



City of Pomona

# PLANNING COMMISSION STAFF REPORT

DEVELOPMENT SERVICES | PLANNING DIVISION

April 23, 2025

<b>FILE NO:</b>	CONDITIONAL USE PERMIT – CUP-001787-2024 A request for a Conditional Use Permit to allow an existing convenience store at an existing gasoline and service station to obtain a California Department of Alcoholic Beverage Control Type-20 (Off-Sale Beer and Wine) alcohol license.
<b>ADDRESS:</b>	22 Rio Rancho Road, APN: 8344-024-019
<b>APPLICANT:</b>	Joseph Karaki, Karaki Western States
<b>PROJECT PLANNER:</b>	Alan Fortune, Associate Planner
<b>ENVIRONMENTAL REVIEW:</b>	The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities) in that the project is consists of an existing convenience store.
<b>STAFF RECOMMENDATION:</b>	Deny File No. CUP-001787-2024 and adopt Draft Planning Commission Resolution No. 25-004 (Attachment No. 1)

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## Project Information:

<b>GENERAL PLAN DISTRICT:</b>	Transit Oriented District: Neighborhood	<b>ZONING:</b>	TOD1 [MM1-G1-CX1]
<b>TRANSECT:</b>	T5	<b>OVERLAY(S):</b>	N/A
<b>GENERAL PLAN DENSITY:</b>	80 dwelling units/acre max., 6 floors max.	<b>CURRENT LAND USES:</b>	Convenience store and gasoline station

## Project Summary:

The applicant, Joseph Karaki, is requesting to obtain a California Department of Alcohol Beverage Control (ABC) license, a Type-20 (Off-Sale Beer & Wine) at an existing gasoline and service station. A Conditional Use Permit is required to approve requests for the sale of alcohol pursuant to Section 540.D of the Pomona Zoning and Development Code. The project does not propose to conduct any exterior work or modifications to the existing structure.

## **Site History:**

### General Location

The subject site consists of one parcel at approximately 65,958 square feet (1.51 acres) in area at the southeast corner of Rio Rancho Road and Auto Center Drive. It is developed with a gasoline station consisting of a 3,072 square foot convenience store and a 3,670 square foot canopy, a 500 square foot drive-through mechanical car wash, and a 2,800 four-bay automobile repair facility. All structures on the property were constructed in 1999. The subject site is currently occupied by a 76 Gasoline Station and Food Mart. Site Photographs have been provided as Attachment No. 2.

### Adjacent Land Uses and Current Zoning Designations

The subject site is located within the TOD1 [MM1-G1-CX1] Zoning District, as are the properties to the east, west and south. The property directly adjacent to the east is a McDonald's restaurant with a drive-through. Across Auto Center Drive to the west is the Pomona Kia car dealership. The properties across Rio Rancho Road to the north are all within the TOD5 [MM1-SH1-CX4] and consist of a commercial development known as the "Rio Rancho Towne Center." Nearby at 805 Rio Rancho Road is an Arco Gasoline Station with an AMPM Convenience Store. This convenience store has a Type-20 (Off-Sale Beer and Wine) alcohol license. Farther east is the RND1 [HM1-N1-R1] Zoning District consisting of single-family homes. These nearby single-family residential properties are separated from the subject site by a storm drain easement of approximately 53 feet while the nearest single-family house is located approximately 265 feet away.

Two (2) City Parks within the vicinity of the subject site; Powers Park is located approximately 810 feet to the south while Martin Luther King, Jr. Park is located approximately 800 feet to the north.

Two (2) schools are located nearby as well with Lexington Elementary School located approximately 735 feet to the north and Garey High School approximately 1,445 feet (0.27 miles) to the northeast.

## **Land Use History and Existing Entitlements:**

In 1999, the Planning Commission approved a conditional use permit allowing the establishment of the service station and convenience store with automobile repair and an automatic car wash. That same year, the Planning Commission approved a variance to allow for the reduction of required landscape planter widths. The buildings on site were constructed in 1999 and granted certificates of occupancy in 2000.

In 2006, the Planning Commission denied a conditional use permit (CUP 06-012) request for the introduction of a Type-20 (Off-Sale Beer and Wine) alcohol license to the existing food mart. In 2008, the Planning Commission again denied a separate conditional use permit (CUP 08-002) request to add a Type-20 (Off-Sale Beer and Wine) alcohol license to the existing convenience store.

## **Staff's Analysis:**

The applicant is requesting a Type-20 (Off-Sale Beer & Wine) in conjunction with an existing convenience store. According to California Department of Alcoholic Beverage Control (ABC), a Type-20 Alcohol License is "issued to retail stores, [Type-20] authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises."

### Proposed Operations

1. **Services:** Existing convenience store at an existing gasoline station. The convenience store is approximately 3,072 square feet. There is a separate car wash and automobile repair establishment at the rear of the property behind the subject building. The convenience store is open 24/7.
2. **Alcohol:** Request for a Type-20 (Off-Sale Beer & Wine) alcohol license. The establishment proposes selling beer and wine for consumption off the premises. Project Plans have been provided as Attachment No. 3.
3. **Number of On-Site Parking:** 24 on-site vehicle parking spaces
4. **Exterior Modifications:** There are no exterior modifications being considered as part of this request.
5. **Interior Modifications:** There are no interior modifications being considered as part of this request. The submitted site and floor plans show the existing building with the proposed areas for alcohol storage, sale, and display.

### ABC Undue Concentration

The California Department of Alcoholic Beverage Control (ABC) defines “undue concentration” as either 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 crime data.

### ABC Census Data Analysis

The threshold for number of licenses is based on a ratio of the number of alcohol licenses to population within the Census Tract, in relation to the Los Angeles County average. According to the guidelines established by ABC, a total of four (4) off-sale licenses are authorized in the subject Census Tract No. 4030.00 before the tract is deemed to have undue concentration. Nearby Census Tract 4033.18 is also included in the analysis below.

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

Census Tract	Off-Sale Permitted	Off-Sale Existing
4030.00 (Subject Tract)	4	5*
4033.18	4	2

Because the subject Census Tract No. 4030.00 has a total of five (5) off-sale alcohol licenses and exceeds the available number of off-sale alcohol establishments set by ABC before the tract reaches undue concentration

by one (1), the project site is therefore located in an area that has “undue concentration.” However, one of these establishments is held by the now-closed Rite-Aid Pharmacy formerly located at 2059 S. Garey Avenue. Therefore the census tract is at capacity and approving this CUP would make the census tract have an “undue concentration”. A Proximity Map detailing the locations of all off-sale alcohol establishments within the subject and neighboring census tracts has been provided as Attachment No. 4.

The off-sale alcohol licenses within the subject Census Tract 4030.00 are:

- 805 Rio Rancho Road, AM/PM, Arco Gasoline Station (Type-20)
- 701 Rio Rancho Road, Target (Type-20)
- 2001 S. Garey Avenue, Cardenas Market (Type-21)
- 1076 W. Phillips Boulevard, La Pomona Market (Type-20) *Approved for Type-21 on November 27, 2024*
- 2059 S. Garey Avenue, Rite-Aid Pharmacy (Type-21) *Inactive; closed*

Additionally, the proposed establishment is located at the boundary with the neighboring Census Tract No. 4033.18. The neighboring census tract has only two (2) existing off-sale alcohol establishments (Wal-Mart and WinCo), and one (1) approved, but not yet operating establishment, which is fewer than the available number of licenses set by ABC before the tract reaches undue concentration by one (1) license.

The off-sale alcohol licenses within the neighboring Census Tract 4033.18 are:

- 80 Rio Rancho Road, Wal-Mart (Type-21)
- 90 Rio Rancho Road, WinCo (Type-21)
- 42 Rio Rancho Road, Circle K, Chevron Gasoline Station (Type-20) *Not yet operating; approved on September 14, 2022*

The nearest property with an off-sale alcohol establishment to the subject site is the AM/PM convenience store (Type-20) at the Arco Gasoline Station at 805 Rio Rancho Road. The subject property is located approximately 270 feet from the Arco property while the structure of the subject convenience store is approximately 480 feet from the AM/PM building. The next nearest off-sale alcohol establishment is Target (Type-20) located directly across Rio Rancho Road, with the property being 108 feet from the subject site and the building being approximately 550 feet away. The Cardenas Market is located approximately 1,650 feet away when measured between buildings.

The future Circle K and Chevron Gasoline Station (Type-20) site is located across the CA-71 Freeway approximately 1,060 feet away, while the Wal-Mart (Type-21) is located 1,120 feet from the subject site. The WinCo is approximately 2,700 feet from the subject site.

### Crime Data Analysis

The threshold for designating a “high crime” district is 134 crimes or above for 2024. The subject site is located in Police Reporting District No. 83, which recorded a total of 440 crimes including Group A and Group B crimes. Per ABC’s definition, the designation of the reporting district as high crime means that there is also an undue concentration in the subject site’s census tract. Included in Table 2 are the Police Department crime statistics for the subject district and adjacent districts.

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#### Police Reporting Districts

#### 2023 Part A & Part B

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**Project Site**  
**83\***

**440\***

72	1
73*	200*
75	12
81	67
82	58
84*	298*
85*	366*
88*	139*

\*Indicates a “High Crime” Reporting District

Because the recorded number of crimes within the subject police reporting district in 2024 was greater than the 134-crime threshold for that year, Police Reporting District No. 83 is designated as “high-crime.”

Of the 440 crimes that were recorded for the year of 2024 within the subject Police Reporting District No. 83, a total of 219 are attributed to shoplifting while three (3) are attributed to driving under the influence. No liquor law violations were recorded within this police reporting district.

Staff has requested additional vehicle collision data from the Police Department and has not received the data at time of publishing.

#### Public Convenience and/or Necessity

Pursuant to ABC’s definitions, the project site is in an area with “undue concentration” because it is both located within a crime-reporting district that is designated as “high crime” and within a census tract where the number of available off-sale alcohol licenses (as determined by ABC) has been exceeded. Therefore, because the area has an undue concentration of off-sale alcohol establishments, a finding of Public Convenience or Necessity (PCN) will be required prior to the applicant submitting for a license to ABC at this property. 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.

This area of Pomona has multiple existing off-sale alcohol establishments in close proximity to the subject site. Five (5) grocery stores and large retail establishments (Target, Cardenas Market, Food 4 Less, Wal-Mart, and WinCo), as well as two (2) gasoline station convenience stores (AM/PM and Circle K) are all within one-half mile from the subject site. Due to the number of options of nearby off-sale alcohol establishments, the area does not have a particular necessity for an additional Type-20 off-sale alcohol license, nor would an additional alcohol license substantially increase the convenience of obtaining alcohol in this area. Therefore, Staff recommends that the Planning Commission deny the conditional use permit request and make findings that public convenience or necessity cannot be made to support the request (Attachment No. 1).

### Applicable Standards for Alcohol, Off-Sale

The following list of operational standards and conditions of approval will only be applicable to the subject site and establishment should the requested Conditional Use Permit (CUP-001787-2024) be approved.

#### **Section 540.D.2.a – 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.

## **Section 540.D.2.c – Alcohol, Off-Sale**

### **1. 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.

### **2. Hours**

- i. The establishment must only sell alcohol under the Type-20 (Off-Sale Beer and Wine) 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.

## **Conclusion and Recommendation**

The applicant is proposing to introduce an off-sale alcohol establishment to the existing convenience store at 22 Rio Rancho Road in an area that has an undue concentration of like alcohol establishments and is in an area that is designated as "high-crime." The nearest similar use of a convenience store with a Type-20 alcohol license is located less than 500 feet away at 805 Rio Rancho Road within the Arco Gasoline Station and AMPM Convenience Store. Separately, due to the number of options of nearby off-sale alcohol establishments, Staff does not believe that the area has a particular necessity for an additional Type-20 off-sale alcohol license, nor would an additional alcohol license substantially increase the convenience of obtaining alcohol in this

area. Staff determines that the introduction of an additional alcohol license to this area is inconsistent with the General Plan, therefore Staff recommends that the Planning Commission deny the requested conditional use permit for a Type-20 (Off-Sale Beer and Wine) alcohol license.

**Required Findings:**

A Conditional Use Permit must be acted upon by the Approving Authority 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 Pomona Zoning and Development Code for a Conditional Use Permit are contained in the attached Draft Planning Commission Resolution No. 25-004 (Attachment No. 1).

**Attachments:**

1. Draft Planning Commission Resolution No. 25-004
2. Site Photographs
3. Project Plans
4. Proximity Map
5. Public Hearing Notice & Radius Map

**PC RESOLUTION NO. 25-004**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA DENYING A CONDITIONAL USE PERMIT TO ALLOW FOR A TYPE-20 (OFF-SALE BEER & WINE) ALCOHOL LICENSE AT AN EXISTING CONVENIENCE STORE ON A PROPERTY LOCATED AT 22 RIO RANCHO ROAD (APN: 8344-024-019)**

**WHEREAS**, the applicant, Joseph Karaki, has filed an application for a Conditional Use Permit (CUP-001787-2024) requesting to allow an existing convenience store at a gasoline station to obtain a Type-20 (Off-Sale Beer and Wine) Alcohol License on a property located at 22 Rio Rancho Road;

**WHEREAS**, the subject site is located within the TOD1 Zoning District;

**WHEREAS**, the subject site is designated as “Transit Oriented District: Neighborhood” Place Type as well as “T5” Transect Zone by the City’s General Plan;

**WHEREAS**, pursuant to Section 520 and Section 1160.D of the Pomona Zoning and Development Code, which identifies certain land uses, activities, and facilities to obtain a Conditional Use Permit to establish alcohol sales use; approval of the Planning Commission is required to approve a Conditional Use Permit and to impose reasonable conditions upon the approval of the application;

**WHEREAS**, the Planning Commission of the City of Pomona has, after giving public notice, thereof as required by law, held a public hearing on April 23, 2025, concerning the requested Conditional Use Permit (CUP-001787-2024); 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.** 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 2.** In accordance with Section 1160.D. of the Pomona Zoning and Development Code, a Conditional Use Permit must be acted upon by the 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 below-listed findings, and giving supporting reasons for each finding. The

application may be approved if all of the following findings are made. Based on consideration of the whole record before it, including but not limited to, 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 site is located within the TOD1 [MM1-G1-CX1] Zoning District. The General Plan designates the subject property as a Transit Oriented District: Neighborhood. Transit Oriented Districts will feature a mix of uses with retail, commercial and civic activity on the ground floor and housing, lodging, or workplace uses above. Transit oriented district “cores” are closest to major transit stops and have the greatest intensity and widest range of uses while the surrounding transit-oriented district “neighborhoods” are less intense and more housing oriented.

The scale and the use of the existing Food Mart convenience store is not consistent with the intended land use scale and intensity. The issuance of an alcohol license will support the existing convenience store and gasoline station, both of which are automobile-oriented uses that are not consistent with the policies and goals of the Transit Oriented District: Neighborhood Place Type or the TOD1 Zoning District. Therefore, the project does not meet this criterion.

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.*

*Goal 6B. G4. Ensure that transit oriented districts are walkable, active, and well integrated into surrounding city districts and neighborhoods.*

The granting of a Type-20 alcohol license for the convenience store at the existing 76 gasoline and service station will not support the Transit Oriented District: Neighborhood Place Type. The presence of an alcohol license would further intensify the use on the existing site, a gasoline station and automobile repair facility, both of which are inherently automobile oriented uses that run counter to the goals and intent of the Transit Oriented District. Automobile oriented uses, such as the gasoline station and automobile repair facility, do not increase the walkability of the surrounding neighborhood, as Goal 6B.G4 calls for. Therefore, the proposed use at the proposed location is not consistent with the goals and policies of the General Plan and the project does not meet this criterion.

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 project is located within the TOD1 [MM1-G1-CX1] Zoning District. The Transit Oriented Districts (TOD) are the most active and walkable zoning districts in the city and feature development types of medium to large scale development. These districts encourage buildings with a mix of uses with retail, commercial and civic activity on the ground story. The Zoning and Development Code describes the TOD1 Zoning District as “sites with mid-rise buildings up to 6 stories tall, located close to the street with somewhat active ground stories, and residential and minimal commercial primary uses.” The introduction of an alcohol license to the existing uses of a gasoline station, convenience store, and automobile repair facility is not consistent with the objectives of the Zoning and Development Code. Therefore, the project meets this criterion.

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 proposed project is requesting a Type-20 for off-sale alcohol and the operations of the site would be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood or are injurious to property as the request would add an additional off-sale alcohol establishment in an area that is a high crime area, overconcentrated with alcohol licenses, and already provides convenience for the public in obtaining alcohol. The subject site is also located near to single family homes approximately 53 feet away. Therefore, the proposed request would be detrimental to the health, safety, or general welfare to the surrounding neighborhood or residents. Therefore, the project does not meet this criterion.

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 request of for an additional off-sale alcohol use will create a cumulative impact that is detrimental to the property and improvements within the vicinity as well as being detrimental to the health, safety, and general welfare of persons residing in the surrounding neighborhood as this request would increase the number of alcohol establishments in an area that is already unduly over-concentrated with off-sale alcohol licenses and is an area designated as high-crime. Therefore, the project does not meet this criterion.

**SECTION 3.** Based upon the above findings, the Planning Commission hereby denies Conditional Use Permit (CUP-001787-2024).

**SECTION 4.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

**APPROVED AND PASSED THIS 23<sup>rd</sup> DAY OF APRIL, 2025.**

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MARCOS MOLINA  
PLANNING COMMISSION  
CHAIRPERSON

**ATTEST:**

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GEOFFREY STARNES, AICP, AIA, LEED AP  
PLANNING COMMISSION SECRETARY

**APPROVED AS TO FORM:**

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MARCO A. 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."



**K A R A K I | WESTERN STATES**

4887 E. LA PALMA AVE. STE 704 ANAHEIM CA 92807  
T: 714-695-9300 F: 714-693-1002 WWW.WESTERNSEC.COM

# PHOTOGRAPH EXHIBIT



**KARAKI | WESTERN STATES**

4887 E. LA PALMA AVE. STE 704 ANAHEIM CA 92807

T: 714-695-9300 F: 714-693-1002 WWW.WESTERNSEC.COM



**PROJECT SITE AERIAL PHOTO (GOOGLE)**

**PROJECT:** 76 GAS STATION W/ CONVENIENCE STORE (ABC TYPE-20 OFF-SALE BEER & WINE)

**PROJECT ADDRESS:** 22 RIO RANCHO ROAD, BLDG #1, POMONA, CA 91766



**KARAKI | WESTERN STATES**

4887 E. LA PALMA AVE. STE 704 ANAHEIM CA 92807  
T: 714-695-9300 F: 714-693-1002 WWW.WESTERNSEC.COM

## PROJECT SITE PHOTOS



**1.PROJECT SITE – NORTH (Canopy)**



**2. PROJECT SITE – NORTH (Convenience Store)**



## **KARAKI | WESTERN STATES**

4887 E. LA PALMA AVE. STE 704 ANAHEIM CA 92807  
T: 714-695-9300 F: 714-693-1002 WWW.WESTERNSEC.COM



**3. PROJECT SITE – EAST (Convenience Store)**



**4. PROJECT SITE – West (Convenience Store)**



## **KARAKI | WESTERN STATES**

4887 E. LA PALMA AVE. STE 704 ANAHEIM CA 92807  
T: 714-695-9300 F: 714-693-1002 WWW.WESTERNSEC.COM



**5. PROJECT SITE – South (Rear- Convenience Store)**



**6. ADJACENT PROPERTIES – Southwest (Pomona Kia @ Auto Center Drive)**



## **KARAKI | WESTERN STATES**

4887 E. LA PALMA AVE. STE 704 ANAHEIM CA 92807  
T: 714-695-9300 F: 714-693-1002 WWW.WESTERNSEC.COM



### **7. ADJACENT PROPERTIES – West (Carl's Jr. @ Rio Rancho road)**



### **8. ADJACENT PROPERTIES – North (Target @ Rio Rancho road)**



## **KARAKI | WESTERN STATES**

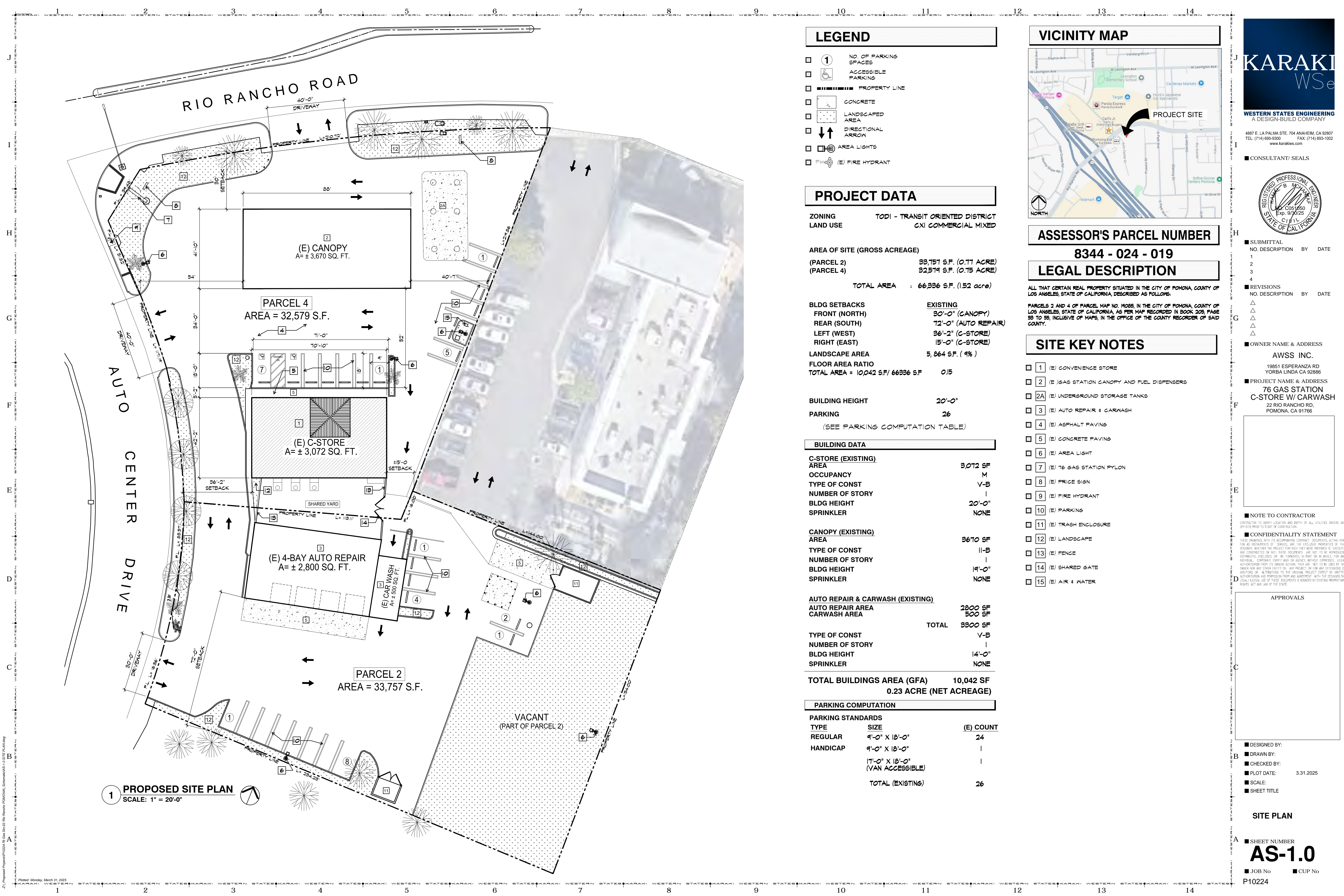
4887 E. LA PALMA AVE. STE 704 ANAHEIM CA 92807  
T: 714-695-9300 F: 714-693-1002 WWW.WESTERNSEC.COM



### **9. ADJACENT PROPERTIES – East (McDonalds)**



### **10. ADJACENT PROPERTIES – South (Auto Shop)**



1 PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"

LEGEND

- 1 NO. OF PARKING SPACES
- ACCESSIBLE PARKING
- PROPERTY LINE
- CONCRETE
- LANDSCAPED AREA
- DIRECTIONAL ARROW
- AREA LIGHTS
- FIRE (E) FIRE HYDRANT

PROJECT DATA

ZONING LAND USE TODI - TRANSIT ORIENTED DISTRICT  
CX1 COMMERCIAL MIXED

AREA OF SITE (GROSS ACREAGE)  
(PARCEL 2) 33,757 S.F. (0.77 ACRE)  
(PARCEL 4) 32,579 S.F. (0.75 ACRE)  
TOTAL AREA : 66,336 S.F. (1.52 acre)

BLDG SETBACKS EXISTING  
FRONT (NORTH) 30'-0" (CANOPY)  
REAR (SOUTH) 72'-0" (AUTO REPAIR)  
LEFT (WEST) 36'-2" (C-STORE)  
RIGHT (EAST) 15'-0" (C-STORE)  
LANDSCAPE AREA 5,864 S.F. ( 9% )  
FLOOR AREA RATIO  
TOTAL AREA = 10,042 S.F./ 66336 S.F 0.15

BUILDING HEIGHT 20'-0"  
PARKING 26  
(SEE PARKING COMPUTATION TABLE)

BUILDING DATA

C-STORE (EXISTING)  
AREA 3,072 SF  
OCCUPANCY M  
TYPE OF CONST V-B  
NUMBER OF STORY 1  
BLDG HEIGHT 20'-0"  
SPRINKLER NONE

CANOPY (EXISTING)  
AREA 3,670 SF  
TYPE OF CONST II-B  
NUMBER OF STORY 1  
BLDG HEIGHT 14'-0"  
SPRINKLER NONE

AUTO REPAIR & CARWASH (EXISTING)  
AUTO REPAIR AREA 2800 SF  
CARWASH AREA 500 SF  
TOTAL 3300 SF

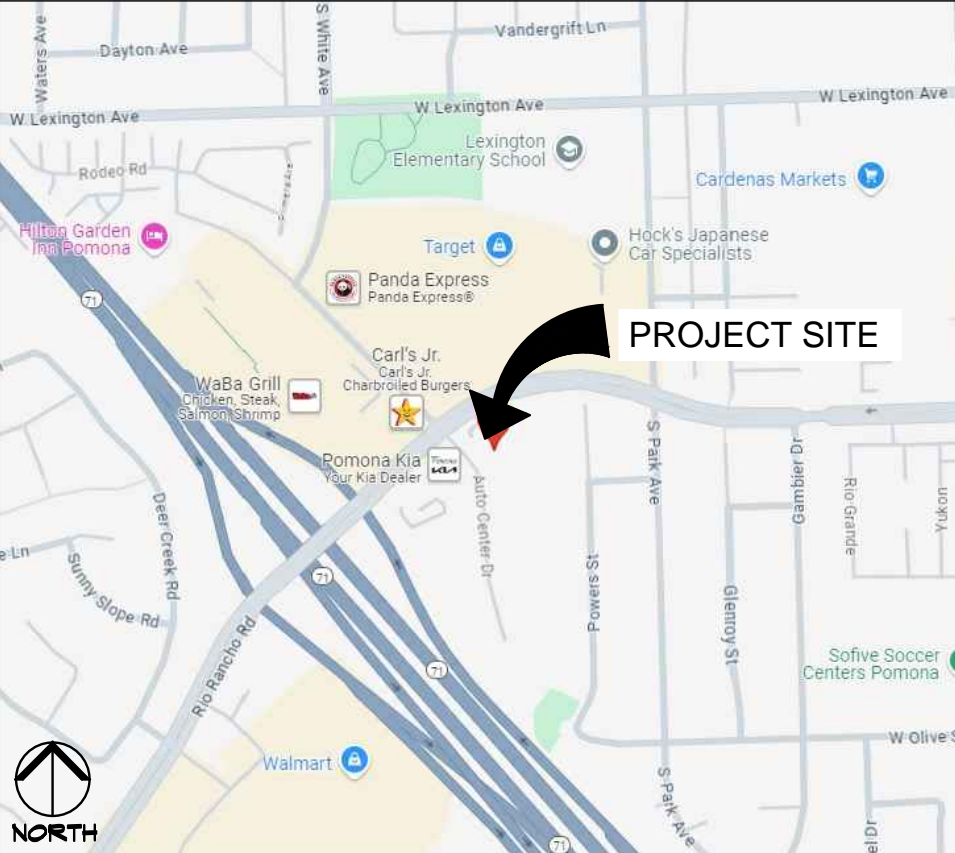
TYPE OF CONST V-B  
NUMBER OF STORY 1  
BLDG HEIGHT 14'-0"  
SPRINKLER NONE

TOTAL BUILDINGS AREA (GFA) 10,042 SF  
0.23 ACRE (NET ACREAGE)

PARKING COMPUTATION

PARKING STANDARDS	SIZE	(E) COUNT
TYPE		
REGULAR	9'-0" X 18'-0"	24
HANDICAP	9'-0" X 18'-0"	1
	17'-0" X 18'-0" (VAN ACCESSIBLE)	1
TOTAL (EXISTING)		26

VICINITY MAP



ASSESSOR'S PARCEL NUMBER

8344 - 024 - 019  
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCELS 2 AND 4 OF PARCEL MAP NO. 14025, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 205, PAGE 58 TO 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE KEY NOTES

- 1 (E) CONVENIENCE STORE
- 2 (E) GAS STATION CANOPY AND FUEL DISPENSERS
- 2A (E) UNDERGROUND STORAGE TANKS
- 3 (E) AUTO REPAIR & CARWASH
- 4 (E) ASPHALT PAVING
- 5 (E) CONCRETE PAVING
- 6 (E) AREA LIGHT
- 7 (E) 76 GAS STATION PYLON
- 8 (E) PRICE SIGN
- 9 (E) FIRE HYDRANT
- 10 (E) PARKING
- 11 (E) TRASH ENCLOSURE
- 12 (E) LANDSCAPE
- 13 (E) FENCE
- 14 (E) SHARED GATE
- 15 (E) AIR & WATER

KARAKI  
WSe  
WESTERN STATES ENGINEERING  
A DESIGN-BUILD COMPANY  
4887 E. LA PALMA STE. 704 ANAHEIM, CA 92807  
TEL: (714) 695-9300 FAX: (714) 693-1002  
www.karakivis.com

CONSULTANT/ SEALS  
REGISTERED PROFESSIONAL ENGINEER  
KARAKI B. MCHIEF  
C051750  
Exp. 9/30/25  
STATE OF CALIFORNIA

SUBMITTAL  
NO. DESCRIPTION BY DATE  
1  
2  
3  
4  
REVISIONS  
NO. DESCRIPTION BY DATE  
1  
2  
3  
4  
OWNER NAME & ADDRESS  
AWSS INC.  
19851 ESPERANZA RD  
YORBA LINDA CA 92886

PROJECT NAME & ADDRESS  
76 GAS STATION  
C-STORE W/ CARWASH  
22 RIO RANCHO RD,  
POMONA, CA 91766

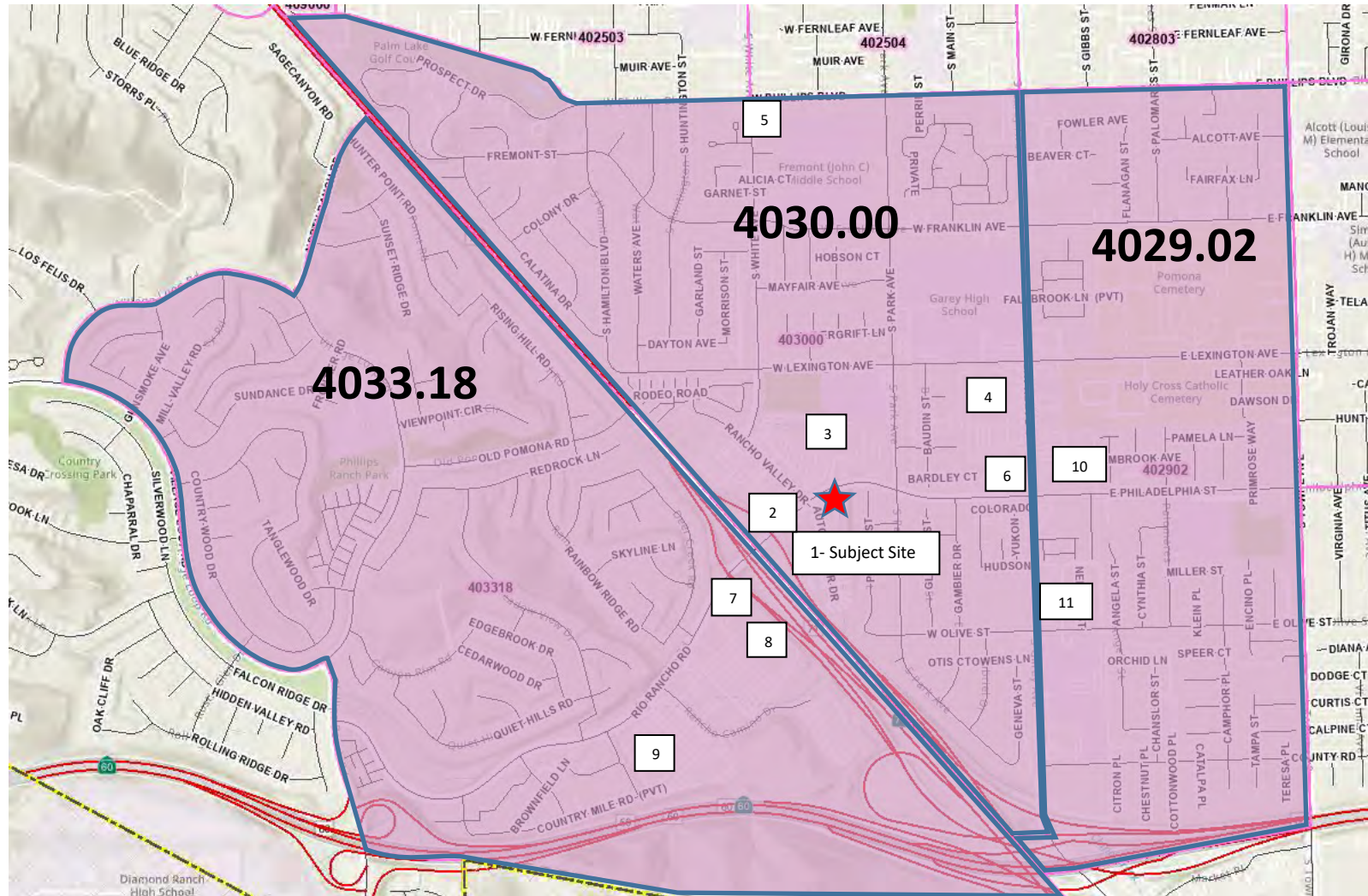
NOTE TO CONTRACTOR  
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND  
ON-SITE PRIOR TO START OF CONSTRUCTION.  
CONFIDENTIALITY STATEMENT  
THESE DRAWINGS, BEING THE PROPERTY OF WESTERN STATES ENGINEERING, ARE NOT TO BE REPRODUCED,  
COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN  
AUTHORIZATION OF WESTERN STATES ENGINEERING. ANY UNAUTHORIZED REPRODUCTION OR  
USE OF THESE DRAWINGS FOR ANY OTHER PROJECT IS STRICTLY PROHIBITED. THE  
OWNER AND CONTRACTOR AGREE TO HOLD WESTERN STATES ENGINEERING HARMLESS  
FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING  
REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY WESTERN STATES  
ENGINEERING AS A RESULT OF SUCH UNAUTHORIZED REPRODUCTION OR USE.

APPROVALS  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
PLOT DATE: 3.31.2025  
SCALE:  
SHEET TITLE

SITE PLAN  
SHEET NUMBER  
AS-1.0  
JOB No CUP No  
P10224



# Nearby Off-Sale Licenses



Subject Census Tract 4030.00	Census Tract 4033.18	Census Tract 4029.02
<ol style="list-style-type: none"> <li>Food Mart/76 Gas Station – 22 Rio Rancho Rd. (<b>Proposed Type 20</b>)</li> <li>AM PM/Arco Gas Station – 805 Rio Rancho Rd. (Type 20)</li> <li>Target – 701 Rio Rancho Rd. (Type 20)</li> <li>Cardenas Market – 2001 S. Garey Ave. (Type 21)</li> <li>La Pomona Market – 1076 W. Phillips Blvd. (Type 20) <b>Approved for Type 21</b></li> <li>Rite-Aid Pharmacy – 2059 S. Garey Ave. (Types 21) <b>Closed</b></li> </ol>	<ol style="list-style-type: none"> <li>Circle K/Chevron – 42 Rio Rancho Rd. (Type 20) <b>Not yet operating</b></li> <li>Wal-Mart – 80 Rio Rancho Rd. (Type 21)</li> <li>WinCo – 90 Rio Rancho Rd. (Type 21)</li> </ol>	<ol style="list-style-type: none"> <li>Food 4 Less – 2090 S. Garey Ave. (Type 21)</li> <li>La Fiesta Market – 2290 S. Garey Ave (Type 20)</li> </ol>
5 licenses existing (4 permitted)	2 licenses existing (4 permitted)	2 licenses existing (4 permitted)



City of Pomona

## NOTICE OF PUBLIC HEARING FOR THE POMONA PLANNING COMMISSION

**This is not a citation (Esta no es una citación). Para Información en Español, llame (909) 620-2441.**

The Planning Commission is holding a public hearing on the project described below. You are receiving this notice because your property is located near the project, the project may directly, or indirectly affect you, or because you have requested to be notified.

**Project Location:** 22 Rio Rancho Road, APN: 8344-024-019

**Project:** CUP-001787-2024. A request for a Conditional Use Permit to allow an existing convenience store at a gasoline station to obtain a California Department of Alcoholic Beverage Control Type-20 (Off-Sale Beer and Wine) alcohol license.

**Applicant:** Joseph Karaki, Karaki Western States

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities) in that the project consists of an existing convenience store with no proposed expansions.

The Planning Commission Public Hearing will be held in-person:

**Meeting Date & Time:** Wednesday, April 23, 2025 at 7:00 P.M.

**Meeting Location:** City Council Chambers, 505 South Garey Avenue, Pomona, California 91766

For questions or concerns regarding this project, or if you wish to review the project file, please contact:

**Project Planner:** Alan Fortune, Associate Planner. Phone: (909) 620-2449 or Email: [Alan.Fortune@pomonaca.gov](mailto:Alan.Fortune@pomonaca.gov)

or visit the Planning Division at Pomona City Hall located at:

505 South Garey Avenue, Pomona, CA 91766

Monday – Thursday: 7:30 a.m. to 6:00 p.m.

Any interested individual may appear in person or by agent at the Planning Commission public hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available on or about April 17, 2025, 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 above.

**Para Información en Español, llame (909) 620-2441.**

Written comments may be submitted to [devservicescomments@pomonaca.gov](mailto:devservicescomments@pomonaca.gov) by 5:30 P.M. the day of the hearing. Please title your email "Planning Commission Public Comment April 23, 2025". Comments received via email will be made a part of the official record of the meeting.

If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

Date:

4/8/2025

Signature:

Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager

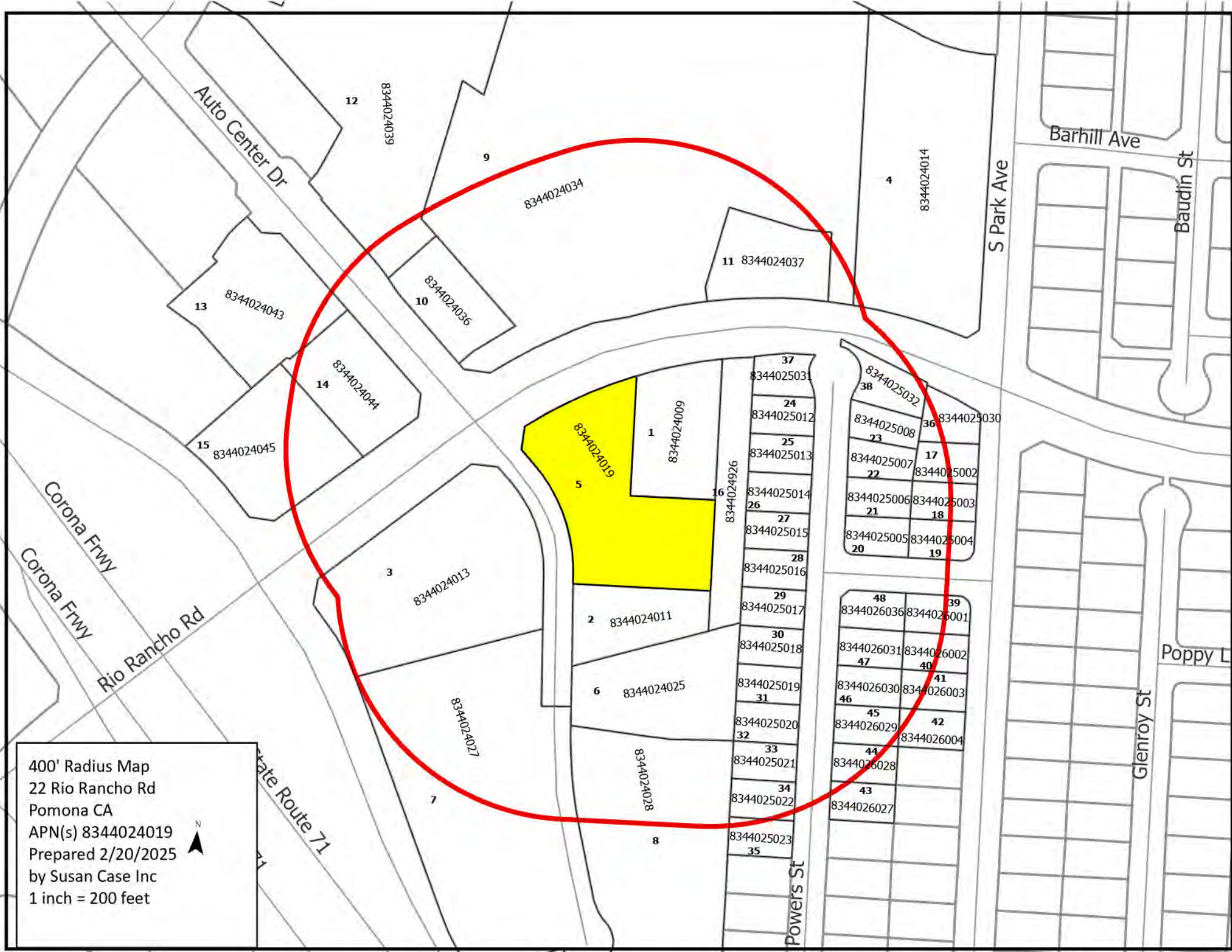
505 SOUTH GAREY AVENUE, POMONA, CA 91766

T: 909.620.2191

WWW.POMONACA.GOV

The City of Pomona is noticing for a public hearing for a request of a Conditional Use Permit to allow an existing convenience store at a gasoline station to obtain a California Department of Alcoholic Beverage Control Type-20 (Off-Sale Beer and Wine) alcohol license. The Applicant is Joseph Karaki, Karaki Western States. The address is 22 Rio Rancho Road, 8344-024-019. The City case file is CUP- 001787-2024. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities) in that the project is an existing convenience store with no proposed expansions. The public hearing will take place at the regular meeting of the Planning Commission on Wednesday, **April 23, 2025** at 7:00 p.m., in-person at the City Council Chambers located at 505, S. Garey Avenue, Pomona CA 91766. The agenda will be posted on the website at least six days prior to the meeting date and time. Written comments may be submitted to DevServicesComments@pomona.gov, by 5:30 p.m. the day of the hearing. Please title your email "Planning Commission Public Comment **April 23, 2025**." Please direct questions about this matter to Alan Fortune, Associate Planner at alan.fortune@pomona.gov or at (909) 620-2449. 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) 620-2441.

**Inland Valley Daily Bulletin**  
**Published: 4/11/25**



400' Radius Map  
22 Rio Rancho Rd  
Pomona CA  
APN(s) 8344024019  
Prepared 2/20/2025  
by Susan Case Inc  
1 inch = 200 feet



**SUSAN W. CASE, INC.**  
4000 BARRANCA PKWY #250  
IRVINE CA 92604  
PHONE OR TEXT (949) 494-6105  
*orders@susancaseinc.com*

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## Certificate of Preparation

The attached list includes the names and addresses of all property owners within 400' and occupants within 400' from the exterior boundaries of the following addresses/APNs.

ADDRESS: 22 RIO RANCHO RD POMONA

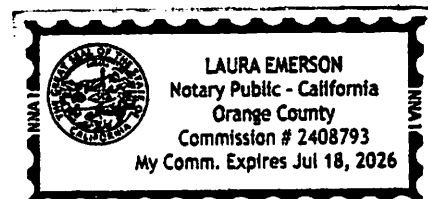
APNs: 8344-024-019

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available resources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service, is therefore, a possibility.

Susan W. Case, Inc. is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



Charles Emerson  
Susan W. Case, Inc.  
*orders@susancaseinc.com*



Date: 02/20/2025

