

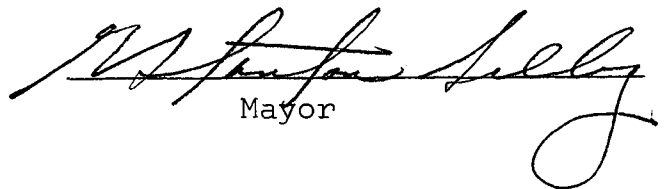
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RESOLUTION NO. 83-299

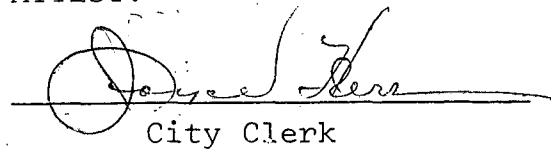
A RESOLUTION OF THE COUNCIL OF THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLANNING COMMISSION RESOLUTION NO. 5784, AND INCORPORATING THE SAME AS EXHIBIT "A".

SECTION I. Be it hereby resolved that Planning Commission Resolution No. 5784 is hereby approved and incorporated as Exhibit "A" of this Resolution.

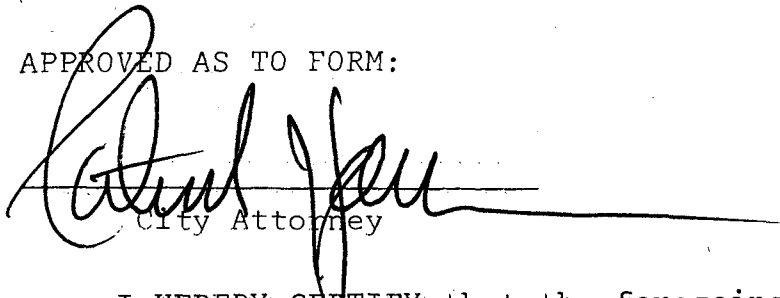
APPROVED AND ADOPTED this 5th day of December 19 83

  
Mayor

ATTEST:

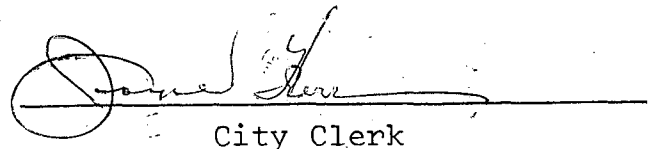
  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the City Council of the City of Pomona, California, and signed by the Mayor of said City at a \_\_\_\_\_ regular meeting of said Council, held on the 5th day of December 19 83 by the following vote, to wit:

AYES:	Councilmen:	<u>Weigand, Nymeyer, Selby (Mayor)</u>
"	"	_____
NOES:	"	<u>Gaulding, Bryant</u>
ABSTENTIONS:	"	_____
ABSENT:	"	_____

  
City Clerk

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT.

A. REQUEST:

1. APPLICATION FOR: Conditional Use Permit for a self-serve gas station to be operated in conjunction with a car wash.
2. APPLICANT: Shell Oil Company.
3. LOCATION: 1518 North Garey Avenue.

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

According to the procedure as set forth in Section .580, Ordinance 1466, the Planning Commission has heard this request for a Conditional Use Permit and it is hereby found and determined that this request be approved subject to the following conditions:

- 1) Requirements of all appropriate City departments and their respective codes and regulations shall be met.
- 2) The project shall conform to the City standards for automatic service stations, per Section .580-E of the Zoning Ordinance.
- 3) Per Section .5804-E-4 of the Zoning Ordinance, a six foot solid masonry wall shall be required to be constructed on all interior property lines except where a building is situated on the property line.
- 4) All signing of the service station shall be in conformance with the City sign standards, per Planning Commission Resolution #3714 and Section .503-J of the Zoning Ordinance.
- 5) Free-standing signs shall be limited to one freeway-oriented sign, one monument sign and two price signs. The location and design of the signs shall be subject to review and approval of the City Planner prior to the issuance of any City permits for the project.
- 6) The development shall occur substantially as shown on the approved plan, per the Planning Commission hearing exhibit.
- 7) Detailed plans, including but not limited to, plot plans, building plans and landscape and irrigation drawings shall be subject to review and approval of all appropriate City departments prior to issuance of any City permits.
- 8) Decorative paving treatments shall be incorporated into the site plan for review and approval of the City Planner.

Reasons for the Decision:

- 1) The project, as conditioned, is consistent with the General Plan and is in conformance with the Zoning Ordinance.
- 2) The proposed project, as conditioned, is an enhancement to the neighborhood.
- 3) The proposed project, as conditioned, will not cause major adverse impact on the neighborhood.

AYES: CROCKETT, MANNING, CARTER, PAGE  
NOES: LOPEZ, WILLIAMS  
ABSENT: HILL

APPROVED AND PASSED this 12th day of October, 1983.

PLANNING COMMISSION CHAIRMAN

ATTEST:

PLANNING COMMISSION SECRETARY

EXHIBIT A

# PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

ss

County of Los Angeles

CITY OF POMONA

## NOTICE OF PROPOSED APPEAL OF A CONDITIONAL USE PERMIT: Shestock (49236)

I am a citizen of the United States and a resident of the County aforesaid. 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 the Progress Bulletin, a newspaper of general circulation, printed and published daily in 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, under date of June 15, 1945, Decree No Pomo. C-606; that the notice, of which the annexed is a 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:

November 16,

all in the year 1983

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

Signature

Date November 16 1983

# Progress Bulletin

LEGAL ADVERTISING SERVICE

300 S. Thomas

P.O. Box 2708

Pomona, Calif 91766

(714) 622-1201

This space is the the County Clerk's Filing Stamp

### NOTICE OF PROPOSED APPEAL OF CONDITIONAL USE PERMIT

The City Council of the City of Pomona does hereby declare and give notice that a public hearing will be held on NOVEMBER 21, 1983 in the City Hall Council Chambers, 505 So. Garey Avenue, commencing at 8:00 p.m. regarding an appeal of a decision of the Planning Commission granting a Conditional Use Permit to demolish an existing service station and rebuild it with a self service service station with an attendant operated car wash, on the property located on the north east corner of the intersection of Garey Avenue and Orange Grove Avenue, further described as lot 8, 9 & 10, F.L. Battle Subdivision, M.R. 99 19 (L.A.C.R.).

APPELLANT LINDA A. SHESTOCK FOR SPANISH TRAILS GIRL SCOUT COUNCIL  
APPLICANT Shell Oil Company  
PROPERTY ADDRESS 1518 North Garey Avenue, Pomona, Calif

All persons interested in or having objection to this proposal may appear as indicated above and/or review the data, including detailed locational information, or file at the Planning Department office, 505 So. Garey Avenue, Pomona, Calif and at the Pomona Public Library 625 So. Garey Avenue, Pomona, Calif.

Joyce Herr  
City Clerk

49236

N. 4 Pomona PB DC 26774  
P. N. v. 16 1983

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

STATE OF CALIFORNIA

ss

County of Los Angeles

CITY OF POMONA

NOTICE OF PUBLIC HEARING


APPEAL OF CUP/1518 No. Garey/ Shell Oil  
(49236)

I am a citizen of the United States and a resident of the County aforesaid. 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 the Progress Bulletin, a newspaper of general circulation, printed and published daily in 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, under date of June 15, 1945, Decree No Pomo. C-606; that the notice, of which the annexed is a 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:

Nov. 26,

all in the year 1983

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

  
Signature

Date November 28 1983**Progress Bulletin**

LEGAL ADVERTISING SERVICE

300 S. Thomas

P.O. Box 2708

Pomona, Calif 91766

(714) 622-1201

**NOTICE OF PROPOSED  
APPEAL OF CONDITIONAL  
USE PERMIT**

The City Council of the City of Pomona does hereby declare and give notice that a public hearing will be held on DECEMBER 5, 1983 in the City Hall Council Chambers, 505 So. Garey Avenue, commencing at 8:00 p.m. regarding an appeal of a decision of the Planning Commission granting a Conditional Use Permit to demolish an existing service station and rebuild it with a self-service service station with an attendant operated car wash, on the property located on the north-east corner of the intersection of Garey Avenue and Orange Grove Avenue, further described as lot 8, 9 & 10, F.L. Battle Subdivision, M.R. 99-19 (L.A.C.R.)

APPELLANT: LINDA A. SHES-  
TOCK FOR SPANISH TRAILS  
GIRL SCOUT COUNCIL

APPLICANT: Shell Oil Company  
PROPERTY ADDRESS: 1518  
North Garey Avenue, Pomona, Cal-  
if.

All persons interested in or having objection to this proposal may appear, as indicated above and/or review the data, including detailed locational information, or file at the Planning Department office, 505 So. Garey Avenue, Pomona, Calif. and at the Pomona Public Library, 625 So. Garey Avenue, Pomona, Calif.  
Joyce Herr  
City Clerk

(49236)  
NV-179 Pomona PB/DC-28332  
Pub. Nov. 26, 1983

INTER-OFFICE COMMUNICATION

CITY OF POMONA

6.22

NOVEMBER 17, 1983

TO: MAYOR AND CITY COUNCIL

FROM: CITY PLANNER

RE: APPEAL OF A CONDITIONAL USE PERMIT FOR A SELF-SERVE GAS STATION WITH  
A 1-STALL CAR WASH - 1518 N. GAREY AVENUE.

At its regular hearing on October 12, 1983, the Planning Commission reviewed and approved a Conditional Use Permit (P.C. Res. #5784) to demolish an existing gas station with service bays and to rebuild on the site, a self-serve gas station with a 1-stall car wash for the property located on the northeast corner of the intersection of Garey Avenue and Orange Grove Avenue. This project is essentially the same as what Shell has done at their Garey Avenue and County Road, and Temple Avenue and 57 Freeway locations.

The appellant of this action, the Spanish Trails Girl Scout Council, occupies the office immediately north of the subject site. Their objection to this project is that the new self-serve station, with more customer activities, may cause adverse impact on the neighborhood. In particular, they are in objection to the requirement of a 6' wall between their office and the subject site. Although this wall can reduce the noise impact on their office, the Girl Scout Council felt that it will adversely block the view of the office resulting in security problems.

Subsequently, Planning Commission at its hearing of November 9, 1983, selected to waive the wall requirement (P.C.Res. #5814).

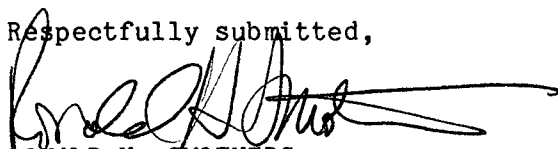
The traffic impact on the subject area was analyzed by the Traffic Engineer who concluded that although the subject street intersection is a congested one, he felt it unlikely that the project would generate noticeable additional traffic on the streets. He based his decision on the fact that a gas station is generally not a traffic generator, unlike that of other commercial uses such as restaurants or retail stores; that is, service stations generally attract customers off of the streets who are traveling to other destinations.

The Planning Commission in reaching its decision failed to see how the proposed project to modernize an existing service station to provide more efficient service, subject to the conditions outlined in Planning Commission Resolution #5784, could cause major disruption to the neighborhood.

RECOMMENDATION :

That the City Council uphold the decision of the Planning Commission approving the Conditional Use Permit for the subject property as per Planning Commission Resolution #5784.

Respectfully submitted,



RONALD H. SMOTHERS

RHS/tj  
Attachment

NOTICE OF APPEAL

1. Name of Appellant SPANISH TRAILS GIRL SCOUT COUNCIL
2. Address of Appellant 1550 North Garey Avenue, Pomona, CA 91767
3. Legal description and address of appellant's property located within 400 feet of subject property See attached
4. Address of subject property 1518 North Garey Avenue, Pomona, CA 91767
5. Name of Original Applicant Shell Oil Company, James Jachetta, District Engineer
6. Action being Appealed Approval of Conditional Use Permit
7. Action Number #5784
8. Date of Action October 12, 1983
9. Reason for Appeal The environmental Impact Significance Report prepared by the City of Pomona Planning Staff states a negative declaration. We disagree with this declaration in the areas of traffic, noise, litter, removal of most existing landscaping between appellant and original applicant and construction of 13-foot wall barrier which will promote graffiti and increase vulnerability to crime. (See attachment submitted to Planning Commission)
10. I certify that I own, or am the authorized agent of the owner, of property located within 400 feet of the action referred to above, and that to the best of my knowledge the foregoing is true and correct.

Linda A. Phestrup Property Manager  
Appellant's Signature  
Spanish Trails Girl Scout Council  
1550 North Garey, Pomona, CA 91767  
Appellant's Address

714/623-2518  
Telephone Number

FEE NOT APPLICABLE

Receipt Number -

Received by -

Date -

## LEGAL DESCRIPTION

### PARCEL 1:

LOT 6 OF F. L. BATTLE'S SUBDIVISION OF LOTS 4, 5 AND 6, IN BLOCK "A" OF THE PALOMARES TRACT, IN THE CITY OF POMONA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99 PAGES 19 AND 20 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 10 FEET, AS CONVEYED TO THE CITY OF POMONA, IN DEED RECORDED JUNE 23, 1953 AS INSTRUMENT NO. 11, IN BOOK 42031 PAGE 232, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 6, DISTANT EASTERLY 10.00 FEET FROM THE NORTHWESTERLY CORNER THEREOF; THENCE ALONG A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 10.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID LOT 6; SOUTHERLY 16.58 FEET; THENCE NORTHEASTERLY IN A DIRECT LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT 6, DISTANT EASTERLY 35.20 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY LINE, WESTERLY, 35.20 FEET TO THE POINT OF BEGINNING.

### PARCEL 2:

LOT 7 OF F. L. BATTLE'S SUBDIVISION OF LOTS 4, 5 AND 6, IN BLOCK A OF THE PALOMARES TRACT, IN THE CITY OF POMONA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99 PAGES 19 AND 20 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 10 FEET, AS CONVEYED TO THE CITY OF POMONA, IN DEED RECORDED OCTOBER 2, 1952 AS INSTRUMENT NO. 1289 IN BOOK 40002 PAGE 140, OFFICIAL RECORDS OF SAID COUNTY.

### PARCEL 3:

THAT PORTION OF LOT 5 OF F. L. BATTLE'S SUBDIVISION OF LOTS 4, 5 AND 6 IN BLOCK A OF THE PALOMARES TRACT, AS SHOWN ON MAP RECORDED IN BOOK 99 PAGES 19 AND 20 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHWESTERLY BY THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF PARCEL 2 OF FINAL ORDER OF CONDEMNATION SUPERIOR COURT CASE NO. 897968, A CERTIFIED COPY OF THEREOF BEING RECORDED IN BOOK D-4430, PAGE 808 OF OFFICIAL RECORDS IN SAID OFFICE.



## GIRL SCOUTS

Spanish Trails  
Girl Scout Council  
1550 North Garey Avenue  
Pomona, California 91767  
(714) 623-2518  
(213) 331-7325

MEMO TO: City of Pomona Planning Commission

FROM: Spanish Trails Girl Scout Council

DATE: October 12, 1983

RE: Conditional Use Permit Application from Shell Oil at 1518 N. Garey,  
Pomona

Spanish Trails Girl Scout Council is located at 1550 N. Garey Avenue, immediately adjacent to the northern property line of the existing Shell station, and the proposed Shell self-serve and car wash. At this location, we have the office building which houses the administrative and program services for the geographic council boundaries from Rancho Cucamonga to the I-605 Freeway and Orange County on the south.

We have reviewed the request by Shell Oil for a Conditional Use Permit to demolish the existing service station and replace it with a self-serve facility with an attendant operated car wash. We have also reviewed the Environmental Impact Report submitted by Shell Oil and the City of Pomona Planning Department Staff Report, and Environmental Impact Significance Report. There are some areas of strong concern which we have and would like the Planning Commission to consider before granting this Conditional Use Permit to Shell Oil.

1. The Environmental Impact Report filed by Shell Oil and the Environmental Impact Significance Report filed by the City of Pomona Planning staff indicate no additional traffic will be generated as a result of the project.

This would appear to conflict with item 4.D of the Environmental Impact Report submitted by Shell Oil in which they give an affirmative answer to the questions: "Will it attract more people (prospective buyers)" and "Will there be a measurable increase in services." The Conditional Use Permit Application indicates that the proposed facility would have faster service and more competitive pricing. This would support the conclusion that more traffic will be generated.

The Garey Avenue stretch, bordered by Orange Grove and McKinley Avenues, is one of the busiest intersections in the city. Two freeway on/off ramps intersect in this stretch of Garey Avenue with two other main cross streets, McKinley and Orange Grove, also feeding in. McKinley Avenue and Orange Grove pick up the traffic from two other freeway on/off ramps one block away.





The area is further complicated by the location of the RTD Park & Ride at the I-10 Freeway and Garey. This is the first Los Angeles County Park & Ride location and because of the RTD scheduling and fare structure, it is most heavily used. This produces parked cars overflowing on to Garey Avenue and the alley connecting Orange Grove and McKinley, behind the Girl Scout office and the existing gas station. Cars often block free access through the alley. Park & Riders already use our driveway for access to the Park & Ride lot.

The Los Angeles County Fairgrounds is approximately 6 blocks west of the Garey Avenue, McKinley and Orange Grove intersections. During the L.A. County Fair and during some other highlighted events which occur throughout the year, the area of the proposed site is MOST highly congested as persons try to access the I-10 Freeway.

2. The plot plan for the proposed new Shell facility creates an additional access to the alley connecting McKinley Avenue and Orange Grove (which goes through the RTD parking lot). The traffic flow in this alley is currently very high, with the RTD Park & Ride location, Spanish Trails Girl Scout Council employees and volunteers' parking lot (30 spaces), customers of Heath Kit on the east of the alley and the general public making corrections in freeway and other travel direction. The addition of a car wash and proposed access, would add to that already heavily frequented alley.

3. The Environmental Impact Study submitted by Shell Oil lists the property on the north boundary of the Shell station as a motel. It is not a motel; it is the offices of Spanish Trails Girl Scout Council, which maintains hours Monday through Friday, 8:00 a.m. - 5:00 p.m. Weekday evenings the office is frequently used until 11:00 p.m. for adult volunteer meetings. There are serious questions on our part as to what degree of investigation Shell Oil and/or the City of Pomona Planning Department really did do regarding the impact of the proposed project on the community, when the adjacent property-owner cannot be correctly identified.

4. There is some concern on the part of Spanish Trails Girl Scout Council as to the representation in Shell's Conditional Use Permit Application of the existing facility.

The Shell service station currently located on the proposed site is a very well-maintained, well-landscaped, full-service gas station. It is open 24 hours a day for full and self-service gas. It has a three-bay automobile maintenance facility. The present operators have highly improved the general appearance over the last two years and Shell Oil has replaced underground tanks and repaved the entire station area.

It is a neighborhood full-service station having a steady and regular gas and auto maintenance customer following from nearby residents and persons who work in the surrounding small businesses. It also is very helpful to persons coming off the freeway for gas, information and road repairs, who land unexpectedly in the city of Pomona. (The Shell sign currently is visible from the freeway.)

It seems that to replace this facility which currently well serves the persons living in and visiting Pomona, with a facility offering less services and generating more traffic would be a mistake. There is undoubtedly a trend to eliminate full-serve stations, however, it would seem that a community such as Pomona needs some facilities to serve its residents and visitors. In addition, there is concern for increased pollution from blowing trash and litter from the vacuum and trash areas, as well as the added noise generated by the machines which run the wash.

5. The Shell proposed plot plan and the Pomona Planning Department staff recommendation eliminate the existing landscaped barrier between the Spanish Trails Council facility and the Shell station. This barrier is currently open with several evergreen trees and shrubs in a 3 foot high block planter. Only two trees would remain next to the existing Shell sign on their northerly property line. A 13 foot wall would be constructed from the alley at least one-half or one-third of the length of the property line with a shorter wall then continuing to Garey Avenue.

This wall would create not only the feeling of being closed in for our office staff and volunteers, but would create an area which could promote vulnerability to crime on persons using our facility, especially at night. In addition, the wall would be vulnerable to potential graffiti. Public restrooms are proposed to be installed along the wall. It would seem that these facilities would add to odor pollution at the Girl Scout office entry.

6. The Arco station at the corner of Orange Grove and McKinley underwent a similar change when Arco decided not to accept credit cards and offer gas at a lower price. This station has severely deteriorated in appearance and, it would appear, customer volume. In order to maintain economical stability, it has had to sell some beverage and snack items which promote transient traffic, as well as litter.

SANFORD A. SORENSEN

Director



November 4, 1983

Box 660, Pomona, CA 91769 (714) 620-2191

Community Development Department

TO: PLANNING COMMISSION

FROM: CITY PLANNER

RE: CONDITIONAL USE PERMIT FOR SHELL OIL COMPANY PROPOSAL  
AT THE NORTHEAST CORNER OF GAREY AVENUE AND ORANGE GROVE AVENUE

Members of the Commission:

After the October 26, 1983 Planning Commission meeting staff went through a review of the Conditional Use Permit application which was approved for the new Shell gasoline service station at Garey Avenue and Orange Grove Avenue. Specifically, we were looking for an alternative to the wall requirement on the north property line, adjacent to the Girl Scout offices.

The Zoning Ordinance requires any service station to construct a six foot masonry wall when next to residential uses or zones. However, "Automatic Service Stations" are required to construct such a wall on any interior property line, regardless of the neighboring use. This is the reason for the Conditional Use Permit condition which required the subject wall.

Again, we have found that the Zoning Ordinance definition of an "Automatic Service Station" is the source for a solution. While staff has viewed "Automatic" service stations as synonymous with Self-Serve stations, the definition of an "Automatic" service station is not that general. As you can see from the attached, an "Automatic" service station is defined as being essentially a fully automatic operation where payment for the gasoline is put directly into a machine. In that this does not define the kind of service station which Shell has proposed, we believe it would be appropriate to simply consider it a "Service Station" and relieve this Conditional Use Permit application from the wall requirement.

In that the Planning Commission has the review authority for all service station development proposals, staff does not find any danger of setting a compromising precedent. Also, in this instance, both Shell and the Girl Scouts of America would be satisfied with this revisions.

Staff recommendation:

Planning staff recommends that the Planning Commission consider the proposal related to Planning Commission Resolution 5784 as a "Service Station" and remove the requirement for the wall on the northerly property line.

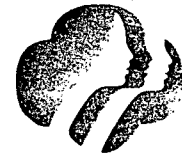
Respectfully submitted,

  
RONALD H. SMOTHERS

RHS/jf

ITEM D

file copy



# GIRL SCOUTS

Spanish Trails  
Girl Scout Council  
1550 North Garey Avenue  
Pomona, California 91767  
(714) 623-2518  
(213) 331-7325

RECEIVED  
OCT 12 1983

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

MEMO TO: City of Pomona Planning Commission  
FROM: Spanish Trails Girl Scout Council  
DATE: October 12, 1983  
RE: Conditional Use Permit Application from Shell Oil at 1518 N. Garey, Pomona

Spanish Trails Girl Scout Council is located at 1550 N. Garey Avenue, immediately adjacent to the northern property line of the existing Shell station, and the proposed Shell self-serve and car wash. At this location, we have the office building which houses the administrative and program services for the geographic council boundaries from Rancho Cucamonga to the I-605 Freeway and Orange County on the south.

We have reviewed the request by Shell Oil for a Conditional Use Permit to demolish the existing service station and replace it with a self-serve facility with an attendant operated car wash. We have also reviewed the Environmental Impact Report submitted by Shell Oil and the City of Pomona Planning Department Staff Report, and Environmental Impact Significance Report. There are some areas of strong concern which we have and would like the Planning Commission to consider before granting this Conditional Use Permit to Shell Oil.

1. The Environmental Impact Report filed by Shell Oil and the Environmental Impact Significance Report filed by the City of Pomona Planning staff indicate no additional traffic will be generated as a result of the project.

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It is a neighborhood full-service station having a steady and regular gas and auto maintenance customer following from nearby residents and persons who work in the surrounding small businesses. It also is very helpful to persons coming off the freeway for gas, information and road repairs, who land unexpectedly in the city of Pomona. (The Shell sign currently is visible from the freeway.)

It seems that to replace this facility which currently well serves the persons living in and visiting Pomona, with a facility offering less services and generating more traffic would be a mistake. There is undoubtedly a trend to eliminate full-serve stations, however, it would seem that a community such as Pomona needs some facilities to serve its residents and visitors. In addition, there is concern for increased pollution from blowing trash and litter from the vacuum and trash areas, as well as the added noise generated by the machines which run the wash.

5. The Shell proposed plot plan and the Pomona Planning Department staff recommendation eliminate the existing landscaped barrier between the Spanish Trails Council facility and the Shell station. This barrier is currently open with several evergreen trees and shrubs in a 3 foot high block planter. Only two trees would remain next to the existing Shell sign on their northerly property line. A 13 foot wall would be constructed from the alley at least one-half or one-third of the length of the property line with a shorter wall then continuing to Garey Avenue.

This wall would create not only the feeling of being closed in for our office staff and volunteers, but would create an area which could promote vulnerability to crime on persons using our facility, especially at night. In addition, the wall would be vulnerable to potential graffiti. Public restrooms are proposed to be installed along the wall. It would seem that these facilities would add to odor pollution at the Girl Scout office entry.

6. The Arco station at the corner of Orange Grove and McKinley underwent a similar change when Arco decided not to accept credit cards and offer gas at a lower price. This station has severely deteriorated in appearance and, it would appear, customer volume. In order to maintain economical stability, it has had to sell some beverage and snack items which promote transient traffic, as well as litter.



THE CITY OF POMONA

City Hall, 505 So. Garey Ave., Pomona, CA 91769

PLANNING DIVISION  
714/ 620-2191

I HEREBY REQUEST THE PLANNING COMMISSION APPROVE, PURSUANT TO SECTION .580 OF THE POMONA MUNICIPAL CODE, A

## CONDITIONAL USE PERMIT

for the construction of a new Shell Station to replace the existing  
(purpose of the Conditional Use Permit) Shell Station

on property described below:

ADDRESS: 1518 N. Garey  
LOCATION: N, S, (E) W side of Garey Ave./St.  
on corner of  
between Garey Ave./St. and Orange Grove Ave./St.  
DIMENSIONS: Width 140' Depth 141', 151' Sq.Ft. 24,400ft<sup>2</sup> or \_\_\_\_\_ Acres  
CURRENT ZONING: C-4  
EXISTING CURRENT DEVELOPMENT: Shell service station

APPLICANT: Shell Oil Company - James Jachetta, District Engineer

REASONS FOR YOUR CONDITIONAL USE PERMIT REQUEST: (If additional space is needed, attach additional sheets). Please explain in detail how your case conforms to the following:

1. Describe in detail the proposed use, operation of the proposed use and improvements to be made on the site (if any).

We propose to demolish the existing service station and replace it with a self serve gasoline facility with an attendant operated car wash. Structures will consist of a 50'x98' canopy, an 18'x30' car wash building, two 6'x9' public restrooms, a 6'x24' storage building and an 8'x24' cash booth. All buildings are to be steel.

2. Describe why the proposed use is necessary or desirable at this particular location.

We currently own and operate a service station at this location. We wish to upgrade it to a new facility.

3. Describe briefly why there is a need for such use and how it promotes the welfare of the community.

This project will replace an obsolete facility with a new modern operation that will better serve the community with faster service and more competitive pricing. The addition of a car wash to the primary business of gasoline sales will provide added convenience to community members seeking this service.

ITEM 3, 1b

RESOLUTION NO. 5814

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT PROPOSAL.

A. REQUEST:

1. APPLICATION FOR: Conditional Use Permit proposal.
2. APPLICANT: Shell Oil company.
3. LOCATION: Northeast corner Garey Ave. and Orange Grove.

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

The Planning Commission has considered the proposal related to Planning Commission Resolution #5784 as a "Service Station", and hereby removes the requirement for the wall on the northerly property line.

AYES: Crockett, Lopez, Manning, Carter, Willams Page  
NOES: None  
ABSENT: None

APPROVED AND PASSED this 9th day of November, 1983.

\_\_\_\_\_  
PLANNING COMMISSION CHAIRMAN

ATTEST:

\_\_\_\_\_  
PLANNING COMMISSION SECRETARY



VOTE: AYES: Crockett, Lopez, Manning, Carter,  
Williams, Page  
NOES: None  
ABSENT: Hill

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2) Cont to 10/26/83  
Approved: 6/0

ENVIRONMENTAL CLEARANCE, TENTATIVE TRACT #42075  
and CONDITIONAL USE PERMIT FOR FOUR SINGLE FAMILY  
LOTS.

APPLICANT: ANDEN GROUP

ADDRESS: SERRA DRIVE & AVENIDA RANCHEROS

STAFF PRESENTATION:

Staff recommended continuance; Zoning Committee  
concurred.

Mr. Kuo:

Explained the request and staff's reasons for the  
recommendation of a continuance.

MOTION:  
by Page  
second Manning

To continue this item to the meeting of October  
26, 1983.

VOTE: AYES: Crockett, Lopez, Manning, Carter,  
Williams, Page  
NOES: None  
ABSENT: Hill

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3) Resol. #5783  
Approved: 6/0

ENVIRONMENTAL CLEARANCE and CONDITIONAL USE PERMIT  
FOR SERVICE STATION.

Resol. #5784  
Approved: 4/2

APPLICANT: SHELL OIL COMPANY

ADDRESS: 1518 NORTH GAREY AVENUE

STAFF PRESENTATION:

Staff recommended approval; Zoning Committee  
concurred.

Mr. Kuo:

Explained the request and staff's reasons for the  
recommendation of approval; showed slides at the  
request of Commissioner Crockett.

Mr. Smothers:

Commented that we have received written comments  
from the Girl Scout Council which is located next  
to this property.

Mr. Lopez:

Asked if there is an entrance from the RTD parking  
from the alley.

Mr. Kuo: Stated yes, but that parking in the alley is illegal.

PUBLIC HEARING:

GARY DEMALY:  
2760 S. HARBOR BLVD.  
SANTA ANA  
Spoke as applicant's representative in favor of the proposal. Explained their request and what they are proposing to do. Stated he would answer questions that the commission may have.

Mr. Williams: Asked how many more cars would you service after you put in the car wash and change the architecture.

Mr. Demaly: Stated the same amount of cars.

Mr. Williams: Asked staff about the traffic situation.

Mr. Smothers: Explained.

Mr. Lopez: Asked about the wall that was mentioned in the letter from the Girl Scouts Council.

Mr. Smothers: Explained it is an existing wall the Girl Scouts would like preserved.

Mr. Demaly: Explained further about the wall and explained what they are trying to do to minimize the noise. In response to Commissioner Page's question explained the type of self service they would be operating.

PATRICIA NEWTON:  
1449 N. GIBBS  
Spoke as Girl Scouts Council representative, stated their concerns regarding ingress and egress, traffic problems and the wall. Stated that if the wall is built it would close in their visibility which would give them less security than the openness that they now have.

Mrs. Page: Asked how many evenings a week the Girl Scout Council have their nightly meetings.

Mrs. Newton: Stated she can't say the exact number.

CLOSE HEARING:

Mr. Manning: Asked staff on which side of the building will the wall be located.

Mr. Smothers: Stated along the interior property line on the north side.

Mr. Manning: Commented that he would like to see the existing landscape retained in that location.

Mrs. Crockett: Commented that leaving the wall out will be to everyone's advantage.

Mr. Williams: Commented that the real issue is if we can do something about the wall. Stated he would like to find out from the architect if it is feasible.

REOPEN PUBLIC HEARING:

Mr. Demaly: Stated that there is no reason why he cannot work with staff and Mrs. Newton to come up with some kind of compromise.

Mrs. Page: Asked where the vacuum units will be located.

Mr. Demaly: Showed Commissioners on the map.

Mrs. Page: Questioned why the vacuums are in one location and the car wash is in another.

Mr. Demaly: Explained.

Mrs. Newton: Commented more on the situation of the wall. Stated it would have a potential environmental impact and street graffiti.

CLOSE HEARING:

MOTION: To approve Environmental Clearance per Resolution  
by Page No. 5783.  
second Lopez

VOTE: AYES: Crockett, Lopez, Manning, Carter,  
Williams, Page  
NOES: None  
RESOL. #5783 ABSENT: Hill  
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MOTION: To approve Conditional Use Permit for service  
by Crockett station per Resolution No. 5784.  
second Page

VOTE: AYES: Crockett, Manning, Carter, Page  
NOES: Lopez, Williams  
RESOL. #5784 ABSENT: Hill  
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RESOLUTION 5783

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING AN ENVIRONMENTAL CLEARANCE.

A. REQUEST:

1. APPLICATION FOR: Environmental Clearance for self-serve gas station to be operated in conjunction with a car wash.
2. APPLICANT: Shell Oil Company.
3. LOCATION: 1518 North Garey Avenue.

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

It is hereby found and determined that this request for an Environmental Clearance be approved and a finding be made that the proposed project will not have a significant detrimental effect on the environment.

AYES: CROCKETT, LOPEZ, MANNING, CARTER, WILLIAMS, PAGE

NOES: NONE

ABSENT: HILL

APPROVED AND PASSED this 12th day of October, 1983.

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PLANNING COMMISSION CHAIRMAN

ATTEST:

\_\_\_\_\_  
PLANNING COMMISSION SECRETARY