIFIC PLAN:** N/A

**GENERAL PLAN DENSITY:** 80 DU/AC

**CURRENT LAND USE:** Hotel (161 guestrooms) with a proposed bona fide restaurant

## Important Dates:

**DATE SUBMITTED:** September 22, 2025

**DATE DETERMINED COMPLETE:** October 16, 2025

## Project Request:

The applicant is requesting a Conditional Use Permit (CUP) to establish a Type-47 (On-Sale, General – Eatery) California Alcoholic and Beverage Control (ABC) license to sell, serve, and consume alcohol on-site at a proposed bona fide restaurant in conjunction with an existing hotel with 161 guestrooms. The Use Module of CX1 allows for on-site 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:

The applicant applied for a Conditional Use Permit (CUP-000610-2025) on September 22, 2025, and Planning Staff deemed the application complete on October 16, 2025. The subject site spans across two neighboring parcels, located on the north side of W. Temple Avenue (+/- 5.7 acres). The site consists of an existing hotel and a vacant lot, which previously had a commercial structure that was demolished in 2023. The site is surrounded by a combination of land uses. To the north there are industrial- and manufacturing-oriented businesses that range in building size and use. Directly south of the site is a medical and general office center. To the west of the site is the CA State Route 57, two gas stations, and a DoubleTree hotel. To the east of the property, there is a railroad right-of-way and an industrial park consisting of large warehouses and other industrial-oriented uses.

The hotel is separated into two standalones structures. The first structure, on the south side of parcel, is a detached structure with a one-story lobby building with a porte-cochere that operates as a lobby with a restaurant, market, fitness center, and office spaces for administrative work. The second structure operates as a hotel and is four-stories in height that has a building area of 86,742 square feet with 161 total guestrooms with 153 being standard and 8 for accessibility requirements. In between the structures is an outdoor area for dining and water recreation activities. The site also contains the following improvements: landscaping along the perimeter and throughout the parking area, decorative driveway pavers, pedestrian walkways, and permanent signage. Vehicular access to the site is provided by two driveways along W. Temple Ave and another along Foley Way. Photographs of the site and surrounding area are attached for review (Attachment No. 2).

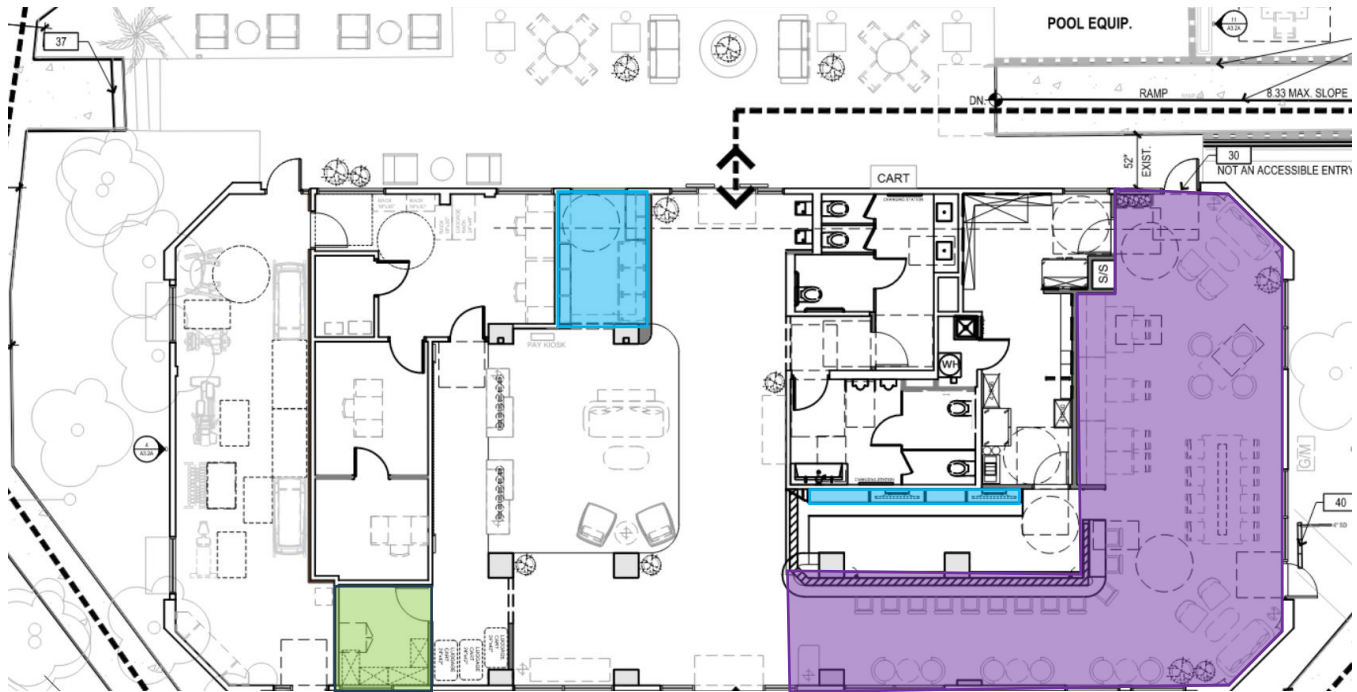
The hotel is in the process of obtaining a tenant improvement permit from Building and Safety. The scope of work for the hotel consists of updating paths of travel and accessible guestrooms to meet current accessibility requirements, exterior re-surfacing and repaint, and adding new finishes and features to the interior areas, such as guestrooms and public areas. No expansion of either building is proposed with the project. The proposed floor plan is attached for review (Attachment No. 3).

The request is for alcohol to be sold, furnished, served, and consumed on the premises for indoor dining at the lobby bar and proposed restaurant, outdoor dining near the pool and spa area, in the hotel rooms, and to be sold for hotel patrons at designated interior market all located within the "lobby" structure. The

proposed floor plan in Figure 1 displays the locations where alcohol will be stored, sold, served, and consumed.

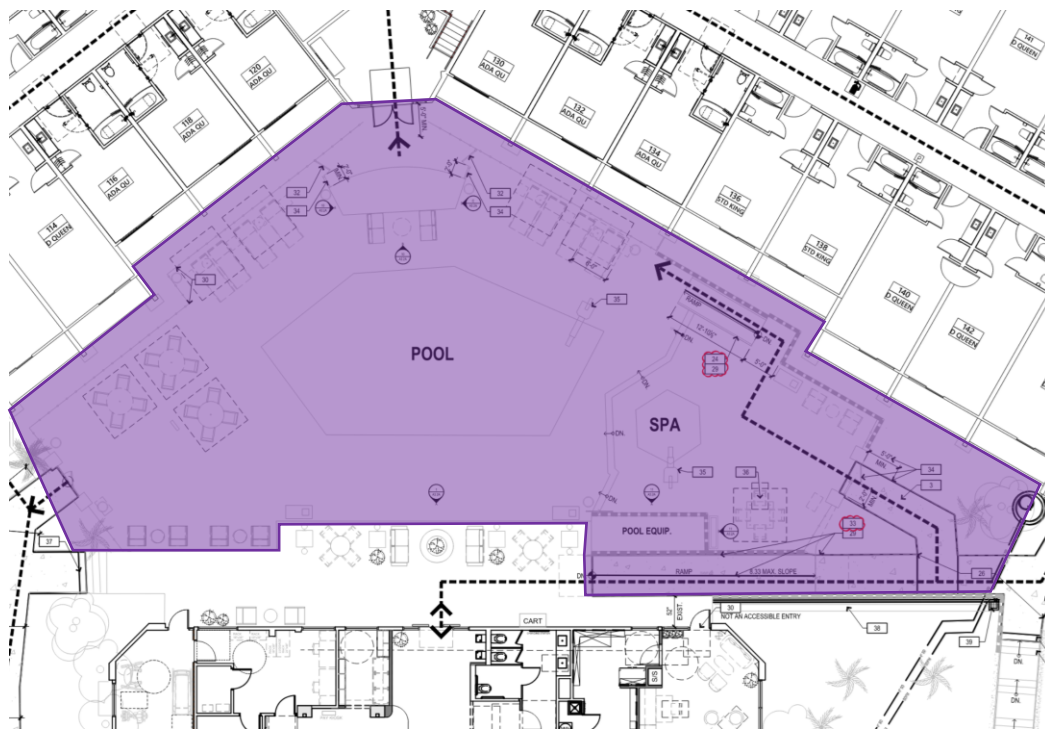
**Figure 1.** *Proposed Floor Plan – Indoor*

- Proposed Alcohol Storage Spirits Storage Location
- Proposed Alcohol Display/Sold Location
- Proposed Serving/Consumption Location



**Figure 2. Proposed Floor Plan – Outdoor Dining**

Proposed Serving/Consumption Location



Previous Action:

Based on entitlement records, the property has been previously approved for three Conditional Use Permits at three separate occasions for the hotel and an on-sale alcohol use (Attachment No. 4). However, the hotel was not constructed until 1985 with PC Resolution No. 5952 (Attachment No. 4). Furthermore, according to the Alcoholic Beverage Control's license services, the hotel may not have completed the alcoholic beverage licensing process as there is not a recorded license with ABC. The following table, *Table 1*, outlines the related actions under the previous CUP applications.

**Table 1. Action Results**

Date	Request	Action Taken
January 10, 1979	CUP for caretaker's abode for proposed mini-warehouse project	PC Approved; Resolution No. 4659; Vote: 4-3-0-0
January 10, 1979	Variance to allow a freestanding sign in front yard for proposed mini-warehouse project	PC Approved; Resolution No. 4660; Vote: 5-2-0-0
November 18, 1981	CUP for 132-unit motel and restaurant complex with on-sale liquor (Attachment 3)	PC Approved; Resolution No. 5412; Vote: 7-0-0-0
November 9, 1983	CUP for 106-unit hotel/restaurant complex (Attachment No. 4)	PC Approved; Resolution No. 5810; Vote: 7-0-0-0
July 11, 1984	Variance to reduce front yard setback	PC Approved, Resolution No. 5951; Vote: 6-0-0-0
July 11, 1984	CUP for 162-unit hotel (Shilo Inn) complex and an associated restaurant with on-sale liquor and a dance floor (Attachment No. 4)	PC Approved, Resolution No. 5952; Vote: 6-0-0-0
October 9, 1991	Modification CUP to establish valet parking	PC Approved; Resolution No. 7740; Vote: 5-1-0-0
March 25, 2015	Modification CUP for architectural modifications to the exterior elevations of an existing multi-story hotel (La Quinta Inns & Suites) and single-story lobby (Attachment No. 4)	PC Approved, Resolution No. 15-016, Vote: 6-0-0-1

Applicable Operational Standards:

The property has a Use Module of CX1, 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. 26-006.

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, On-Sale

1. Required Liquor License
  - i. The establishment must maintain an active Type-47 (On-Sale, General – Eating Place) 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-47 (On-Sale, General – Eating Place) license during the hours permitted by ABC.
3. On-Sale Type
  - i. Sales of alcoholic beverages under the on-sale privileges of the Type-47 license must be restricted to the lobby bar and proposed restaurant, outdoor dining near the pool and spa area, and in the hotel rooms as indicated in the stamped and approved site plan.
  - ii. The quarterly gross sales of alcoholic beverages must not exceed the gross sales of food during the same period.
  - iii. 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 food 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.
  - iv. 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 food 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 seven (7) on-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 not experiencing undue concentration as there are four (4) existing on-sale licenses, which are not exceeding the maximum allowed. The following table, *Table 2*, outlines the number of existing and allowed on-sale licenses for the subject census tract and adjoining tracts.

**Table 2. ABC Data on On-Sale Alcohol Licenses in Census Tracts**

Census Tract	Existing On-Sale Licenses	Allowed On-Sale Licenses	Business Name, Location   License Type(s)
<b>40900.00 (Subject Tract)</b>	<b>4</b>	<b>7</b>	<b>Vita Italian Bar &amp; Grill, 3101 W. Temple Ave   Type-47 (On-Sale, General – Eating Place); Type-57 (Special On-Sale, General); and Type-68 (Portable Bar)</b>  <b>Thee Chateau Banquet Hall, 1700 W. Holt Ave   Type-47 (On-Sale, General – Eating Place)</b>
4024.05 (Adjoining Tract – North)	2	3	La Villa Kitchen, City of San Dimas   Type-41 (On-Sale, Beer and Wine)  O Sushi, City of San Dimas   Type-41 (On-Sale, Beer and Wine)
4024.06 (Adjoining Tract – North)	0	5	--
4023.04 (Adjoining Tract – Northeast)	2	4	Cassie’s Restaurant, 855 W. Holt Ave   Type-47 (On-Sale, Beer and Wine). NOT CURRENTLY IN OPERATION  Dynasty Club, 730-732 W. Holt Ave   Type-48 (On-Sale, General – Public Premises). NOT CURRENTLY IN OPERATION
4025.01 (Adjoining Tract– East)	3	5	Eagles Lodge, 954 W. Mission Blvd   Type-51 (On-Sale, General – Club); Type-57 (Special On-Sale, General)  Mariscos El Ostion, 995 W. Mission Blvd   Type-41 (On-Sale, Beer and Wine)
4025.03 (Adjoining Tract – East)	0	4	--
4030.00 (Adjoining Tract – Southeast)	7	7	Chipotle, 785 Rio Rancho Rd   Type-41 (On-Sale, Beer and Wine)  Corky’s Kitchen & Bakery, 2051 Rancho Valley Dr   Type-41 (On-Sale, Beer and Wine)

			<p>Pomona Pizza Co, 46 Rio Rancho Rd   Type-41 (On-Sale, Beer and Wine)</p> <p>Hilton Garden Inn, 2027 Rancho Valley Rd   Type-47 (On-Sale, General – Eating Place); Type-68 (Portable Bar)</p> <p>Jia Yan Dumpling House, 2063 Rancho Valley Rd   Type-41 (On-Sale, Beer and Wine)</p> <p>X Café, City of Arcadia   Type-41 (On-Sale, Beer and Wine)</p>
4033.18 (Adjoining Tract – Southeast)	2	7	<p>Tasty Buffet &amp; Grill, 12 Rancho Camino Dr   Type-41 (On-Sale, Beer and Wine)</p> <p>J Sushi &amp; Ramen, 18 Rancho Camino Dr   Type-41 (On-Sale, Beer and Wine)</p>
4033.17 (Adjoining Tract – Southeast)	1	5	Encore Teppan, City of Diamond Bar   Type-47 (On-Sale, General – Eating Place)
4033.14 (Adjoining Tract – South – City of Diamond Bar)			--
4024.03 (Adjoining Tract – West)	6	5	<p>Cal Poly Pomona, 3801 W. Temple Ave   (2) Type-41 (On-Sale, Beer and Wine); Type-47 (On-Sale, General – Eating Place); Type-58 (Caterer’s Permit); Type-77 (Event Permit)</p> <p>Koji Ramen, 3520 W. Temple Ave   Type-41 (On-Sale, Beer and Wine)</p>

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 3 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 3. Police Reporting District Data (01/2025 – 12/2025)**

<b>Police Reporting District</b>	<b>2025 Threshold – 122</b>	<b>Offenses</b>
<b>58 Subject District</b>	<b>160*</b>	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	28	

Adjoining District – South		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 meets one definition for undue concentration 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 on-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 On-Sale alcohol establishments.

### Collision Data:

Staff requested collision data compiled from January 1, 2024, to March 17, 2025, of the three nearest intersections to the subject site 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). The table below, *Table 4*, outlines collision data.

- W. Mission Boulevard and W. Temple Avenue
- Valley Boulevard and W. Temple Avenue
- Pomona Boulevard and W. Temple Avenue

**Table 4. PD Collision Data**

Intersections	Total Collisions	Primary Crash Factor
W. Temple Ave and Pomona Blvd	5	<ul style="list-style-type: none"> <li>• Improper turning – 2</li> <li>• Unsafe starting and backing – 2</li> <li>• Unsafe speed – 1</li> </ul>
W. Temple Ave and Mission Blvd	5	<ul style="list-style-type: none"> <li>• Improper turning – 2</li> <li>• Traffic signals and signs – 2</li> <li>• Unsafe speed – 1</li> </ul>
W. Temple and Valley Blvd	5	<ul style="list-style-type: none"> <li>• Improper turning – 2</li> <li>• Unsafe starting and backing - 2</li> <li>• Unsafe speed – 1</li> </ul>

Across the three intersections, a total of fifteen collisions were reported in the timeframe. The primary crash factor did not identify driving under the influence of any substance. Furthermore, the Transportation Injury Mapping System (TIMS) data, provided by UC Berkeley, also supports PD collision data (Attachment No. 8). Between January 1, 2023 to December 31, 2025, a total of ten crashes were recorded in a 4,000 foot radius around the subject site, with the primary crash factory identified as pedestrian right of way. Similar to PD provided data, driving under the influence of any substance, including alcohol and/or drugs, was not identified at all as a crash violation.

Moreover, Citywide data between January 1, 2023, to December 31, 2025\*, out of 2,890 crashes, 222 crashes were a result of driving or bicycling under the influence of a substance, making less than 1% (0.8%) of the primary crash factory violations. But the primary crash factor for this timeframe is unsafe speed with 887 crashes (30.69%). Lastly, while 1,055 (36.5%) of the crashes that occurred within the Pomona city boundaries, these did not occur on city streets. Instead, these crashes occurred on state highways (Attachment No. 6).

\*Note: 2,854 of 2,890 (98.8%) of crashes are geocoded and mapped. Data collected between the years 2024-2025 is provisional and subject to change.

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 March 25, 2026, and was sent to the owners and residents of properties within a 400-foot radius of the subject site on March 25, 2026. (Attachment No. 9). During the noticing period, Staff has not received any correspondence from the public on the proposed project.

### Conclusion:

Based on Staff's analysis, the density of on-sale alcohol use in subject census tract is low, with four (4) on-sale licenses available out of seven (7). Out of the seven (7) allowed, a single entity holds three (3) separate on-sale alcohol license types. Moreover, while the subject reporting district is considered as a high crime district, it is important to note the reporting district spans approximately 375 acres, including industrial complexes, retail outlets, residential neighborhoods, and open space. Overall, the proposed request is in compliance with the operational standards set forth in the PZDC and the land use designation of the General Plan.

### 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. 26-006
2. Photographs of site and surrounding area
3. Site Plan and Floor Plan
4. Previous Actions
5. Census Tract Map
6. Police Report District Map
7. Collision Summary Report
8. TIMS Results
9. Public Hearing Notice and Radius Map