



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

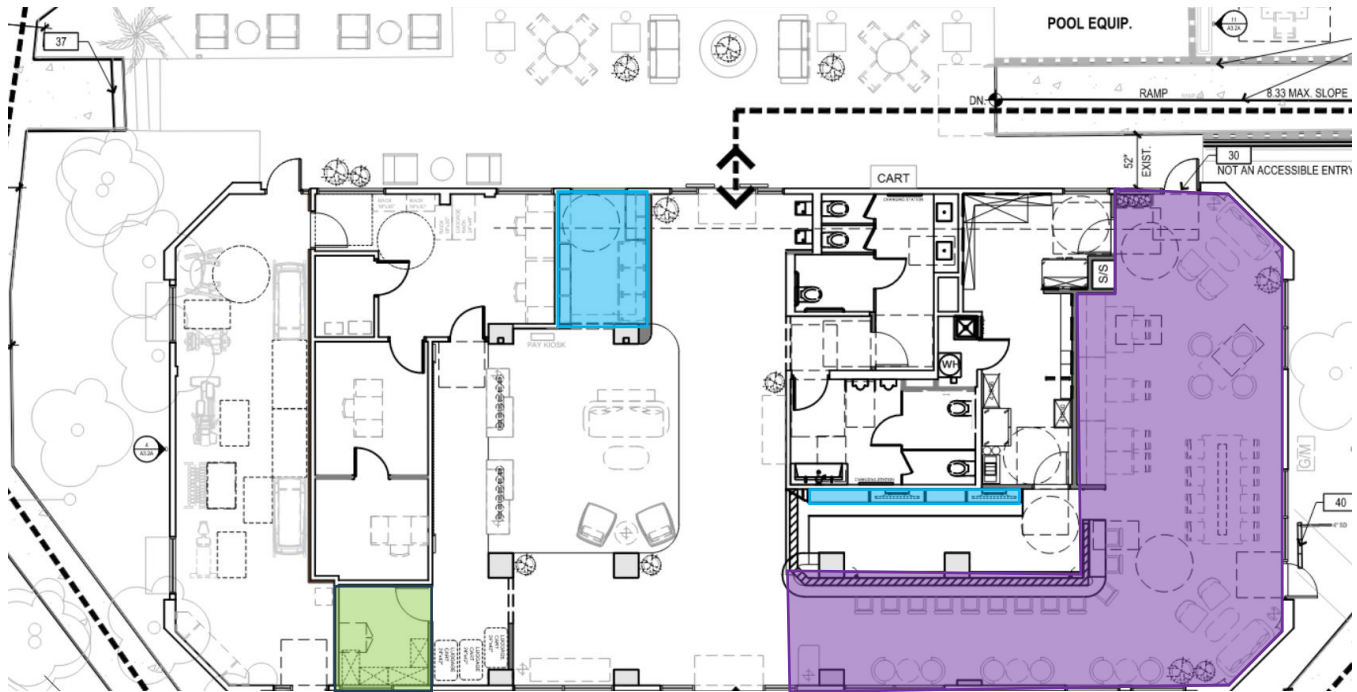
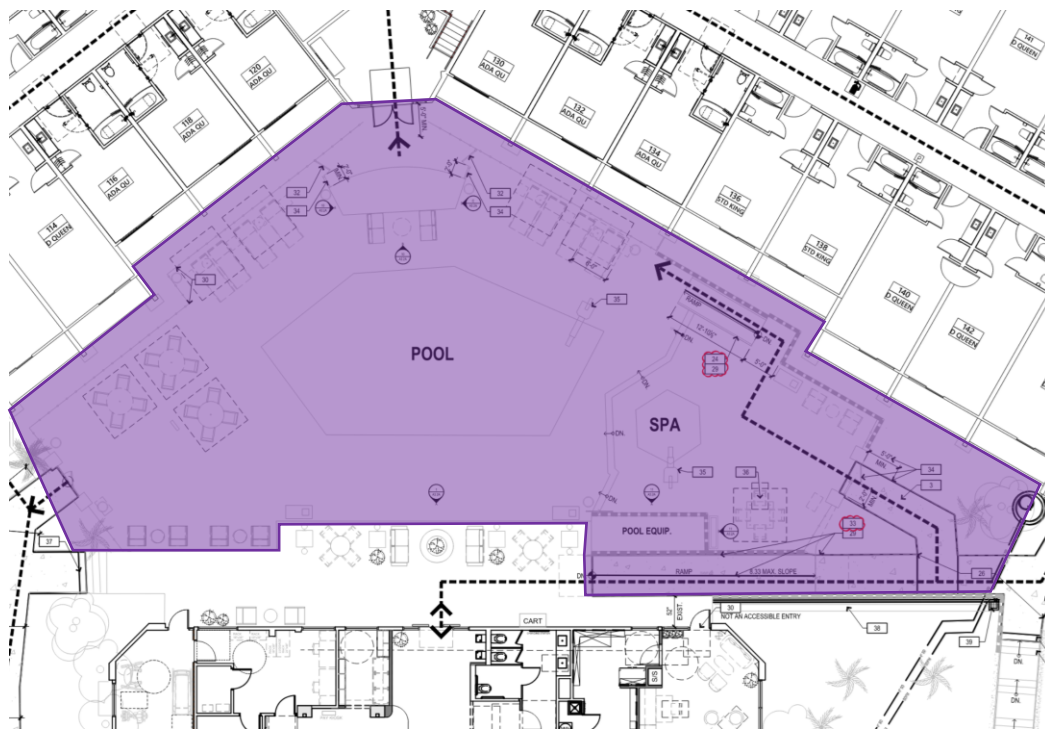


Figure 2. Proposed Floor Plan – Outdoor Dining

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)
40900.00 (Subject Tract)	4	7	Vita Italian Bar & Grill, 3101 W. Temple Ave Type-47 (On-Sale, General – Eating Place); Type-57 (Special On-Sale, General); and Type-68 (Portable Bar) Thee Chateau Banquet Hall, 1700 W. Holt Ave Type-47 (On-Sale, General – Eating Place)
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 & Grill, 12 Rancho Camino Dr Type-41 (On-Sale, Beer and Wine)</p> <p>J Sushi & 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)

Police Reporting District	2025 Threshold – 122	Offenses
58 Subject District	160*	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"> • Improper turning – 2 • Unsafe starting and backing – 2 • Unsafe speed – 1
W. Temple Ave and Mission Blvd	5	<ul style="list-style-type: none"> • Improper turning – 2 • Traffic signals and signs – 2 • Unsafe speed – 1
W. Temple and Valley Blvd	5	<ul style="list-style-type: none"> • Improper turning – 2 • Unsafe starting and backing - 2 • Unsafe speed – 1

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

PC RESOLUTION NO. 26-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (CUP 000610-2025) TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES (ON-SALE GENERAL – TYPE-47 ABC LICENSE) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTURANT AND HOTEL AT 3200 W. TEMPLE AVENUE WITHIN THE TRANSIT ORIENTED DISTRICT 1 – CANNABIS OVERLAY (APN: 8710-014-056).

WHEREAS, the applicant, Brett Engstrom, has submitted an application for Conditional Use Permit (CUP 000610-2025) to allow the sale of alcoholic beverages (on-sale, general – eatery, Type-47 ABC license) for on-site consumption in conjunction with a proposed restaurant within an existing hotel at 3200 W. Temple Avenue (APNs: 8710-014-056);

WHEREAS, the subject property is currently located within the Transit Oriented District 1 – Cannabis Overlay (TOD1-C) of the Pomona Zoning and Development Code;

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

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

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

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on May 13, 2026, concerning the requested Conditional Use Permit (CUP 000610-2026); and

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

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

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

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

full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. In accordance with section 1160.D.4. of the Zoning and Development Code, the approving body shall make the findings below in order to approve Conditional Use Permit (CUP 0000610-2026). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *The scale and intensity of the proposed use would be consistent with the scale and intensity of land uses intended for the particular zoning district or use module as indicated in the General Plan.*

The scale and intensity of the proposed use is consistent with the scale and intensity of land uses intended for the Activity Center District 2. The Pomona Zoning and Development Code (PZDC) allows alcohol sales in the CX1 use module provided the Planning Commission grant a CUP per Section 1160.D. of the PZDC. The hotel was established with a previously approved Conditional Use Permit (Planning Commission Resolution No. 5952) The scale and intensity of the proposed use is also consistent with the General Plan Place Type designation of Transit Oriented District: Neighborhood, as “this district could consist of a mixture of housing, office, lodging, neighborhood serving retail, and potentially regional retail and entertainment uses”. Overall, the proposed use meets this finding.

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

The proposed use at the proposed location is consistent with the goals policies and exhibits of the General Plan. The property is designated Transit Oriented District: Neighborhood Place Type and is intended to have lodging and other regional retail and entertainment uses due to its proximity to Cal Poly Pomona and the Fairplex. The proposed use will allow the sale of alcoholic beverages (on-sale, general – eatery, Type-47 ABC license) for on-site consumption in conjunction with an entitled and established 4-story hotel with 161 guestrooms and a proposed Bonafide restaurant with indoor and outdoor dining.

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

The proposed use at the proposed location is consistent with the requirements and provision set forth in Section .500. of the PZDC. The project’s proposed use remains consistent with the use permission of on-sale of alcohol sales in the CX1 use module of the PZDC provided the Planning Commission grant a CUP per Section 1160.D.4. of the PZDC. The PZDC also establishes operational standards for all uses involving alcohol, in addition to operational

standards specific to alcohol on-sale licenses, which are included as conditions of approval in PC Resolution No. 26-006.

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

The establishment, maintenance, and operation of the proposed use at the proposed location will not be detrimental or injurious to property and improvements within the vicinity, nor will it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The proposed use, as conditioned, will comply with all operation standards outlined in Section 540.D.2. – Food and Beverage, Alcohol of the PZDC. Furthermore, the existing hotel lodging use is a conditionally permitted use within the CX1 use module. However, the subject establishment was granted a conditional use permit in 1984 per Planning Commission Resolution No. 5952. The site is undergoing a tenant improvement construction permit to establish restaurant use, which is permitted by right in the CX1 use module.

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

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

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Conditional Use Permit (CUP 000610-2025) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the Development Plan Review or any portion thereof:

PLANNING DIVISION

General Conditions

1. **Approved Plans and Modifications.** The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on April 8, 2026, and as illustrated in the stamped approved plans dated April 8, 2026. Any major modifications to the approved project plans shall be reviewed and approved by the Development Services Director as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Development Services Director designee.
2. **Approval Period and Time Extension.** This approval shall lapse and become void if the applicant has not applied for and obtained a license for off-site consumption (on-sale, general – Type-47 ABC license) from the CA Department of Alcoholic Beverage Control, within twelve (12) months from the date of this approval (April 8, 2026), in accordance with PZDC Section 1160.D. The Planning Division may extend this period for a maximum of two, one (1) year extensions upon receipt of an application for a Time Extension request submitted by the applicant at least thirty (30) days before the expiration date of this approval, consistent with PZDC Section .1110.F.
3. **Indemnification.** The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. The City shall promptly notify the applicant of any Action brought and the City shall cooperate with applicant in the defense of the Action.
4. **Violation of Conditions.** In case of violation of any of the conditions of approval or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or subsequent violations of the

- conditions of approval and/or City law occurs within ninety (90) days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein Development Plan Review.
5. Appeals. The project is subject to a twenty (20) calendar day appeal period. Written appeals may be filed with the City Clerk within twenty (20) calendar days by one or more City Council members or the applicant. The appeal shall be filed with the City Clerk within twenty (20) calendar days from the date of action by the Planning Commission.
 6. Trespass Authorization. Within thirty (30) days of approval of this Development Plan Review, the property owner shall execute a trespass authorization letter with the City to allow the Police Department to enforce trespassing on the subject property.
 7. Monitoring. Prior to, during, and until construction is completed, the subject property shall be maintained clean and free of debris, trash and clutter at all times, and monitored on a regular basis to ensure compliance with this condition. Any unauthorized trespassing onto the property shall be reported to the property owner and Police Department. Failure to comply with this condition shall be grounds for revocation.
 8. Resolution Recording. Prior to issuance of a certificate of occupancy, in order to ensure future owner(s) are made aware of conditions of approval, the applicant shall record this resolution with the Los Angeles County Recorder's office and forward copies to the City of Pomona Planning Division.
 9. Before issuance of a zoning clearance and business, the applicant and any successor in interest shall sign a certificate of compliance stating that:
 - i. They have read and understand all the conditions of approval applicable to their project;
 - ii. That they are familiar with the daily operations of the use; and
 - iii. That the use will operate in compliance with the conditions of approval.

Site Development & Maintenance

10. Noise and Vibration, General. There shall be no activity conducted on the subject site that exceeds the noise and vibration parameters of Pomona City Code Section 18-301, et seq., and City Council Ordinance No. 3939 at any time, or such other ordinance enacted related to noise and vibration.

11. Maintenance During Operations. The property owner shall provide regular maintenance and cleaning of all exterior walkways, patios, canopies, sidewalks, common areas, and landscaped parkways in compliance with Pomona City Code 62-351.
12. Removal of Graffiti. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti shall substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Development Services Director or their designee.

Operational Conditions

Alcohol, All

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

16. Security
 - i. Designated areas of storage beer and wine must be equipped with a locking mechanism.
 - ii. Interior and exterior video surveillance equipment must be provided with signage advising customers that video recording devices are in use.
 - a. Recordings must be digital and recorded in high-definition, kept a minimum of 90 days and must record all activity on surrounding public rights-of-way as well as the subject site.
 - b. Prior to installation of the video surveillance equipment, a video surveillance plan must be approved by the Pomona Police Department.
17. Police and City Contact
 - i. All crimes occurring inside and outside of the location must be reported to the Police Department at the time of the occurrence.
 - ii. At any time when the licensee is absent from the premises, a responsible party must be designated who can respond to any inquiries from City officials.
 - iii. The establishment must provide a list annually of no less than 3 employees, who can be contacted 24 hours a day, to the Pomona Police Department's Records Bureau. The list of names will be used to facilitate a Police response to the location in the event of an emergency or other problem that requires entry into the location during non-business hours.
18. Noise
 - i. There must be no activity conducted on the site that exceeds the noise and vibration parameters of the City Code (Sec. 18-301., Ord. 3939.) at any time, or such other ordinance enacted related to noise and vibration.

Alcohol, On-Sale

19. Required Liquor License
 - i. The establishment must maintain an active Type-47 (On-Sale, General – Eatery) license, issued by the California Department of Alcohol Beverage Council (ABC), and comply with all relevant State and local state laws pertaining to the sale and consumption of alcohol.
20. Hours
 - i. The establishment must only sell alcohol under the Type-47 license during the hours permitted by ABC.
21. On-Sale Type

- i. Sales of alcoholic beverages under the on-sale privileges of the Type-47 license must be restricted to the gross floor area of the eating area(s), 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 the convenience market and the gross sales of alcoholic beverages of the licensed business. These records must be kept on a quarterly basis and must be provided to City officials upon request.

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

APPROVED AND ADOPTED THIS 13TH DAY OF MAY, 2026.

DELANA MARTIN-MARSHALL
PLANNING COMMISSION CHAIRPERSON

ATTEST:

GEOFFREY STARNES
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

PC Resolution No. 26-006
3200 W. Temple Avenue
Page 9 of 9

MARCO MARTINEZ
ASSISTANT CITY ATTORNEY

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

AYES: MARTIN-MARSHALL, ONTIVEROS, CHU, RODRIGUEZ
NOES: KANE, CAMACHO, MOLINA
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.

Attachment No. 2 – Photos of site and surrounding area



1.



2.

Attachment No. 2 – Photos of site and surrounding area

3.



4.



Attachment No. 2 – Photos of site and surrounding area



5.



6.

Attachment No. 2 – Photos of site and surrounding area



7.



8.

Attachment No. 2 – Photos of site and surrounding area



9.



10.

Attachment No. 2 – Photos of site and surrounding area



11.



12.

Attachment No. 2 – Photos of site and surrounding area



13.



14.

Attachment No. 2 – Photos of site and surrounding area



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16.

Attachment No. 2 – Photos of site and surrounding area



17.



18.

Attachment No. 2 – Photos of site and surrounding area



19.



20.

Attachment No. 2 – Photos of site and surrounding area



21.



22.

Attachment No. 2 – Photos of site and surrounding area



23.



24.

Attachment No. 2 – Photos of site and surrounding area



25.



Attachment No. 2 – Photos of site and surrounding area



26.



27.

Attachment No. 2 – Photos of site and surrounding area



28.



29.

Attachment No. 2 – Photos of site and surrounding area



30.

Map Key:

1. Front façade, south elevation. Photo taken 3.30.2026
2. Porte-cochere, south elevation. Photo taken 3.30.2026
3. Porte-cochere, south elevation. Photo taken 3.30.2026
4. Front façade, south elevation. Photo taken 3.30.2026
5. Side façade, east elevation. Photo taken 3.30.2026
6. Side façade, east elevation. Photo taken 3.30.2026
7. East elevation. Photo taken 3.30.2026
8. Porte-cochere, east elevation. Photo taken 3.30.2026
9. East façade, east elevation. Photo taken 3.30.2026
10. Outdoor area with swimming pool, west elevation. Photo taken 3.30.2026
11. Outdoor area with swimming pool, west elevation. Photo taken 3.30.2026
12. Outdoor area with swimming pool, west elevation. Photo taken 3.30.2026
13. West façade, west elevation. Photo taken 3.30.2026
14. West façade, west elevation. Photo taken 3.30.2026
15. West façade, west elevation. Photo taken 3.30.2026
16. West façade, west elevation. Photo taken 3.30.2026

Attachment No. 2 – Photos of site and surrounding area

17. West façade, west elevation. Photo taken 3.30.2026
18. West façade, west elevation. Photo taken 3.30.2026
19. West façade, west elevation. Photo taken 3.30.2026
20. West façade, west elevation. Photo taken 3.30.2026
21. West façade, west elevation. Photo taken 3.30.2026
22. Trash enclosure, north elevation. Photo taken 3.30.2026
23. North façade, rear of structure, north elevation. Photo taken 3.30.2026
24. North façade, rear of structure, north elevation. Photo taken 3.30.2026
25. 3220 W. Temple Ave, vacant lot under construction, west elevation. Photo taken 3.30.2026.
26. Adjacent property across W. Temple Ave, medical-office complex, south. Photo taken 3.30.2026
27. Adjacent property across Foley Way, gas station, east. Photo taken 3.30.2026
28. Adjacent property, neighboring DoubleTree Hotel, east. Photo taken 3.30.2026
29. Adjacent property to the rear, industrial complex and CA 57 State Highway, north. Photo taken 3.30.2026
30. Adjacent property, industrial complex and Southern California Rail Authority, west. Photo taken 3.30.2026

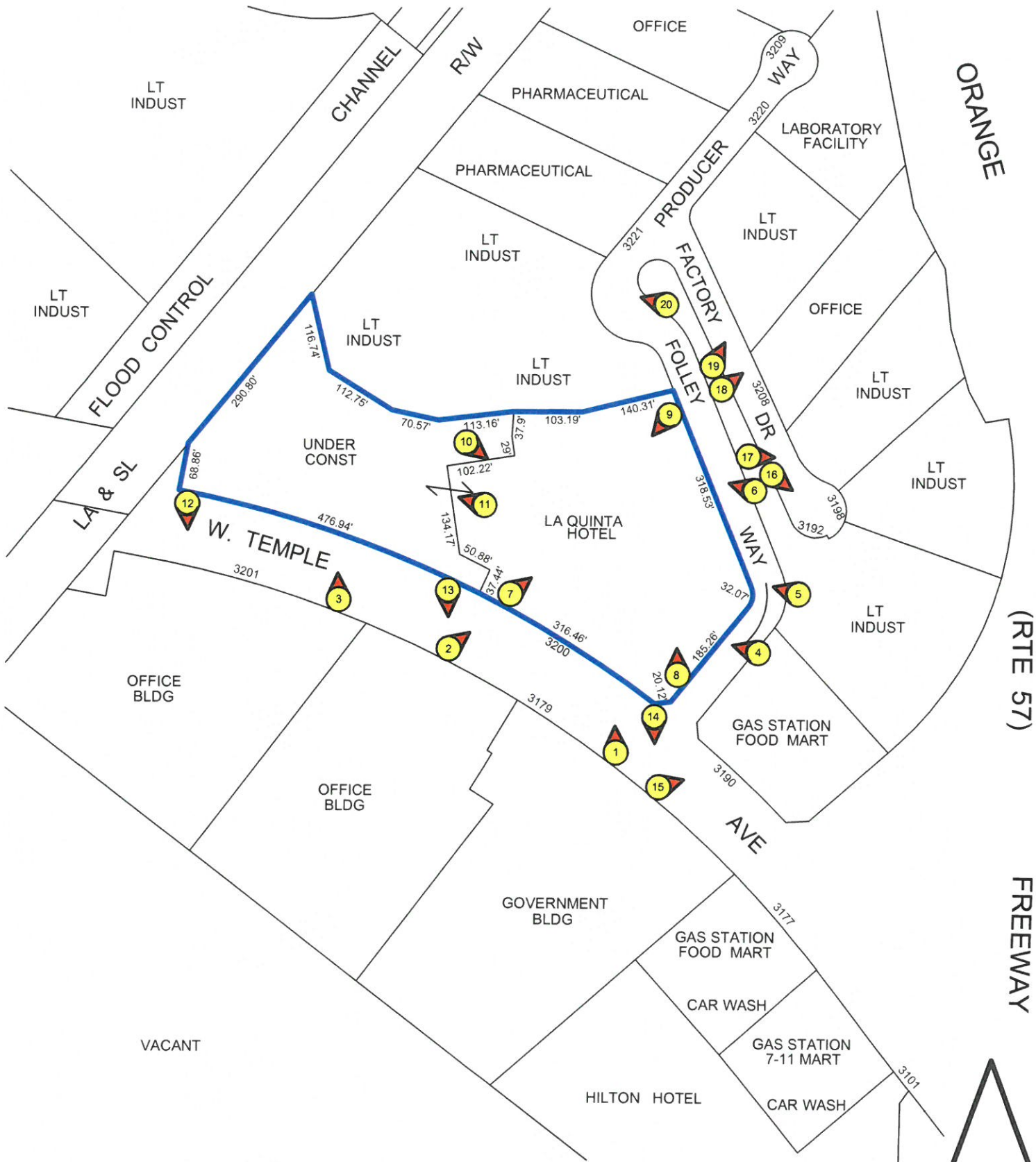


PHOTO BROCHURE



RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:
 3200 W. TEMPLE AVENUE
 POMONA, CA 91768

CASE NO.:
 DATE: 05 - 14 - 2025
 APN: 8710-014-055,056

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19.



20.



PORTE COCHERE / ADMIN. PLAN LEGEND

- A-2
- A-3
- B
- R-1
- S-2

HOTEL: 1 ST FLOOR EGRESS PLAN LEGEND

- A-3
- B
- R-1
- S-2

TOTAL OCCUPANTS: 119
A-3: 0
B: 24
R-1: 88
S-2: 12

TOTAL OCCUPANTS: 198
A-3: 37
B: 4
S-2: 2
A2: 155

TABLE 1020.2 - MINIMUM CORRIDOR WIDTH

OCCUPANCY	MINIMUM WIDTH (INCHES)
ANY FACILITY NOT LISTED IN THIS TABLE	44
ACCESS TO AND UTILIZATION OF MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OR EQUIPMENT WITH AN OCCUPANT LOAD OF LESS THAN 50	24
WITHIN A DWELLING UNIT	36

DEAD ENDS, WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT DEAD-END CORRIDORS DO NOT EXCEED 20 FEET IN LENGTH. (CBC 1020.4)
EXIT DISCHARGE, EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING, SHALL BE AT GRADE OR PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE, AND SHALL NOT REENTER A BUILDING. THE COMBINED USE OF EXCEPTIONS 1 AND 2 SHALL NOT EXCEED 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF THE REQUIRED EXITS. (CBC 1028.1)
EXCEPTIONS:
1. NOT MORE THAN 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF INTERIOR EXIT STAIRWAYS AND RAMPS IS PERMITTED TO EGRESS THROUGH AREAS ON THE LEVEL OF DISCHARGE.
ACCESS TO PUBLIC WAY. THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO PUBLIC WAY. (CBC 1028.5)

CBC 202 DEFINITION S, AREA BUILDING
THE AREA INCLUDED WITH SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.
CEILING HEIGHT, THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 7'6" AFF. (CBC 1003.3)
OCCUPANT LOAD SIGNAGE
EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT (CBC 1004.9)
MAXIMUM OCCUPANCY ← MAX. OCCUPANTS ON SIGNAGE FOR THIS ROOM
120 PERSONS
POSTED OCCUPANT LOAD SIGN LOCATION
LOCATED IN A CONSPICUOUS LOCATION WITHIN THE ROOM, ADJACENT TO THE MAIN EXIT, SO AS NOT TO BE OBSTRUCTED, POSTED 48" MIN TO 60" AFF.

STAIRWAYS, THE CAPACITY, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY SUCH FACTOR OF 0.3" PER OCCUPANT (CBC 1005.3.1)
THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE NOT LESS THAN 44".
EXCEPTIONS:
1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36".

STAR WIDTH
STARCASE #2
OCCS: 26
LOAD FACTOR: 0.3
PROVD: 44"

EGRESS DOOR
W/PANIC HARDWARE
DOOR WIDTH #1
LOAD FACTOR: 0.2
PROVD: 68" CLR

DOOR NUMBER:
REFER TO DOOR
SCHEDULE ON
SHEET AB-11

OTHER EGRESS COMPONENTS, THE CAPACITY OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD FACTOR OF 0.2 INCH PER OCCUPANT. (CBC 1005.3.2)
SIZE OF DOORS, THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD AND PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32" (CBC 1010.1.1)
DIRECTION OF SWING, PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL, WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE. (CBC 1010.2.1)
DOOR OPENING FORCE, THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (CBC 1010.3)
POWER OPERATED DOORS, WHERE MEANS OF EGRESS DOORS ARE OPERATED OR ASSISTED BY POWER, THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS OF EGRESS TRAVEL OR CLOSED WHERE NECESSARY TO SAFEGUARD MEANS OF EGRESS. (CBC 1010.1.4.2)
LANDING AT DOORS, LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICH EVER IS GREATER. (CBC 1010.1.6)
THRESHOLDS, THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT AFF OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. (CBC 1010.7)
PANIC AND FIRE EXIT HARDWARE, SWINGING DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE. (CBC 1010.1.10)
EXCEPTIONS:
1. A MAIN EXIT OF A GROUP A OCCUPANCY SHALL BE PERMITTED TO HAVE LOCKING DEVICES.
2. DOORS PROVIDED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE AND SERVING A GROUP A OCCUPANCY SHALL BE PERMITTED TO BE ELECTRICALLY LOCKED.

TWO EXITS OR EXIT ACCESS DOORWAYS FRAY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1



STORAGE

OCCUPANCY	S-2
AREA (S.F.)	85.44
OCC. LOAD FACTOR	300
OCCUPANTS	1
EXIT REQ'D	1
EXITS PROVIDED	1

STORAGE

OCCUPANCY	S-2
AREA (S.F.)	17.75
OCC. LOAD FACTOR	300
OCCUPANTS	1
EXIT REQ'D	1
EXITS PROVIDED	1

GUESTROOMS

OCCUPANCY	R-1
AREA (S.F.)	2923.74
OCC. LOAD FACTOR	200
OCCUPANTS	17
EXIT REQ'D	2
EXITS PROVIDED	2

TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FT.)	
		WITHOUT SPRINKLER SYSTEM (FT.)	WITH SPRINKLER SYSTEM (FT.)
A, E, M	49	75	75
B	49	75	100
R-1	10	NP	NP
S	20	100	75
U	49	100	75

TABLE 1006.3.2 - MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
MORE THAN 1,000	4

MEANS OF EGRESS ILLUMINATION REQUIREMENTS

SEMIRECESSED FIRE EXTINGUISHER SIZE IS 2A (NBC INSTALL WITHIN 75'-0" TRAVEL DISTANCE TO ALL PORTION OF A BUILDING SEE DETAIL 16 / AB 09)

ILLUMINATED EXIT SIGN WALL-MOUNTED OR CEILING-MOUNTED - DARKENED QUADRANT SHOWS FACE OF SIGN

ILLUMINATED EXIT SIGN CEILING-MOUNTED - DARKENED QUADRANT SHOWS FACE OF SIGN - ARROW PROVIDED TO SHOW DIRECTION OF EGRESS

ILLUMINATED FLOOR EXIT SIGN (6" - 8" AFF) - DARKENED QUADRANT SHOWS FACE OF SIGN

ILLUMINATED FLOOR EXIT SIGN (6" - 8" AFF) - DARKENED QUADRANT SHOWS FACE OF SIGN - ARROW PROVIDED TO SHOW DIRECTION OF EGRESS

EXIT SIGNS SHALL BE ELECTRICALLY POWERED, SELF LUMINOUS AND PHOTOLUMINESCENCE. EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SECTION 2701.
ILLUMINATION REQUIREMENTS, THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. (CBC 1008.2)
EXCEPTIONS:
1. OCCUPANCIES IN GROUP U
2. ASSE ACCESSWAYS IN GROUP A
3. DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-1, R-2 AND R-3
ILLUMINATION LEVEL UNDER NORMAL POWER, THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. (CBC 1008.2.1)
EMERGENCY POWER FOR ILLUMINATION, THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. (CBC 1008.3)
BUILDINGS, IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING:
1. INTERIOR EXITS ACCESS STAIRWAYS AND RAMPS.
2. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
3. EXIT PASSAGEWAYS.
4. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE.
5. EXTERIOR LANDINGS AS REQUIRED FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE. (CBC 1008.3.2)
ROOMS AND SPACES, IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
1. ELECTRICAL EQUIPMENT ROOMS.
2. FIRE COMMAND CENTERS.
3. FIRE PUMP ROOMS.
4. GENERATOR ROOMS.
5. PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SQ FT. (CBC 1008.3.3)
DURATION, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF 90 MIN. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
ALL EXITS SIGN SHALL BE OPERATIONAL AND TESTED FOR FIRE DEPARTMENT SIGN OFF.
ALL FIRE EXTINGUISHERS SHALL BE SERVICE WITH CURRENT SERVICE TAG.

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	EXIT ACCESS TRAVEL DISTANCE (SYSTEM (FT.))	
	WITHOUT SPRINKLER SYSTEM (FT.)	WITH SPRINKLER SYSTEM (FT.)
A, E, F, I, M, R, S-1	200	250
B	200	300
F, S-2, U	300	400

TABLE 1020.1 - CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY A CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (HOURS)	
		WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
A, B, E, F, M, S, U	GREATER THAN 30	1	0
R-1, R-2, R-3, R-3.1, R-4	GREATER THAN 30	NOT PERMITTED	0

FLOOR EXIT SIGNS:
1. BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 6" OR MORE THAN 8" AFF AND SHALL INDICATE THE PATH OF EXIT TRAVEL.
2. FOR EXIT AND EXIT ACCESS DOORS, THE SIGNS SHALL BE ON THE DOOR OR ADJACENT TO THE DOOR WITH THE CLOSEST EDGE OF THE SIGN OR MARKER WITHIN 4" OF THE DOOR FRAME. (CBC 1013.7)

ACCESSIBILITY PATH OF TRAVEL (EGRESS)

MEASUREMENT, EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT. (CBC 1017.3)

TABLE 1020.1 - CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY A CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (HOURS)	
		WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
A, B, E, F, M, S, U	GREATER THAN 30	1	0
R-1, R-2, R-3, R-3.1, R-4	GREATER THAN 30	NOT PERMITTED	0

1-HOUR FIRE PARTITION (1 HR WALL ASSEMBLY, 1-HR OR 1 1/2 HR OPENING SEE DOOR SCHEDULE ON SHEET AB-11)
2-HOUR FIRE PARTITION (2 HR WALL ASSEMBLY, 1 1/2 HR OPENING SEE DOOR SCHEDULE ON SHEET AB-11)

INVESTEL TWO LLC
12965 Eddell St. Ste. 300
Garden Grove, CA 92840
Contact: Kenhao Hsu
Office 714.696.0000 Ext. 123
Email: kenhao.hsu@agamerica.com

LA QUINTA POMONA
3200 W. TEMPLE AVE.
POMONA, CALIFORNIA 91768

FIRST LEVEL
EGRESS ANALYSIS

Project Number: 2025-0049
Plan Check Number: C-003990-2025

10/20/2025 1st SUBMITTAL
01/30/2026 2ND SUBMITTAL

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	EXIT ACCESS TRAVEL DISTANCE (SYSTEM (FT.))	
	WITHOUT SPRINKLER SYSTEM (FT.)	WITH SPRINKLER SYSTEM (FT.)
A, E, F, I, M, R, S-1	200	250
B	200	300
F, S-2, U	300	400

SHEET
LS1.1

dwg last saved: Date: 1/20/2025 10:54 AM by: BmickG

sheet checked: 1/20/2025 10:54 AM by: BmickG
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RCP LEGEND

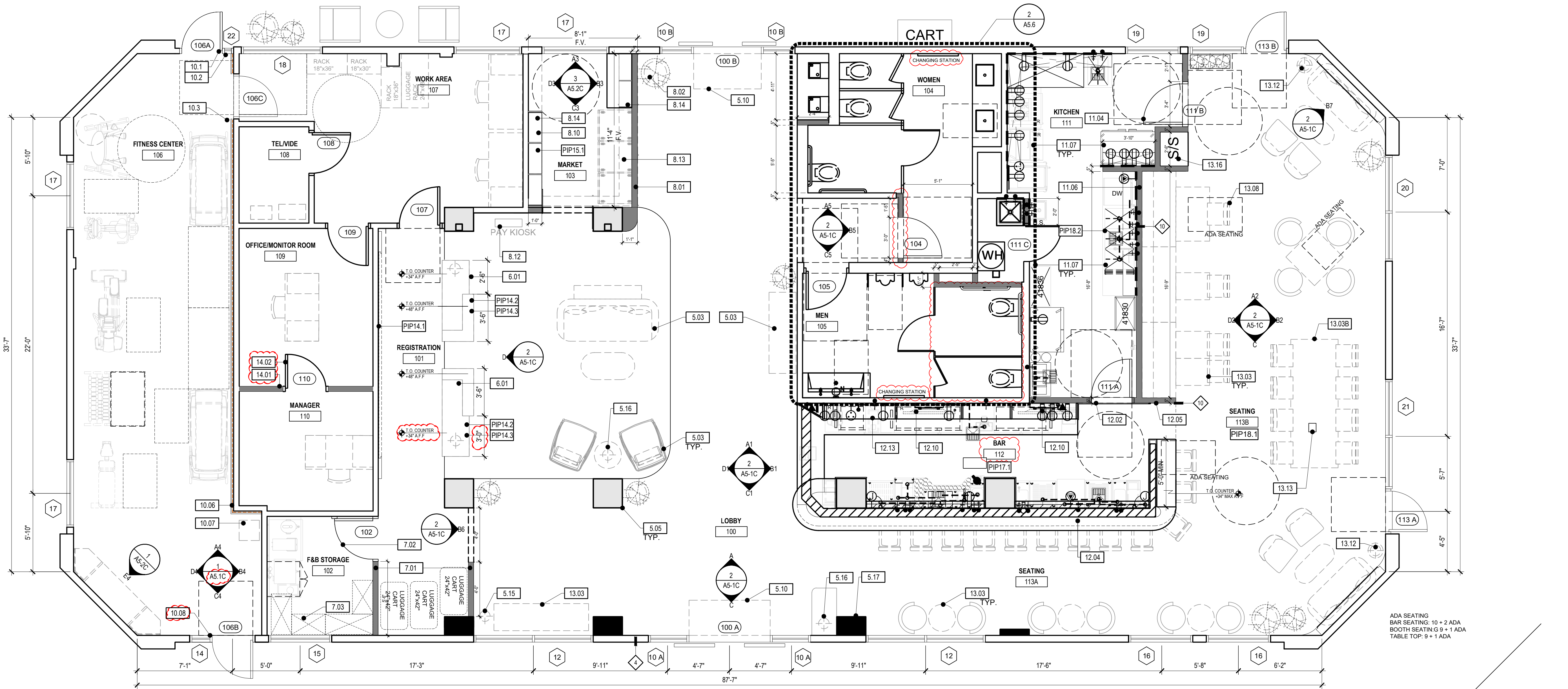
- ⊕ = CEILING DUPLEX
- ⊕ = CEILING QUADPLEX
- ⊕ = ROUND SPEAKER
- ⊕ = SQUARE SPEAKER
- ⊕ = EXHAUST FAN w/ LIGHT
- ⊕ = EXHAUST FAN w/ LIGHT
- ⊕ = CEILING FAN w/ LIGHT
- ⊕ = CEILING FAN w/ LIGHT
- ⊕ = FLUORESCENT LIGHT
- ⊕ = TRACK LIGHTING
- ⊕ = CEILING MOUNTED FIXTURE
- ⊕ = RECESSED FIXTURE
- ⊕ = HANGING FIXTURE
- ⊕ = WALL MOUNTED FIXTURE
- ⊕ = CEILING J-BOX
- ⊕ = MOTION DETECTOR
- ⊕ = MISC. EQUIPMENT
- ⊕ = DOME SECURITY CAMERA
- ⊕ = WIFI BOOSTER
- ⊕ = CEILING MOUNTED CAMERA
- ⊕ = COVER PLATE
- ⊕ = GARAGE DOOR OPENER
- ⊕ = HVAC SUPPLY VENT
- ⊕ = HVAC RETURN VENT
- ⊕ = ROUND SUPPLY VENT
- ⊕ = CEILING HATCH
- ⊕ = CEILING SHOWER HEAD
- ⊕ = EMERGENCY DETECTOR
- ⊕ = STROBE LIGHT
- ⊕ = EXIT SIGN
- ⊕ = EMERGENCY LIGHT w/ EXIT
- ⊕ = EMERGENCY LIGHT w/ EXIT
- ⊕ = SPRINKLER
- ⊕ = DATUM POINT
- ⊕ = SMOKE DETECTOR/ CARBON MONOXIDE COMBO
- ⊕ = BLOCKING

- LEGEND:**
- ⊕ EXISTING LINEAR REGISTER, VERIFY EXACT LOCATION WITH CONTRACTOR.
 - ⊕ EXISTING 10 IN. SUPPLY AND RETURN DUCT, VERIFY EXACT LOCATION WITH CONTRACTOR.
 - ⊕ NEW LINEAR REGISTER, VERIFY EXACT LOCATION WITH CONTRACTOR. LINEAR SHALL BE 400 FPM AND UNDER 22IN.
 - ⊕ NEW SUPPLY GRILLE.

KEYNOTES - ENLARGEMENTS

- LOBBY:**
- 5.01 EXISTING BUSINESS CENTER AND PRINT STATION AND MILLWORK TO BE REMOVED
 - 5.02 ADA 4-2 EXISTING TV TO BE RELOCATED BEHIND BAR, REFER TO PROPOSED FLOOR PLAN
 - 5.03 NEW FURNITURE, REFER TO INTERIORS
 - 5.04 ALL FLOORING AND FURNITURE TO BE REMOVED
 - 5.05 REPLACE COLUMN FINISHES, SEE INTERIORS
 - 5.06 DEMO PARTIAL CEILING, DROPPED CEILING TO BE RE-SHAPED
 - 5.07 REMOVE LIGHT FIXTURES
 - 5.08 NEW CEILING, REFER TO 2/AS-1B REFLECTED CEILING PLAN
 - 5.09 NEW LIGHT FIXTURES, NEW PENDANTS, SEE ID, SEE 2/AS-1B, REFLECTED CEILING PLAN
 - 5.10 ADA 3-10 NEW FLOOR MATS, SEE COMMENT TO ADA 4-12, SEE 1/AS-1B, FLOOR PLAN, SEE ID
 - 5.11 PARTIAL CEILING TO BE RAISED
 - 5.12 CEILING TO BE LOWERED TO 9'-0" AFF
 - 5.13 NEW CONCEALED LIGHT STRIP
 - 5.14 NEW LIGHTING, SEE ID
 - 5.15 NEW FLOOR LAMP AND NEW OUTLET, SEE ELECTRICAL AND ID
 - 5.16 NEW TABLE LAMP AND NEW OUTLET, SEE ELECTRICAL AND ID
 - 5.17 NEW SIGNAGE W/ NEW J-BOX 7'-0", SEE ELECTRICAL AND ID
- REGISTRATION:**
- 6.01 ADA 4-1 NEW COUNTER
 - 6.02 RECEPTIONIST DESK TO REMAIN, CLAD W/ NEW FINISH, EXISTING OUTLET TO REMAIN, SEE NEW DESIGN BY ID
 - 6.03 REMOVE LIGHT FIXTURE
 - 6.04 DROPPED CEILING TO BE RESHAPED
 - 6.05 NEW LIGHT FIXTURE, NEW PENDANT, SEE ID
 - 6.06 NEW CEILING
 - 6.07 NEW CONCEALED LIGHT STRIP
 - 6.08 NEW CURVED WALL W/ CONCEALED LIGHT, SEE ID FOR DETAILS.
- F&B STORAGE:**
- 7.01 NEW WALL, REFER TO WALL TYPE SCHEDULE
 - 7.02 NEW DOOR, REFER TO DOOR SCHEDULE
 - 7.03 NEW FURNITURE, EQUIPMENT, REFER KITCHEN AND INTERIOR DRAWINGS
 - 7.04 DEMO WALL
 - 7.05 ALL MILLWORK TO BE REMOVED IN MARKET, FRIDGE TO BE RELOCATED TO NEW MARKET, REFER TO KITCHEN AND ELECTRICAL DRAWINGS.
 - 7.06 DROPPED CEILING TO BE RESHAPED
 - 7.07 NEW CEILING, REFER TO ID FINISH SCHEDULE, ACT #1 IN BOH AREAS.
- MARKET/SUNDRY:**
- 8.01 ADD NEW INTERNAL PARTITION
 - 8.02 NEW STRUCTURE FOR PLANTS BY ID
 - 8.03 ADA 4-7 AREA RELOCATED, LOWER MERCH, CLEAR FLOOR AREA, ADD SIGNAGE
 - 8.04 ADA 4-3 BAR COUNTER AND FRIDGE TO BE REMOVED
 - 8.05 REMOVE DOOR AND FRAME
 - 8.06 DEMO WALLS
 - 8.07 CEILING TO BE DEMOD
 - 8.08 REMOVE LIGHT FIXTURE
 - 8.09 NEW LIGHT FIXTURE
 - 8.10 ADA 4-7 NEW MILLWORK, REFER TO INTERIORS
 - 8.11 NEW CEILING
 - 8.12 NEW PAY KIOSK, NEW OUTLET, SEE ELECTRICAL AND ID
 - 8.13 NEW EQUIPMENT, SEE ELECTRICAL AND ID
 - 8.14 NEW MILLWORK W/ INTEGRATED LIGHTING, SEE ELECTRICAL & ID
- PUBLIC RESTROOM:** REFER TO SHEET A5.6
- FITNESS CENTER:**
- 10.01 ADA 3-10 & ADA 4-10 DOOR TO REMAIN, NOT ENOUGH CLEARANCES, NOT PART OF AN ACCESSIBLE PATH, SIGNAGE TO BE PROVIDED.
 - 10.02 ADA 3-11 REMOVE, REPLACE SIGN W/ NEW SIGN
 - 10.03 ADA 4-9 REPLACE THE DISPENSERS PAPER TOWEL, HAND SANITIZER AND PHONE.
 - 10.04 ADA 3-12 CIGARETTE TRAY REMOVE
 - 10.05 ADA 4-11 NEW FITNESS EQUIPMENT & LAYOUT, REFER TO SHEET AS-1B
 - 10.06 NEW MIRROR WALL WITH INTEGRATED LED LIGHTING, SEE ELECTRICAL AND FITNESS
 - 10.07 NEW WATER DISPENSER, SEE PLUMBING AND FITNESS.
 - 10.08 NEW DOOR AND SIDELIGHT, REMOVE EXISTING STOREFRONT, SEE DOOR SCHEDULE.
- KITCHEN:**
- 11.01 DEMO WALL
 - 11.02 DEMO DOOR AND FRAME
 - 11.03 ADA 4-8 REMOVE EXISTING APPLIANCES, EQUIPMENT AND MILLWORK, DISPOSE OF OR STORE UNDERMINE IN A SAFE PLACE, VERIFY WITH OWNER.
 - 11.04 NEW DOOR AND FRAME, REFER TO DOOR SCHEDULE
 - 11.05 NEW FURNITURE, REFER TO SHEET AS-1B
 - 11.06 NEW WALL, REFER TO WALL LEGEND AND WALL TYPES
 - 11.07 NEW KITCHEN EQUIPMENT, REFER KITCHEN DRAWINGS
 - 11.08 DEMO CEILING, AS REQUIRED TO RECEIVE NEW WORK, REFER TO ENLARGED PROPOSED CEILING PLAN
 - 11.09 NEW CEILING, REFER TO ID FINISH SCHEDULE OR ACT #1
 - 11.10 DEMO LIGHTING AND REPLACE WITH NEW LIGHT FIXTURE, REFER TO PROPOSED CEILING PLAN, INTERIORS AND ELECTRICAL DRAWINGS.
 - 11.11 ALL FLOORING AND MILLWORK, EQUIPMENT TO BE REMOVED
- BAR:**
- 12.01 DEMO MILLWORK IN ITS ENTIRETY TO RECEIVE NEW WORK
 - 12.02 NEW DOOR AND FRAME, REFER TO DOOR SCHEDULE
 - 12.03 NEW EQUIPMENT, REFER TO INTERIOR AND KITCHEN DRAWINGS
 - 12.04 NEW MILLWORK, REFER TO INTERIOR AND KITCHEN DRAWINGS
 - 12.05 NEW WALL
 - 12.06 REMOVE LIGHT FIXTURE, SEE NEW LIGHTING LAYOUT
 - 12.07 NEW LIGHT FIXTURE, NEW PENDANT, REFER TO INTERIORS AND ELECTRICAL DRAWINGS.
 - 12.08 DEMO WALL
 - 12.09 REMOVE DOOR
 - 12.10 NEW TV, REFER TO INTERIORS AND ELECTRICAL DRAWINGS.
 - 12.11 ADA 4-5 COFFEE COUNTER REMOVED
 - 12.12 NEW CEILING/SOFT MOUNTED MILLWORK, WITH LED LIGHTING INCORPORATED, REFER TO PROPOSED CEILING PLAN, INTERIORS AND ELECTRICAL AND ID.
 - 12.13 NEW DISPLAY SHELVING W/ INTEGRATED LED LIGHTING, SEE ELECTRICAL AND ID.
- SEATING:**
- 13.01 REMOVE EXISTING SEATING AND STORE UNDERMINE IN A SAFE PLACE, VERIFY WITH OWNER.
 - 13.02 REMOVE FURNITURE, AND STORE UNDERMINE IN A SAFE PLACE, VERIFY WITH OWNER.
 - 13.03 NEW FURNITURE, REFER TO INTERIOR DRAWINGS
 - 13.03B PERMANENT TABLE LOCATION, W/ NEW LIGHTING, NEW PENDANT, SEE ELECTRICAL & ID.
 - 13.04 REMOVE LIGHT FIXTURE
 - 13.05 NEW TV, REFER TO ID AND ELECTRICAL DRAWINGS
 - 13.06 NEW LIGHT FIXTURE
 - 13.07 NEW CEILING
 - 13.08 ADA 4-4 ACC SEATING NOTED
 - 13.09 ALL FLOORING TO BE REMOVED
 - 13.10 REMOVE TV
 - 13.11 CURVED WALL, SEE INTERIOR ELEVATIONS.
 - 13.12 NEW FLOOR LAMP W/ NEW OUTLET, SEE ELECTRICAL AND ID
 - 13.13 NEW FLOOR OUTLET (OPTIONAL) VERIFY W/ OWNERSHIP
 - 13.14 NEW CURVED WALL W/ CONCEALED LIGHTING, SEE ELECTRICAL AND ID.
 - 13.15 NEW CURVED WALL
 - 13.16 NEW MILLWORK W/ INTEGRATED LIGHTING, SEE ELECTRICAL AND ID.

ENLARGED RCP - PROPOSED 1/4"=1'-0" 2



ENLARGED FLOOR PLAN - PROPOSED 1/4"=1'-0" 1

BOH FINISH SCHEDULE

RM #	ROOM NAME	FLOOR FINISH	WALL BASE	WALL FINISH	CEILING FINISH
102	FOOD & BEVERAGE STORAGE	QT-1	WB-TL	FRP-BOH	ACT-H
111	KITCHEN	QT-1	WB-TL	FRP-BOH	ACT-H
112	BAR	TL-201	SEE NOTE	SEE NOTE	HARD-ID GYP.
129	FOOD STORAGE (GR BLDG)	QT-1	WB-TL	FRP-BOH	HARD-ID GYP.
QT-1	DALL TILE QUARRY TEXTURES: ASHEN GREY #1073, 6" x 6" WITH SMOOTH FINISH BELOW COUNTERS AND TABLES ABRASIVE FINISH IN AISLES				
WB-TL	WALL BASE, DALL TILE SANITARY COVER BASE, CLASSIC S3819TN, 6" x 6" x 5/16", COLOR ASHEN GRAY, MATTE				
FRP-BOH	SANITARY WALL PANEL, FIBERGLASS REINFORCED PLASTIC, MARLITE, BRUSHED, PEBBLED SURFACE, 72" H				
ACT-H	ACOUSTICAL CEILING TILE - HEALTH ARMSTRONG VL 24" x 48" x 58", MODEL VL, WHITE SMOOTH				

LOBBY FLOOR FINISH SCHEDULE

RM #	ROOM NAME	FLOOR FINISH
100	LOBBY	TL-203
101	REGISTRATION	TL-202
102	F&B STORAGE	TL-203
103	MARKET	TL-203
111	KITCHEN	QT-1
112	BAR	TL-201A
113	SEATING	TL-203

FLOOR FINISH LEGEND

- TL-203 WOOD LOOK TILE, UMBRA TIMBER, 4" x 21", COLOR DARK OAK, FINISH MATTE
 - TL-201A DALL TILE BEE HIVE MEDLEY - MULTIPLE BLACK/WHITE, SIZE 8.5" x 9.75"
- NOTES:**
- GUESTROOM BUILDING ALSO HAS FOOD STORAGE #129
 - COVER BASE IN BAR:
 - TL-201 AT COLUMNS UP TO COUNTER HEIGHT,
 - MT-200 METAL BASE AT BACKBAR WALL.
 - BAR WALL ELEVATION MATERIALS:
 - WD-200 MILLWORK AND WC-202 WALLCOVERING

PUBLIC SPACES / ROOM LIST

RM #	ROOM NAME	AREA (SF)	RM #	ROOM NAME	AREA (SF)
100	LOBBY	996.65	108	TEL/WIDE	36.67
101	REGISTRATION	158.75	109	OFFICE/MONITOR ROOM	115.90
102	F&B STORAGE	69.67	110	MANAGER	69.69
103	MARKET	86.78	111	KITCHEN	239.48
104	PUBLIC RESTROOM WOMAN	127.60	112	BREAKFAST SERVING AREA	194.92
105	PUBLIC RESTROOM MAN	142.48	113	SEATING AREA	930.20
106	FITNESS CENTER	505.66			
107	WORK AREA	213.25			

WALL LEGEND

- NEW 1-HOUR FIRE RATING WALL
- NEW 2-HOUR FIRE RATING WALL
- NEW NON-RATED WALL PARTITION REFER TO WALL TYPES SCHEDULE FOR RATING
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

RESOLUTION NO. 4659A 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. APPLICANT: Rudy Figueroa for Public Storage.
2. APPLICATION FOR: Conditional Use Permit for caretaker's abode for proposed Mini-Warehouse project.
3. LOCATION: 3200 Temple Avenue, Pomona, Calif.

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, without prejudice to the other elements of this item, subject to the following conditions:

1. All requirements of the Public Works, Fire and Parks Departments, Building and Planning Divisions, and their respective codes, shall be met.
2. The project should be redesigned to provide a perimeter building design to enclose completely the remainder of the project.
3. Special attention and architectural treatment shall be required for the exterior walls of the building where visible to traffic on Temple Ave. and the Orange Freeway and could include the use of special relief panels, colors, textures, roofline treatments, i.e., facias, mansards, etc.
4. Landscaping shall also be of major importance to enhance the overall design, especially as seen from the freeway.
5. The Planning Commission shall review and approve of the final architectural design, landscaping, site layout, signage, etc. prior to application for construction permit.

REASONS FOR DECISION:

1. The perimeter building design will provide additional security, and will screen from view the unattractive aspects of a mini-warehouse development such as long rows of orange doors.

2. A perimeter building will give the impression of a more substantial development, especially if set back from the street and heavily landscaped the same as an industrial development in an industrial park would be.

3. Good architectural design and good landscaping will present an attractive appearance and give an impression of quality to an important entrance to the City.

4. The solid building, as seen from the Freeway, will also give a much better impression and appearance to the site.

AYES: Crockett, Whitaker, Bess, Kawa, Nabarrete
NOES: Siler, Hill

VOTE:
RESOL. #4659

APPROVED AND PASSED this 10th day of January, 1979.



PLANNING COMMISSION CHAIRMAN

ATTEST:



PLANNING COMMISSION SECRETARY

RESOLUTION NO. 4660

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

A. REQUEST:

1. APPLICATION FOR: Variance to allow a freestanding sign in front yard for proposed Mini-Warehouse project.
2. APPLICANT: Rudy Figueroa for Public Storage.
3. LOCATION: 3200 Temple Ave., Pomona, Calif.

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

According to the procedure as set forth in Section .560, Ordinance 1466, the Planning Commission has heard this request for a Variance and it is hereby found and determined that this request be approved subject to the following conditions:

1. The sign shall be consistent with Planning Commission's adopted sign policy.
2. The Variance shall be valid only if the Conditional Use Permit is approved.
3. Development standards of the Conditional Use Permit, in their entirety shall apply equally to this Variance.
4. The Variance request for reduced parking shall not apply, and parking shall meet Zoning Ordinance requirements as specified for the M-2 zone district.

Reason for the Decision:

1. In the judgment of the Planning Commission insufficient reasons were presented to justify approval of a Variance to allow reduced parking.

VOTE:
RESOL. #4660

AYES: Crockett, Whitaker, Kawa, Nabarrete
NOES: Siler, Bess, Hill

APPROVED AND PASSED this 10th day of January, 1979.


PLANNING COMMISSION CHAIRMAN

ATTEST:


PLANNING COMMISSION SECRETARY

RESOLUTION NO.5412

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 132 unit motel/restaurant complex with on sale liquor.
2. APPLICANT: James Chen for Signal Alpha Corporation.
3. LOCATION: Temple Avenue at the 57 Freeway.

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) All requirements of all appropriate City departments and their respective codes and regulations shall be met.
- 2) Detailed plot plan, elevation and cross section landscape and irrigation plans shall be submitted for review and approval by the City Planner.
- 3) Detailed plans refining the main entrance way at the Eastern end of the site shall be submitted for review and approval by the City Planner. These plans shall include details for landscaping treatment, pavement treatment and signage.
- 4) Detailed plans for signage shall be submitted for review and approval by the City Planner.
- 5) A median island cut on Temple Avenue, in front of the main entrance way of the proposed development, may be permitted upon review and approval by the Director of Public Works and Officials of other appropriate Government agencies.
- 6) Floor plans for the proposed project shall be submitted for review and approval by the City Planner, prior to submitting detailed working plans for plan check.
- 7) Layout of the parking area shall be re-designed to increase the number of parking stalls and shall be subject to review and approval of the City Planner, prior to submitting detailed plot plans for plan check.
- 8) Project approval is subject to City Council waiving Ordinance #910, Sec. 122, a restriction of driveways to 50 percent or less of street frontage.

Reasons for the Decision:

- 1) The proposed motel-restaurant complex is consistent with the General Plan and in conformance with the Zoning Ordinance.
- 2) The proposed motel-restaurant complex is not in any way detrimental to existing uses or to those permitted in the district.
- 3) The proposed motel-restaurant complex is necessary and beneficial to the development of the community, and to Pomona as a whole.

AYES: Crockett, Weigand, Siler, Carter, Page, Hill
NOES: None
ABSENT: None

APPROVED AND PASSED this 18th day of November, 1981.



PLANNING COMMISSION CHAIRMAN

ATTEST:



PLANNING COMMISSION SECRETARY

RESOLUTION NO. 5951

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

A. REQUEST:

1. APPLICATION FOR: Variance to reduce front yard setback.
2. APPLICANT: Mark S. Hemstreet.
3. LOCATION: 3200 Temple Avenue, Pomona, CA.

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

According to the procedure as set forth in Section .560, Ordinance 1466, the Planning Commission has heard this request for a Variance and it is hereby found and determined that this request be approved with the following conditions:

1. Requirements of all City department and their respective codes and regulations shall be met.
2. The project shall occur substantially similar to the plans submitted for this Variance and the Conditional Use Permit.
3. This Variance is for a port cochere to be located just behind the front property line instead of behind the 25' front yard setback only. All other development standards of the City shall be met by the developer.
4. Detailed plans including but not limited to plot plans, building plans, landscape and irrigation drawings shall be subject to review and approval of all appropriate City departments prior to issuance of building permits.
5. Approval of this Variance shall be subject to approval of the Conditional Use Permit for the proposed hotel/restaurant project.

Reasons for the Decision:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other properties in the same zoning district and neighborhood as follows:
 - Portion of subject site does have very steep torraine.
 - The proposed structure which will encroach into the front yard area is only a port cochere and not a part of the main hotel building.

2. This Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district and neighborhood. The steep terraine of portion of the site reduces the actual site area which is buildable.
3. The granting of this Variance will not be contrary to the objectives of the General Plan.
4. The granting of this Variance will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located as follows:
 - The structure in question is merely a port cochere and not part of the main hotel building. Also the subject site has a very wide street frontage, the structure in question should therefore have limited if any impact on adjacent properties.

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

APPROVED AND PASSED this 11th day of July, 1984.


PLANNING COMMISSION CHAIRMAN

ATTEST:


PLANNING COMMISSION SECRETARY

RESOLUTION NO. 5952

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 162 unit hotel complex and an associated restaurant with on-sale liquor and a dance floor.
2. APPLICANT: Mark Hemstreet for Shilo Inn.
3. LOCATION: 3200 Temple 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) All requirements of all City departments and their respective codes shall be met.
- 2) This permit is for a 162 unit hotel/restaurant complex and development shall occur substantially as shown on plans submitted for this hearing.
- 3) The parking area shall be developed at a minimum ratio of 1.1 spaces for every guest room within the motel and 1 space for every 4 seats available within the restaurant. The parking area shall be developed a minimum dimension of 9.5' x 18' and the parking area shall be developed in conformance with all City standards.
- 4) Prior to the issuance of Permits, landscape plans including planting design and irrigation system all of which are prepared by a licensed landscape architect, shall be submitted for the review and approval of the Senior Planner. In approving or denying the landscape plans, the following shall be considered:
The planting of slopes for stabilization, the fire resistive ability, the durability, size and quality of the proposed plant material, and the aesthetic quality of the planting design.
- 5) All exterior signing shall be by separate permit. Detailed plans depicting the location, setbacks, dimensions, and elevations of all exterior signing shall first be submitted for the review and approval of the Senior Planner prior to the issuance of permits.
- 6) All freeway orientated signing shall be brought back to the Planning Commission for review and approval prior to issuance of building permits.
- 7) The location of all entry ways to the site and any proposed street medium cuts shall be subject to review and approval of the Director of Public works and the Senior Planner.
- 8) Detailed plans, including but not limited plot plan, structural plans, landscape and irrigation drawings shall be subject to review and approval of all appropriate City departments prior to issuance of any City permit.

- 9) The proposed restaurant with on-sale liquor shall be a bonified restaurant.
- 10) Approval of this Conditional Use Permit is subject to approval of the variance submitted together with this application to allow a port cochere to encroach into the front yard set back.

Reasons for the Decision:

- 1. This proposal is consistent with the General Plan and, and as conditioned is in conformance with the provisions of the Zoning Ordinance.
- 2. This site, on a knolltop, is in a prominent location that is highly visible from many vantage points throughout the surrounding area. With this highly conspicuous location greater sensitivity and detail must be given to the design concept for this project. The proposal, as conditioned, insures that the project would be developed sensitive to the needs associated with the unique characteristics due to its prime location.
- 3. This area of Pomona is a hub activity. Within this area are two institutions of higher learning, new industrial development, and four major highway traffic corridors. Yet in spite of the high activity level of this mixed use center, there are no major hotel and restaurant facilities to meet the needs generated within this center. This proposal would prove beneficial to the development of the community in that these needs for service commercial uses would begin to be satisfied.
- 4. The development of this proposal, as conditioned, would not be result in any significant detrimental effects that would impact the City.

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

APPROVED AND PASSED this 11th day of July, 1984.



 PLANNING COMMISSION CHAIRMAN

ATTEST:



 PLANNING COMMISSION SECRETARY

RESOLUTION NO.5810

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 106 unit hotel/restaurant complex.
2. APPLICANT: Temple Street Hotel, Ltd.
3. LOCATION: 3200 Temple 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. All requirements of all City departments and their respective codes shall be met.
2. This permit is for a 106 unit hotel/restaurant complex and development shall occur substantially as submitted subject to modifications as required by the City Planner.
3. The site plan shall be revised to show total site development including the location of all buildings (hotel and restaurant) and a complete parking area and traffic circulation layout.
4. The parking area shall be developed at a minimum ratio of 1.1 spaces for every guest room within the motel and 1 space for every 4 seats available within the restaurant. The parking spaces shall be a minimum dimension of 9.5' x 18' and the parking area shall be developed in conformance to the standards per City Ordinances #2127 & #2678.
5. Loading spaces shall be provided per Section .503-L of the Zoning Ordinance.
6. Prior to the issuance of permits, landscape plans, including planting design and an irrigation system all of which are prepared by a licensed landscape architect, shall be submitted for the review and approval of the City Planner. In approving or denying the landscape plans, the following shall be considered: The planting of slopes for stabilization, the fire resistive ability, the durability, size and quality of the proposed plant material, and the aesthetic quality of the planting design.
7. Prior to the issuance of permits detailed building elevations depicting the architectural design from all directions shall be submitted for the review and approval of the City Planner.
8. If the restaurant complex is to be developed at some future date separate from the hotel, detailed floor plans and building elevations for this restaurant development shall first be submitted for the review and approval of the Planning Commission

- prior to the issuance of permits.
9. All exterior signing shall be by separate permit. Detailed plans depicting the location, setbacks, dimensions, and elevations of all exterior signing shall first be submitted for the review and approval of the City Planner prior to the issuance of permits.
 10. Detailed site development plans shall be submitted to the City for review and approval per established formal site plan review procedures prior to the issuance of permits.

Reasons for the Decision:

1. This proposal is consistent with the General Plan and, and as conditioned is in conformance with the provisions of the Zoning Ordinance.
2. This site, on a knolltop, is in a prominent location that is highly visible from many vantage points throughout the surrounding area. With this highly conspicuous location greater sensitivity and detail must be given to the design concept for this project. The proposal, as conditioned, insures that the project would be developed sensitive to the needs associated with the unique characteristics due to its prime location.
3. This area of Pomona is a hub of activity. Within this area are two institutions of higher learning, new industrial development, new residential development, and four major highway traffic corridors. Yet in spite of the high activity level of this mixed use center, there are no major hotel and restaurant facilities to meet the needs generated within this center. This proposal would prove beneficial to the development of the community in that these needs for service commercial uses would begin to be satisfied.
4. The development of this proposal, as conditioned, would not result in any significant detrimental effects that would impact the City.

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

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


PLANNING COMMISSION CHAIRMAN

ATTEST:


PLANNING COMMISSION SECRETARY

RE 3000

RESOLUTION NO. 7740

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA APPROVING WITH CONDITIONS MODIFICATION OF CONDITIONAL USE PERMIT MCUP 91-174 ON PROPERTY KNOWN AS 3200-3220 TEMPLE AVENUE

THE PLANNING COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS there has heretofore been submitted by Mark Hemstreet a proposed Modification of Conditional Use Permit, pursuant to Ordinance 1466, on 5.35 acres of land also known as 3200-3220 Temple Avenue in the M-2 zone.

NOW, THEREFORE, BE IT HEREBY RESOLVED:

SECTION 1. The Planning Commission hereby finds and determines as follows:

1. Based on the evidence in the Initial Study, the Planning Commission adopts the findings in said study and determines that the project will have no significant adverse effect on the environment and adopts and affirms the submitted Negative Declaration.
2. The site is adequate in size, shape and topography for the proposed use, in that the applicant has incorporated tandem/valet parking program which will provide adequate parking to accomodate the proposed additions.
3. The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the the proposed use, in that the restaurant's major access points are from Temple Avenue, a major arterial with 100 feet of width, sufficient access to the various driveway entries of the hotel and restaurant facilities on subject property.
4. The proposed use is deemed to be part of the General Plan and Zoning Ordinance, in that the hotel and restaurant/lounge uses would remain the principle uses on subject property as approved by previous Conditional Use Permit. With approval of parking Variance, the restaurant meets all development standards of the Zoning Ordinance. The use is consistent with the "General Industrial" land use designation.

5. The proposed use will not have an adverse effect upon the use, enjoyment, or valuation of adjacent property in the neighborhood in which it is proposed, or have an adverse effect on the public health, safety and general welfare in that the restaurant additions have met all zoning standards, and shall meet all Building Code requirements prior to occupancy approval.


SECTION 2. Modification of Conditional Use Permit MCUP 91-174, as submitted heretofore, is hereby approved, subject, however to compliance with all existing laws and ordinances of this City and the following specific conditions, violations of which (or failure to complete any of which) shall constitute grounds for denial of the Modification of Conditional Use Permit or any portion thereof:

1. The applicant and each successor in interest to the property use which is the subject of this project shall defend, indemnify and hold harmless the City of Pomona and its agents, officers, and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission concerning this use, which action is brought within the time period provided for in government Code Section 66499.37.
2. Substantial conformance to submitted plans date-stamped September 30, 1991, except as modified herein.
3. The project authorized by this Modification of Conditional Use Permit be initiated within one (1) year of the date of approval. The Planning Commission may extend this period for one year upon receipt of written request by the applicant at least thirty (30) days prior to the expiration date.
4. The applicant shall provide valet parking Tuesday through Saturday nights from 5:00 p.m. to midnight.
5. The applicant shall provide an additional 52 parking spaces as noted on approved valet parking plan.
6. The applicant shall revise the valet parking plan to indicate proper location of directional signage and circulation control devices, subject to approval of the Fire Department and Traffic Division.
7. The applicant shall not charge a fee to any customer for usage of valet parking.

8. The applicant shall provide engineered building plan of the new ground floor dining area and new basement additions, subject to review and approval of the Building Division.
9. The applicant shall remove eighteen (18) seats from the buffet dining room.

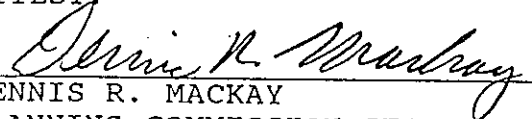
SECTION 3. That the Secretary shall certify to the adoption of this Resolution and forward to the City Council.

PASSED, APPROVED, AND ADOPTED THIS 9th day of
October _____, 1991.



ROBERT L. SOTO
PLANNING COMMISSION CHAIRPERSON

ATTEST:



DENNIS R. MACKAY
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

DAVID J. OLIVAS
DEPUTY CITY ATTORNEY

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

AYES: Soto, Warren, Wilkins, Cortez, Marshall
NOES: Lusto
ABSTAIN: None
ABSENT: None

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

res3200

PC RESOLUTION NO. 15-016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MODIFICATION OF CONDITIONAL USE PERMIT (MODCUP 1135-2015) FOR ARCHITECTURAL MODIFICATIONS TO THE EXTERIOR ELEVATIONS OF AN EXISTING MULTI-STORY HOTEL BUILDING AND SINGLE-STORY LOBBY LOCATED AT 3200 WEST TEMPLE AVENUE.

WHEREAS, the applicant, SCG America, has submitted an application for Modification of Conditional Use Permit (MODCUP 1135-2015) for architectural modifications to the exterior elevations of an existing multi-story hotel building and single-story lobby building, including minor modifications to existing onsite hardscape and landscaping areas at 3200 West Temple Avenue;

WHEREAS, the subject property is currently located within the “C-4” (Highway Commercial) zoning district;

WHEREAS, the subject site is designated as an Transit Oriented District: Neighborhood place type in the City’s General Plan;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on March 25, 2015 concerning Modification of Conditional Use Permit (MODCUP 1135-2015); 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, as follows:

SECTION 1. The Planning Commission, exercising their independent judgement has determined that, pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action as defined is Categorically Exempt under Article 19, Section 15301 (Existing Facilities), because the proposed project consists of exterior and interior modifications to two existing building not resulting in expansion of the use beyond which currently exists.

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

SECTION 3. Pursuant to Section .580.B of the Pomona Zoning Ordinance (PZO), the Planning Commission must make five findings listed below in order to grant Modification to Conditional Use Permit (MODCUP 1135-2015). Based upon a consideration of the whole record

before it including, but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

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

The proposed project will contribute to the general well-being of the neighborhood and community, in that the revitalization of the hotel buildings will be a positive enhancement and compatible with the existing mix of commercial uses (administrative offices and Cal Poly Pomona) surrounding the general area. The project will be a positive enhancement to the surrounding commercial neighborhood.

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

The proposed project will alter the architectural design type of an existing hotel and will not expand the use beyond which already exists. No changes to the siting of the building, parking layout, circulation pattern, and overall use will result from the project. The proposed project will not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity; instead, it will have a positive effect on the existing uses by revitalizing the overall aesthetics of the buildings and improving the visual environment of the surrounding area.

3. *The site of the proposed use is of adequate topography, size and shape to accommodate said use as well as all yards spaces, walls, fences, parking, loading, landscaping and any other features necessary to allow said use with the land and uses in the neighborhood and make it compatible thereto;*

The site is presently improved with a lobby building and 161-unit hotel building which will remain as a result of the project. The proposed improvements will not significantly alter that site which is of adequate topography, size and shape. The proposed project substantially complies with the development standards and conditions required by the C-4 zoning district and previously approved Conditional Use Permit.

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

The proposed improvements will not alter the existing traffic generated by the hotel use as the modifications will be limited to façade and site improvements only. The building will not be enlarged and the number of units will remain the same. Historically the existing onsite vehicular circulation pattern has not created undue traffic hazards or has the traffic generations significantly impacted level of service along W. Temple Avenue. No impacts are anticipated with the proposed project.

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

The proposed project will allow architectural modifications to the exterior elevations of an existing multi-story hotel building and single-story lobby building, including minor modifications to existing onsite hardscape and landscaping areas. Modification of Conditional Use Permit (MODCUP 12-004) is consistent with the General Plan place type of Transit Oriented Development: Neighborhood. Further, the proposed project is consistent with the following goal for Activity Center place types from the General Plan:

“Distribute land uses throughout the City in a way that takes advantage of the City assets that add value to those uses.”

The proposed revitalization of an existing hotel provides opportunity within close proximity to the Cal Poly Pomona, Fairplex, and along the SR-51 Freeway. The proposed project improvements are consistent with the surrounding commercial area. Additionally, the project is proposing site improvements that will create an aesthetically pleasing development that is compatible surrounding development. Based on these factors, staff believes the proposed project is consistent with the General Plan.

SECTION 4. Pursuant to Section .5809-10 of the Zoning Ordinance, the Planning Commission must make the three findings listed below in order to grant Conditional Use Permit (CUP 12-004) for the development of a hotel. Based upon a consideration of the whole record before it including, but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *That the proposed hotel or motel business is compatible with and shall be in no way detrimental to surrounding development.*

The proposed project would allow for improvements to an existing hotel that will include enhancements to the facades of a lobby building and 161-unit hotel building. The surrounding area includes commercial, industrial, and institutional uses and the proposed project is within the close proximity to Cal Poly Pomona and the Fairplex. As such, the proposed hotel would be beneficially compatible with the surrounding development.

2. *That the proposed hotel or motel business will not produce or result in any significant negative environmental effects for the surrounding community.*

The scope of the project is to revitalize an existing hotel by upgrading the facades of the onsite building, including minor site and landscaping improvements. The proposed improvements are not anticipated to result in any significant negative environmental effects for the surrounding community.

3. *That the size, shape, dimensions, and area of the site and the design of the proposed hotel or motel development shall be conducive to accommodate the proposed use in such a way that it is harmonious with the development and traffic movement in that area.*

The proposed improvements will be limited to façade and site improvements only. The building will not be enlarged and the number of units will remain the same. Existing onsite vehicular circulation has not created undue traffic hazards nor has hotel related traffic impacted traffic movements along W. Temple Avenue. Therefore, no impacts are anticipated with the proposed project and all associated improvements will be harmonious with the development and traffic movement in that area.

SECTION 5. Based upon the above findings, the Planning Commission hereby approves Modification of Conditional Use Permit (MODCUP 1135-2015) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the conditional use permit or any portion thereof:

PLANNING DIVISION

General Conditions

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on March 25, 2015, and as illustrated in the stamped approved plans dated February 3, 2015. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Development Services Manager.
2. This approval shall lapse and become void if construction under a valid building permit has not commenced within two years from the date of this approval (March 25, 2017), in accordance with Pomona Zoning Ordinance section .580.I. The Planning Commission may extend this period for one year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
3. The applicant shall make reductions of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to the Plan Check submittal.
4. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"),

brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

5. In case of violation of any of the conditions of approval or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein conditional use permit.
6. The project is subject to a twenty day appeal period. Written appeals may be filed with the City Clerk within twenty days by one or more City Council members, the applicant, or any person owning property within four hundred feet of the exterior boundary of the applicant's property. The appeal shall be filed with the City Clerk within twenty days from the date of action by the Planning Commission.
7. Prior to the issuance of building permits, landscape and irrigation plans shall be prepared by a licensed landscape architect and presented to the Planning Division for review and approval. Landscaping to include a variation of trees, shrubs, vines and ground covers, shall be installed and permanently maintained in all common areas of the project site. The plans shall conform to the State Model Water Efficient Landscape Ordinance per AB 1881 and landscape requirements contained in Section .503-J of the Pomona Zoning Ordinance.
8. Landscaping shall be provided in accordance with Section .58010-E of the Pomona Zoning Ordinance (PZO).
9. A minimum of one fifteen gallon tree shall be provided for every five parking stalls.
10. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable

from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Development Services Manager.

11. Any graffiti on the lobby or hotel building windows by scratching or acid sketching shall be removed within thirty (30) days.
12. No temporary signs relating to any activity on the premise shall be placed or allowed to remain within landscape areas, public right-of-way areas adjacent to the subject site (e.g. telephone poles, traffic signs, and city trees) or other portions on the exterior of the building. The only temporary signs allowed shall be properly permitted banner signs by permit per the City's sign ordinance. Signs placed in any window of the premises shall comply with the City's sign ordinance, and all other conditions under this Conditional Use Permit.
13. The property shall be maintained free of weeds and debris prior, during and after the construction period.
14. The installation of fences and walls that were not contemplated as part of this permit will require the submittal of a "Fence and Wall Permit" for review and approval by the Planning Division.
15. Prior to issuance of a Zoning Clearance and business license, two permanent commercial rated bike racks with the capacity to store a minimum of four bikes each, shall be provided near the main entrance, or in a convenient area, of the hotel location, shall be subject to the review and approval of the Planning Division during the Plan Check review.
16. No storage of recreational vehicles (RV's) shall be permitted. RV parking shall be limited to hotel guests only.
17. No vending machines of any kind shall be installed outdoors within the project site.
18. There shall be no public pay phones installed within or upon any portion of the premises.
19. Loitering and panhandling on the premises shall be prohibited. Signs stating such prohibition shall be posted on the property.
20. Prior to issuance of a Zoning Clearance and business license, interior common area lobby, gym, and exterior site video surveillance equipment shall be provided with signage advising customers that video recording devices are in use. Recordings shall be digital and recorded in high definition, kept a minimum of ninety (90) days, and shall record all activity on surrounding public rights-of-ways as well the subject site. Prior to installation of the video surveillance equipment, a video surveillance plan shall be submitted for

review and the privileges afforded under this resolution shall not be enjoyed prior to approval of such video surveillance plan by the Pomona Police Department.

21. Prior to issuance of a Zoning Clearance and business license, the operator shall submit a security plan for review and approval by the Pomona Police Department.
22. The hotel use for nightly or short term accommodations thirty days or less, shall remain in perpetuity.
23. The hotel use shall not provide long term stay accommodations or be used in such a way in which City of Pomona would be prevented from collecting transient occupancy tax.
24. Prior, during and after the construction period, the property owner shall provide regular maintenance and cleaning of all exterior walkways, patios, canopies, sidewalks, and landscaped parkways in compliance with Pomona City Code 62-351.
25. There shall be no activity conducted on the subject site that exceeds the noise and vibration parameters of Pomona City Code Section 18-301, *et seq.*, and City Council Ordinance No. 3939 at any time, or such other ordinance enacted related to noise and vibration.
26. Prior to issuance of building permits, the applicant shall submit, concurrently with the Plan Check process, and obtain the approval from the Planning Division of a lighting plan (photometric) demonstrating a minimum one foot-candle of illumination of the parking, driveway, walkway, and common areas. The lighting plan shall include a site plan showing the locations of ground-mounted and building-mounted light fixtures, design and photometric information on fixtures, and shielding to orient light away from adjacent properties and buildings.
27. Prior to issuance of a Zoning Clearance and business license, the existing monument sign shall be removed and replaced with a new sign that complies with the following:
 - a) A minimum 2-foot high base, enclosure, and cap. The base, enclosure, and cap materials should be decorative and match those utilized on the lobby and hotel buildings;
 - b) An opaque or dark translucent background, where only items of information may be internally illuminated or of a channel letter design;
 - c) Located within a landscaped planter 2 feet wider (minimum) than the sign itself; and
 - d) Setback a minimum of 1 foot from the adjacent public right-of-way.

28. All facades of the lobby building shall be re-stuccoed with a light stucco texture. Acceptable finishes include cat face, sand or float, or smooth stucco textures.
29. The existing trash enclosures shall be modified to architecturally blend with the project's overall design. The enclosures shall have a decorative solid roof and solid, double swing, lockable metal gates. Landscaping shall be incorporated into the design of the trash enclosures to screen and deter graffiti.
30. The existing detached accessory building located at the northeasterly portion of the site shall be altered to be architecturally compatible with lobby and hotel building improvements in terms of architecture, materials and colors. The final design shall be approved by the Development Services Manager.
31. The proposed removal of the decorative paving underneath the existing porte-cochere shall be replaced with either stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete with saw cut line patterns.
32. All proposed windows for the lobby building shall be recessed a minimum 3".
33. All wrought iron utilized for the balconies, walkways, and pool fencing enclosure shall be ornamental in design.
34. All windows and doors for the lobby building shall be removed and replaced with ornamental windows and doors, fabricated of a durable metal material for the frames, casings, jambs, and muntins and comply to the following:
 - a) All storefront windows and doors shall replicate Anderson E-Series/Eagle Series window and door styles. They shall be ornamented divided light in a short fractional design pattern.
 - b) All non-storefront windows shall replicate Anderson E-Series/Eagle Series window style. They shall be ornamented divided light in a colonial design pattern.

The final design of the windows and doors shall be submitted to the Planning Division for review and approval by the Development Services Manager.

35. All proposed windows and doors for the hotel building shall be fabricated of a durable metal material for all window/door components which includes, but is not limited to frames, casing, jambs. Such windows and doors shall replicate Anderson E-Series/Eagle Series window style. They shall be ornamented divided light in a colonial design pattern.
36. The proposed ledgestone veneer utilized on the columns of both the lobby and hotel buildings shall be expanded to clad all the areas of the building, including the shaped roof

parapets, proposed to be painted with the “Molasses” paint color. The parapets located above each building roof line shall be allowed to be painted “Molasses”.

37. All wall mounted exterior light fixtures shall be removed and replaced with fixtures appropriate to the architectural style of the building. The final design of light fixtures shall be submitted to the Planning Division for review and approval by the Development Services Manager.
38. All onsite perimeter, garden, and retaining walls shall be stuccoed, painted, and topped with a decorative cap to match the lobby and hotel buildings.
39. Prior to issuance of a Zoning Clearance and business license, the parking lot shall be slurry sealed and restriped to conform to the off-street parking provisions of Pomona Zoning Ordinance Section .503-H. Areas of the parking lot that are unable to be sealed due to disrepair shall be removed and replaced prior to slurry seal.
40. Any decorative architectural elements utilizing pressed foam, including pressed foam infill, along the first floor of the lobby and hotel buildings shall be omitted and replaced with precast concrete.
41. Prior to issuance of a Zoning Clearance and business license, provide landscaping within the empty planter boxes located above the first floor, adjacent to the easterly and westerly exterior staircase of the hotel building. The landscaping shall be ornamental in nature with a growth pattern that allows it to cascade over the building.
42. Prior to issuance of a Zoning Clearance and business license, all existing landscaping located within the planters at the base of the hotel building shall be removed and replaced with ornamental landscaping consisting of ground cover and shrubs.
43. All vehicular driveway entry areas shall be enhanced with decorative paving and ornamental landscaping. Prior to installation, both the paving band material and ornamental landscaping specie type shall be submitted to the Planning Division for review and approval by the Development Services Manager and comply with the the following:
 - a) The decorative paving band shall extend from the street to the first cross aisle; and
 - b) Paving materials shall complement the architectural design. Appropriate paving materials shall include stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete with saw cut line patterns.
44. The landscape planter located along W. Temple Avenue and Foley Way shall be enhanced with decorative landscaping that incorporates the following:

- a) Planting utilizing a three tiered system of grasses and ground covers, shrubs, and trees;
 - b) A maximum 32-inch high evergreen hedge, to create a solid hedge or a maximum 32-inch high earth berm with a slope no greater than 3:5:1; and
 - c) All existing street adjacent trees shall not be removed. The trees shall be maintained and trimmed in accordance with the latest pruning standards established by the American Nation Standard Institute (ANSI), International Society of Arboriculture (ISA) and National Arborist Association (NAA).
45. Prior to issuance of a Zoning Clearance and business license, all existing roof mounted signage shall be removed from the lobby and hotel buildings.
46. The columns utilized on the pool enclosure shall incorporate ledgestone cladding with a decorative cap, and ornamental lighting.
47. Prior to issuance of a Zoning Clearance and business license, all non-decorative bollards shall be removed and replaced with a bollard design that is consistent with the overall project design theme and site furnishings. The final design of bollards shall be submitted to the Planning Division for review and approval by the Development Services Manager
48. Utility and mechanical equipment (e.g., electric and gas meters, electoral panels, transformers and junction boxes shall be screened from view. All screening devices shall be compatible with the architecture, materials and colors of the adjacent structures.
49. Prior to issuance of a Zoning Clearance and business license, remove all dead landscaping from the subject site. This includes any stumps of previously removed tree(s).
50. The applicant shall conform to Section .5809-24 of the Pomona Zoning Ordinance pertaining to public art requirements for private development by complying with one of the following two options:
- a) Placement of an approved Public Art on the Project site.
 - i) The Applicant may decide to place an approved Public Art on a private development site. The Public Art, and all eligible expenditures associated with installation of the Public Art (as described in the Manual), shall be in an amount equal to or in excess of the Public Art Allocation.
 - ii) A Final Design Plan of the Public Art to be installed on Project site shall be approved by the Commission before issuance of a building or grading permit for the Project.

iii) The Public Art shall be installed on the Project site before issuance of a Certificate of Occupancy, including any temporary Certificate of Occupancy, for the Project. In cases where the Public Art cannot be installed on the Project site before issuance of a Certificate of Occupancy, the Applicant may post a cash bond to assure installation of the Public Art. The cash bond shall be in an amount equal to the Public Art Allocation or an amount based on any remaining, unexpended artwork budget as determined by the Development and Neighborhood Services Director. The bond shall not be released until the Public Art has been completed and installed on the Project site in accordance with the approved Final Design Plan.

b) Payment of an In-lieu Contribution.

i) Rather than place an approved Public Art on the Project site, the Applicant may choose to pay an In-lieu Contribution. The In-lieu Contribution shall be submitted to the City and deposited into the Public Art Fund before issuance of any building or grading permit for the Project.

ii) Use of In-lieu Contributions shall comply with the following:

(1) In-lieu Contributions shall be used for the acquisition and installation of Public Art on public or private property in the City, except that up to 1/3 of the In-lieu Contribution may be used for maintenance of the proposed Public Art or an existing Public Art that is listed on the City's registry of Public Art.

(2) In-lieu Contributions may be aggregated with other funds contained in the Public Art Fund for the purpose of providing a single qualifying Public Art project.

COMMUNITY DEVELOPMENT DEPT. – BUILDING AND SAFETY DIVISION

51. The design must be reviewed and stamped by an architect licensed in the State of California – (Business and Professions code Sections 5537, 5538 and 6737.1).

52. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply the 2013 California Building Code, Chapters 5, 6, 7, 9, 10, 11, 12, 14, 15 and 25 for non-constructional provisions and Chapter 16, 17, 18, 19, 21, 22 and 23 for structural provisions.

53. All grading shall conform to the 2013 California Building Code, Appendix J, and all other relevant laws, ordinances and resolutions governing grading as adopted by the City of Pomona. The applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.

54. All proposed electrical work shall comply with the provisions of the 2013 California Electrical Code, and all other laws, ordinances, and resolutions governing electrical as adopted by the City of Pomona at the time of installation of improvements.
55. All proposed electrical work shall comply with the provisions of the 2013 California Energy Code, and all other laws, ordinances, and resolutions governing energy conservation as adopted by the City of Pomona at the time of installation of improvements.
56. All proposed mechanical work shall comply with the provisions of the 2013 California Mechanical Code, and all other laws, ordinances, and resolutions governing mechanical as adopted by the City of Pomona at the time of installation of improvements.
57. All proposed plumbing work shall comply with the provisions of the 2013 California Plumbing Code, and all other laws, ordinances, and resolutions governing plumbing as adopted by the City of Pomona at the time of installation of improvements.
58. The proposed project shall comply with the 2013 California Green Building Standards Code mandatory measures and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
59. Prior to final approval of building permits for the hotel renovations, the applicant shall provide proof that all indoor plumbing fixtures within both the lobby building and all hotel rooms shall be replaced with fixtures that are compliant with Chapter 5 of the 2013 California Green Building Standards Code for indoor water use: Water Closets – 1.28 gallons per flush maximum, Urinals – 0.5 gallons per flush maximum, Lavatory faucets – 0.5 gallons per minute @ 60 psi maximum, Showerheads – 2.0 gallons per minute @ 80 psi maximum.

PUBLIC WORKS IMPROVEMENT PLANS REQUIREMENT

Improvement plans requirements

60. Applicant/Developer shall revise and resubmit the **Site Plan** to include the following:
 - a) Removal and reconstruction of the westerly property driveway approach located on Temple Avenue, to comply with the City and ADA standards and requirements.
 - b) Removal and reconstruction of the driveway approach located on Foley Way, to comply with the City and ADA standards and requirements. Additional right-of-way dedication corresponding to the driveway width may be necessary to accommodate the required ADA pedestrian path.
 - c) Removal and reconstruction of all uplifted or cracked sidewalk and replacement with ADA compliant sidewalk along property frontages.

- d) ADA compliant ramp at the northwest corner of Temple Avenue and Foley Way.
 - e) Existing sewer, water and storm drain infrastructure, including laterals.
 - f) Undergrounding of all proposed utility lines will be required as per City of Pomona Municipal Code Section 62-31(b)(1). Applicant/Developer is responsible for all pavement trench restorations due to said undergrounding work.
 - g) Note: "It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the inspector's review of the current condition of the said public improvements".
 - h) The parkway landscaped area shall be maintained by the property owner, as required by the City's Municipal Code Section 46-496.
 - i) Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries.
61. All improvements to the City's **water** system shall be installed at the Developer's expense in accordance with the provisions of the City of Pomona Water Code, Construction Standards and the Federal, State and County Public Health requirements, including payment of all required plan check fees, bonds, connection fees, water meter setting fees and all additional water facilities advance payments. Public water facilities that are existing or proposed to be installed on private property must be approved by the City Engineer prior to the issuance of the building permit.
62. Prior to the approval of the water improvement plans Applicant/Developer shall calculate the new water demand (based on fixture units) to verify that the proposed service(s) can provide the water demand given the size, pressure, and distance of these services from the proposed buildings. This calculation shall include fire and domestic water demands. This calculation shall be submitted to the Water Wastewater Operations Division (WWOD) of the Public Works Department.

If verification of static pressure is desired, it may be obtained by requesting a fire hydrant flow test from the Public Works Department. The localized approximate static pressure for the proposed project area is 55-65 psi.

The proposed public water improvement plans shall include:

- a) All existing and new utilities, including existing and proposed water facilities, water meters, service lines, approved backflow devices, water mains and water easements:
 - i) One (1) twelve-inch (12") ACP water main within Temple Avenue.
 - ii) One (1) three-inch (3") compound meter serving the existing property for domestic water service. The 3" compound meter requires a reduced pressure principle assembly (RPPA) for meter backflow protection.

- iii) One (1) eight-inch (8") double check (DC) device, currently used for fire service. The existing DC shall be replaced with a testable 8" above ground double check detector assembly (DCDA).
 - iv) Public fire hydrants within 500 feet of the proposed project site. All proposed onsite hydrants shall be private and be painted red.
 - b) The existing water infrastructure shall also be shown on the Revised Site Plan.
 - c) Water Development plans are for public water improvements only; all private water improvements shall be addressed separately; all private onsite water improvements are the owner's responsibility and not the City's.
 - d) Property address, legal description, property lines, street centerline, curb-line, existing and proposed utility easements, and right-of-way with dimensions.
63. Prior to the approval of the water improvement and/or site plans the Applicant/Developer shall meet all requirements of the Los Angeles County Fire Department (LACFD). Applicant/Developer shall contact LACFD to determine if additional fire hydrants are needed for the proposed development. All new fire hydrants must be placed at least five (5) feet from proposed driveways and off of parking spaces. Proof of LACFD approval is required prior to the final water improvement and/or site plan submittal to the Public Works Department. Contact the LACFD for information at (909) 620-2402.
64. Prior to the issuance of the Certificate of Occupancy Applicant/Developer is responsible for installing approved low-lead (0.25%) Reduced Pressure Backflow Preventers (list brand and model) for the following water lines to the site:
- a) Reduced principal pressure devices are required for all domestic services;
 - b) Reduced principal pressure devices are required for all dedicated irrigation service lines to the proposed site;
 - c) Double check detector assembly devices for all fire sprinkler service lines.
65. All existing public water facilities located on private property shall be installed within a City of Pomona easement of minimum 15-foot width, and will be maintained by the City. Applicant/Developer shall not place buildings, structures or trees on all related water easements, nor within 7 ½ feet of all City maintained water main without prior approval from the City.
66. Access to City water facilities for water operation crews shall be made available at all time for servicing and maintaining the water system and for reading water meters.
67. Easement rights shall hold the City harmless for removal and/or damage to the development improvements within easements during maintenance to, replacement of and/or operation of public water facilities.
68. All project related trench repairs in City maintained streets shall be per City Standard A-26-02. Following completion of all street/utility work, and prior to the issuance of the Certificate of Occupancy Applicant/Developer shall be required to repair all affected

lanes of development street frontages to a condition "as good or better" as required per City Standard A-26-02.

69. All improvements to the City's **wastewater** system shall be installed at the Developer's expense.
70. Prior to issuance of the building permit Applicant/Developer shall submit sewer improvement plans and/or a Revised Site Plan for review and approval by the Public Works Department. Said plans shall include:
 - a) The existing and proposed sewer mains, laterals, manholes and applicable easements (min. 10 ft width):
 - i) One (1) ten-inch (10") VCP sewer main in Temple Avenue.
 - ii) Existing sewer laterals from the public main to the site; said laterals are considered private and shall be maintained by the property owner.
71. Effective January 1, 2015, the City has adopted new service charges for water and sewer services. For further information on how charges are assessed, contact the City's Public Works Business Services Division at 909-620-2241.
72. The final improvement plans, as shown on the Mylar, shall be provided to the City in both hard copy and electronic (AutoCAD v. 2010) format. Following construction and prior to acceptance of the improvements by the City, the project engineer shall provide hand drafted "AS BUILT" corrections on the original approved Mylars of the final constructed improvements to the satisfaction of the City Engineer. A corrected "AS BUILT" plan shall also be provided to the City in AutoCAD v. 2010 format.
73. Applicant/Developer shall implement **stormwater** Good Housekeeping Best Management Practices (BMPs) for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy.
74. Property Owner is responsible for the compliance with any special annual levy assessment derived from the current inclusion of the project site into the City's **Street Lighting and Landscaping Maintenance District**. The Owner shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping District and is subject to annual special taxes.

Public Works Improvements Permit

All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of Public Works Department.

75. Prior to building permit issuance Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: water, sewer, storm drains, street frontage pavement, sidewalk, drainage and parkway improvements, and driveway approaches.
76. Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:

- a. Commercial General Liability;
- b. Automobile Liability;
- c. Worker's Compensation as required by the State of California;

Note: The Commercial General Liability and the Automobile Liability policies shall include the City of Pomona as additional insured.

77. Permittee shall pay fees associated with and possess the City of Pomona Business License.

Changes and additions to the proposed work, including but not limited to detail plans for street improvement work, water plans and/or other work associated with this project and due to developer's or City's request shall require additional conditions to be completed by the applicant.

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

APPROVED AND PASSED THIS 25th DAY OF MARCH, 2015



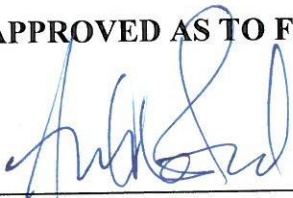
DENTON B. MOSIER
PLANNING COMMISSION CHAIRPERSON

ATTEST:



BRAD JOHNSON
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:



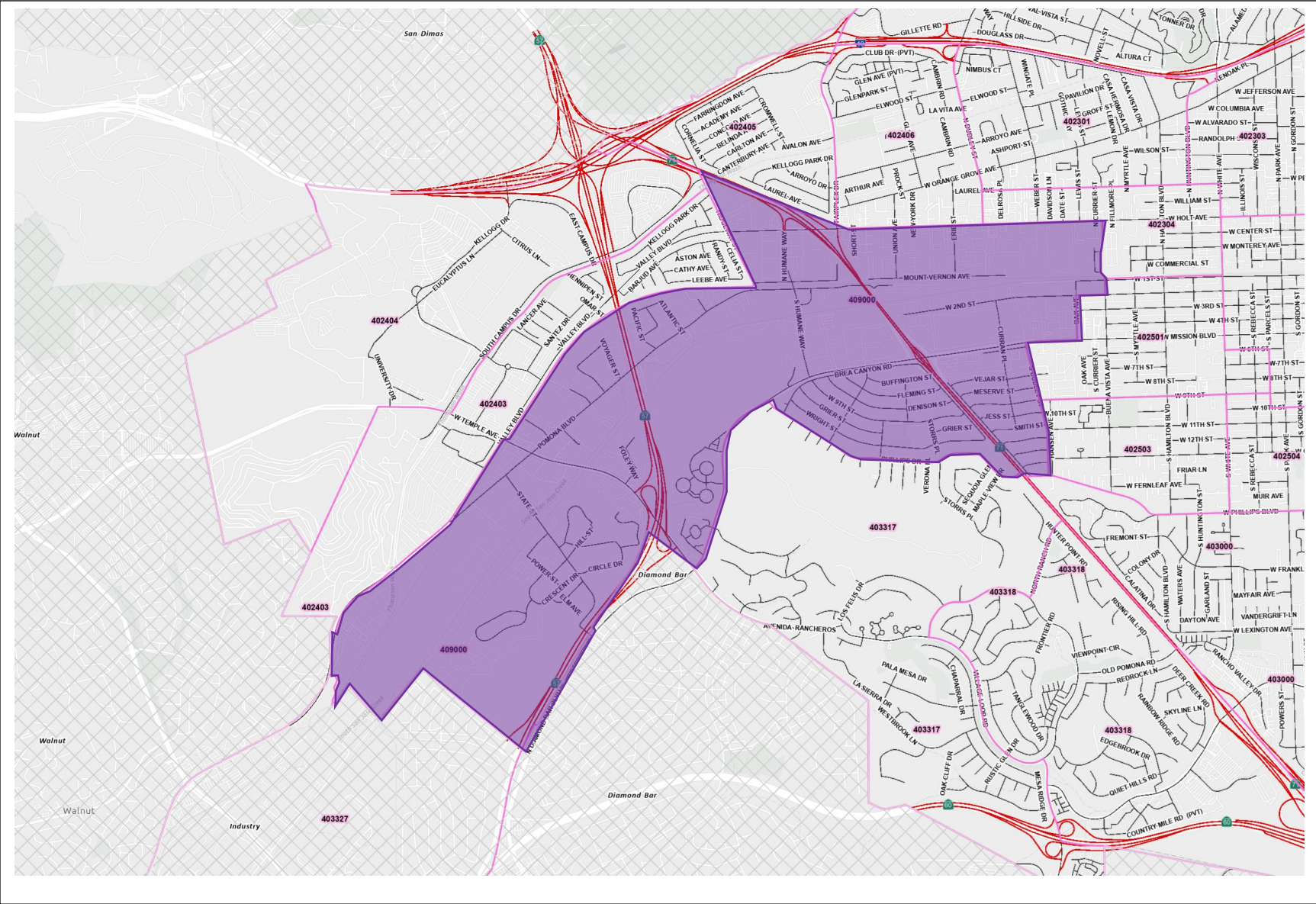
ANDREW JARED
ASSISTANT CITY ATTORNEY
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

PC Resolution No. 15-016
3200 West Temple Avenue (MODCUP 1135-2015)
Page 17 of 17

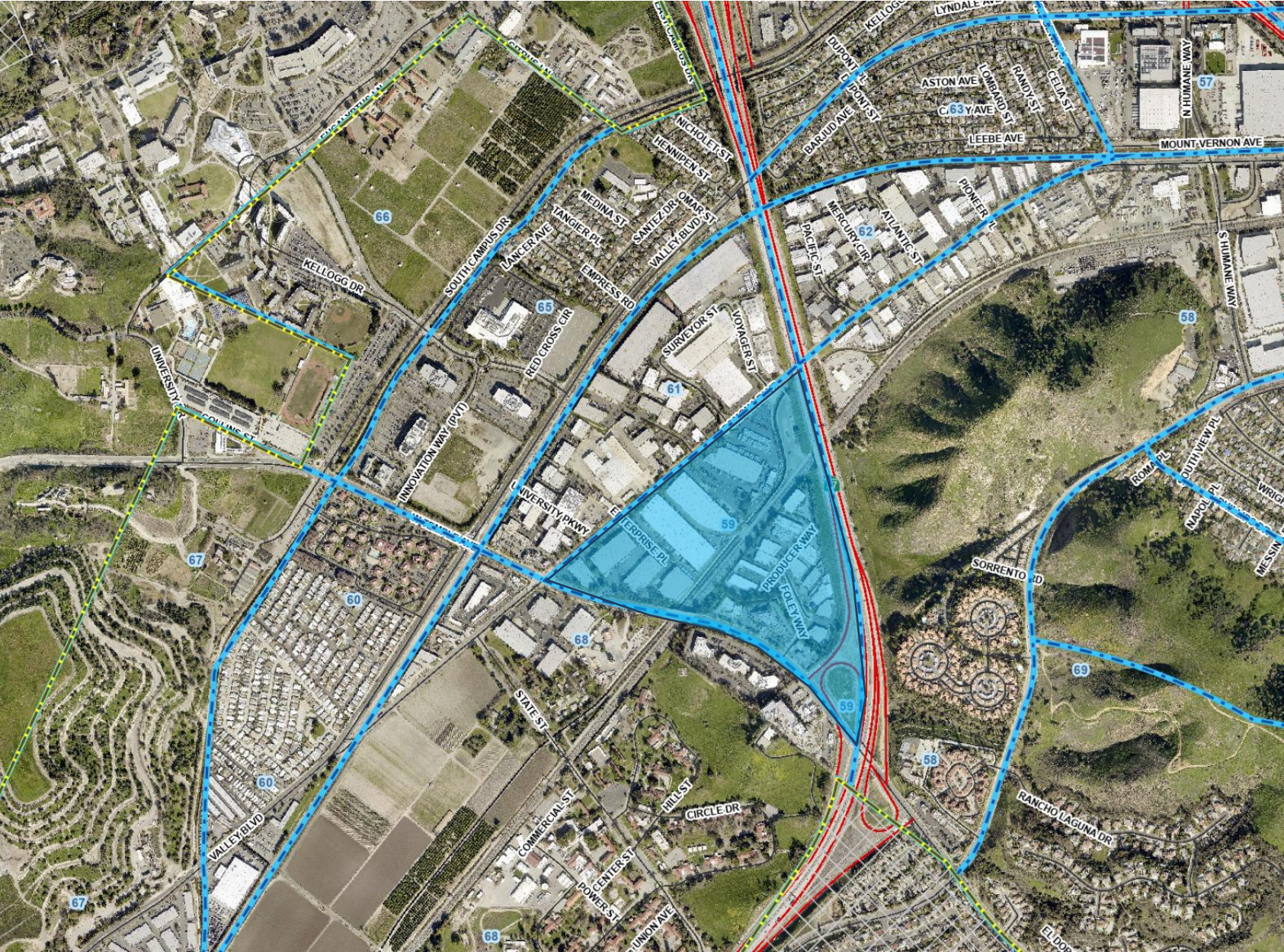
AYES: Garcia, Arias, Juarez, Mosier, Hemming, and Tharpe.
NOES: None.
ABSTAIN: None.
ABSENT: Starr.

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

I:\Economic Development\Planning\Master Planning\PLANNING COMMISSION\RESOLUTIONS\3200 W Temple Ave. (MODCUP 1135-2015) Reso 3-25-15.doc



- Subject Census Tract (4090.00)



- Subject Reporting District (RD 59)

**Pomona Police Department
Traffic Bureau**

From 1/1/2024 to 3/17/2026

**Total Collisions: 5
Injury Collisions: 2
Fatal Collisions: 0**

Collision Summary Report

3/17/26

TEMPLE AVE & VALLEY BLVD

Page 1 of 2

P2402-00636	2/15/2024	07:55	Thursday	VALLEY BLVD - TEMPLE AVE	0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Improper Turning	22107	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver	WEST	Stopped In Road	M	Age: 44	2023 TOYOTA	TACOMA	Pickups & Panels		
Veh Type:		Sobriety: Not Applicable		Assoc Factor: None Apparent		Lap Belt Used	Cell Phone Not In Use		
Party 2 Driver	WEST	Changing Lanes	F	Age: 56	2008 HYUNDAI	ELANTRA	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: Not Applicable		Assoc Factor: None Apparent		Lap Belt Used	Cell Phone Not In Use		
25-040293	5/14/2025	12:30	Wednesday	VALLEY BLVD - TEMPLE AVE	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Other		Other Motor Vehicle	Unsafe Starting or Backing	22106	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	WEST	Backing	Not Sta	Age:			Two Axle Truck		
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent		Unknown	Cell Phone Not In Use		
Party 2 Driver	WEST	Proceeding Straight	M	Age: 29	2018 HYUNDAI	ELANTRA	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
25-057961	7/6/2025	20:30	Sunday	VALLEY BLVD - TEMPLE AVE	50'	Direction: EAST	Dark - Street Ligh	Clear	Pty at Fault:1
	Other		Other Motor Vehicle	Unsafe Starting or Backing	22106	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	WEST	Backing	Not Sta	Age:	2007 LEXUS	IS250	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent		Unknown	Cell Phone Not In Use		
Party 2 Driver	WEST	Stopped In Road	F	Age: 28	2017 KIA	FORTE	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
25-087131	10/1/2025	14:30	Wednesday	TEMPLE AVE - VALLEY BLVD	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Improper Turning	22107	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	NORT	Making Right Turn	Not Sta	Age:	2016 LEXUS	ES350	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent		Unknown	Cell Phone Not In Use		
Party 2 Driver	NORT	Making Right Turn	M	Age: 25	2015 TOYOTA	COROLLA	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
26-011811	2/10/2026	12:50	Tuesday	VALLEY BLVD - TEMPLE AVE	55'	Direction: EAST	Daylight	Cloudy	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed	22350	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver	WEST	Proceeding Straight	M	Age: 26	2016 FORD	FIESTA	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
Party 2 Driver	WEST	Stopped In Road	F	Age: 46	2016 NEW FLYER	XCELSIOR	General Public Transit Vehicle		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		

Settings for Query:

Street: TEMPLE AVE

Cross Street: VALLEY BLVD

Intersection Related: True

Sorted By: Date and Time

**Pomona Police Department
Traffic Bureau**

From 1/1/2024 to 3/17/2026

**Total Collisions: 5
Injury Collisions: 3
Fatal Collisions: 0**

Collision Summary Report

3/17/26

TEMPLE AVE & POMONA BLVD

Page 1 of 2

P2403-00800	3/16/2024	15:43	Saturday	TEMPLE AVE - POMONA BLVD	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Improper Turning	22107	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	NORT	Making Right Turn		Not Sta	Age: 2010 MERCEDES-BENZ C350		Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent			Cell Phone Not In Use		
Party 2 Driver	NORT	Making U Turn		F	Age: 2022 CHEVROLET SPARK		Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		
24-092149	10/9/2024	07:11	Wednesday	TEMPLE AVE - POMONA BLVD	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:2
	Broadside		Other Motor Vehicle	Auto R/W Violation	21801(a)	Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0
Party 1 Driver	NORT	Proceeding Straight		M	Age: 2020 HONDA ACCORD		Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		
Party 2 Driver	SOUT	Making Left Turn		M	Age: 1998 DODGE RAM 1500		Pickups & Panels		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		
24-092627	10/10/2024	12:47	Thursday	TEMPLE AVE - POMONA BLVD	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Traffic Signals and Signs	21453(a)	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver	WEST	Proceeding Straight		F	Age: 2013 HONDA FIT		Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		
Party 2 Driver	NORT	Proceeding Straight		M	Age: 2022 RAM 1500		Pickups & Panels		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		
Party 3 Driver	SOUT	Proceeding Straight		M	Age: 2017 BMW 325		Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		
Party 4 Driver	SOUT	Proceeding Straight		M	Age: 2006 FORD ECONOLINE		Pickups & Panels		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		
24-113998	12/15/2024	14:36	Sunday	POMONA BLVD - TEMPLE AVE	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Traffic Signals and Signs	21453(a)	Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0
Party 1 Driver	SOUT	Proceeding Straight		M	Age: 2015 FORD TAURUS		Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		
Party 2 Driver	EAST	Proceeding Straight		F	Age: 2024 CHEVROLET TRACKER		Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		
25-074370	8/25/2025	07:54	Monday	TEMPLE AVE - POMONA BLVD	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Hit Object		Fixed Object	Unsafe Speed	22350	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	WEST	Merging		F	Age: 2018 FORD F150		Pickups & Panels		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used		Cell Phone Not In Use		

Settings for Query:

Street: TEMPLE AVE

Cross Street: POMONA BLVD

Intersection Related: True

Sorted By: Date and Time

**Pomona Police Department
Traffic Bureau**

From 1/1/2024 to 3/17/2026

**Total Collisions: 5
Injury Collisions: 5
Fatal Collisions: 0**

Collision Summary Report

3/17/26

TEMPLE AVE & MISSION BLVD

Page 1 of 2

24-008608	1/30/2024	10:32	Tuesday	MISSION BLVD - TEMPLE AVE			24'	Direction: EAST	Daylight	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Improper Turning			22107	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver	EAST	Making Left Turn		M	Age: 73	2016 FREIGHTLINER	3-AXLE	Semi Tank Trailer			
Veh Type:		Sobriety: HNBD			Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2 Driver	WEST	Stopped In Road		F	Age: 68	2019 DODGE	JOURNEY	Mini Van			
Veh Type:		Sobriety: HNBD			Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
24-036708	4/30/2024	19:46	Tuesday	TEMPLE AVE - MISSION BLVD			0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Traffic Signals and Signs			21453(a)	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver	WEST	Proceeding Straight		M	Age: 28	2023 TOYOTA	COROLLA	Passenger Car, Station Wagon, Jeep			
Veh Type:		Sobriety: HNBD			Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2 Driver	EAST	Making Left Turn		F	Age: 61	2007 CHEVROLET	CORVETTE	Passenger Car, Station Wagon, Jeep			
Veh Type:		Sobriety: HNBD			Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
24-111280	12/7/2024	05:00	Saturday	MISSION BLVD - TEMPLE AVE			0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Traffic Signals and Signs			21453(a)	Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0
Party 1 Driver	WEST	Proceeding Straight		F	Age: 43	2017 ACURA	MDX	Sport Utility Vehicle			
Veh Type:		Sobriety: HNBD			Assoc Factor: None Apparent		Lap/Shoulder Harness Not Us	Cell Phone Not In Use			
Party 2 Driver	NORT	Proceeding Straight		F	Age: 19	2022 SUBARU	FORRESTER	Sport Utility Vehicle			
Veh Type:		Sobriety: HNBD			Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
25-044945	5/28/2025	14:07	Wednesday	MISSION BLVD - TEMPLE AVE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Rear-End		Motor Vehicle on Othe	Unsafe Speed			22350	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver	WEST	Proceeding Straight		F	Age: 30	2022 DODGE	CHARGER	Passenger Car, Station Wagon, Jeep			
Veh Type:		Sobriety: HNBD			Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2 Driver	WEST	Proceeding Straight		F	Age: 55	2015 CADILLAC	SRX	Passenger Car, Station Wagon, Jeep			
Veh Type:		Sobriety: HNBD			Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
25-094718	10/27/2025	08:02	Monday	MISSION BLVD - TEMPLE AVE			0'	Direction: Not Stated	Daylight	Cloudy	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Improper Turning			22107	Hit & Run: Felony	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver	EAST	Making U Turn		U	Age:		UNKNOWN	Sport Utility Vehicle			
Veh Type:		Sobriety: Impairment Not Kno			Assoc Factor: None Apparent		Unknown	Cell Phone Not In Use			
Party 2 Driver	WEST	Proceeding Straight		M	Age: 25	2025 MERCEDES-BENZ	GLC 300	Sport Utility Vehicle			
Veh Type:		Sobriety: HNBD			Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			

Settings for Query:

Street: TEMPLE AVE

Cross Street: MISSION BLVD

Intersection Related: True

Sorted By: Date and Time

Overview

This report was created with the help of The Transportation Injury Mapping System (TIMS). TIMS has been developed by UC Berkeley SafeTREC to provide quick, easy and free access to California crash data, the Statewide Integrated Traffic Records System (SWITRS), that has been geo-coded by SafeTREC to make it easy to map crashes.

Date & Location

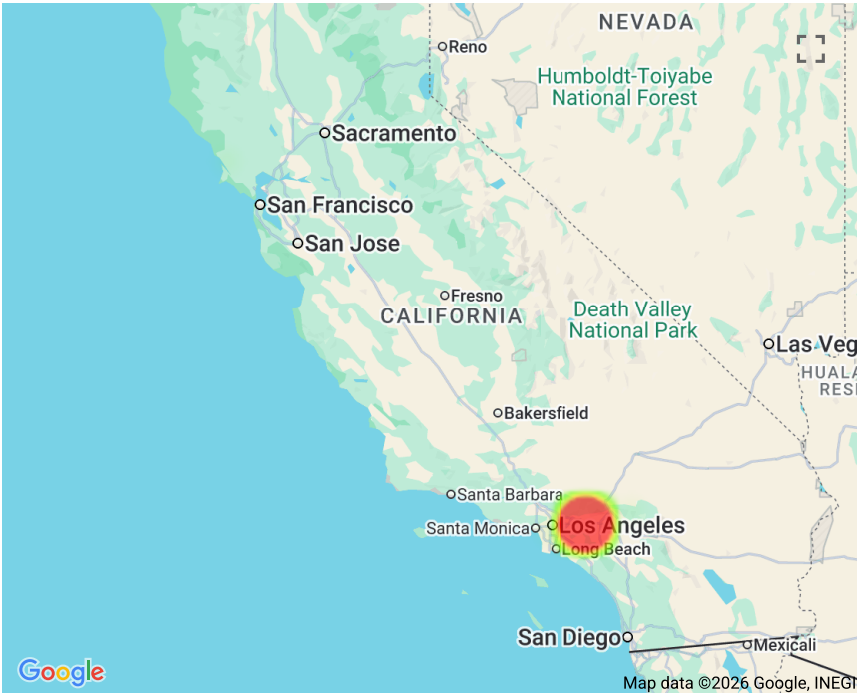
Date: 01/01/2023 - 12/31/2025

County: Los Angeles

City: Pomona

Result

- Total Crashes**
2,890
- Total Victims**
36 Killed & 4,016 Injured
- State Highway**
1,055 (36.5%)
- Ped Involved**
190 (6.6%)
- Bike Involved**
142 (4.9%)
- Motorcycle Involved**
185 (6.4%)

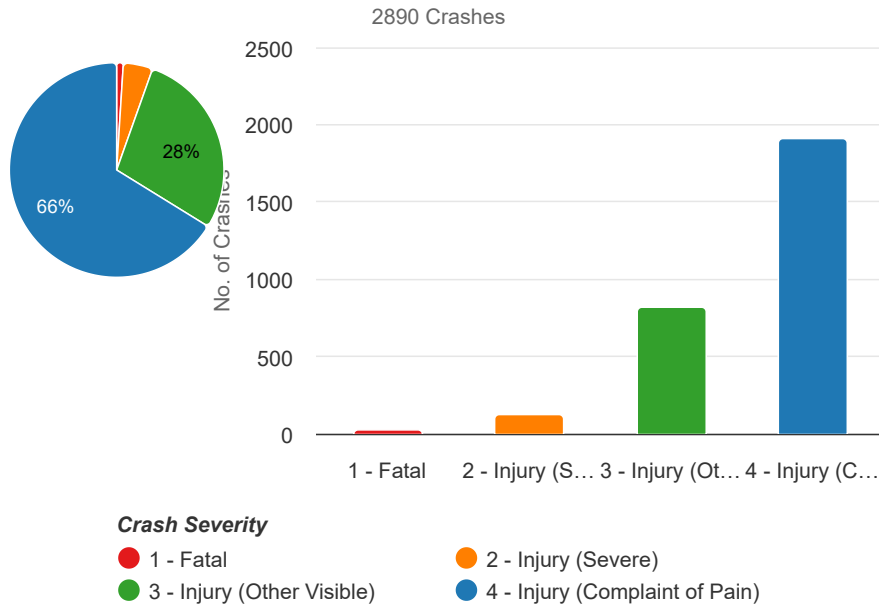


2,854 of 2,890 (98.8%) Crashes are geocoded and mapped.

Crash Summary

By Crash Severity

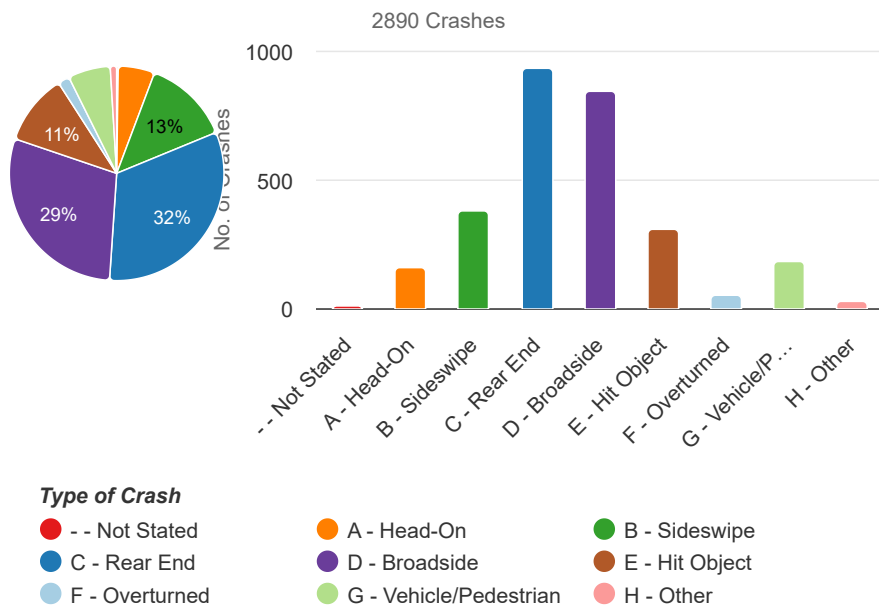
Number of Crashes by Crash Severity



Crash Severity	Count	%
1 - Fatal	29	1.00%
2 - Injury (Severe)	128	4.43%
3 - Injury (Other Visible)	820	28.37%
4 - Injury (Complaint of Pain)	1913	66.19%

By Crash Type

Number of Crashes by Type of Crash

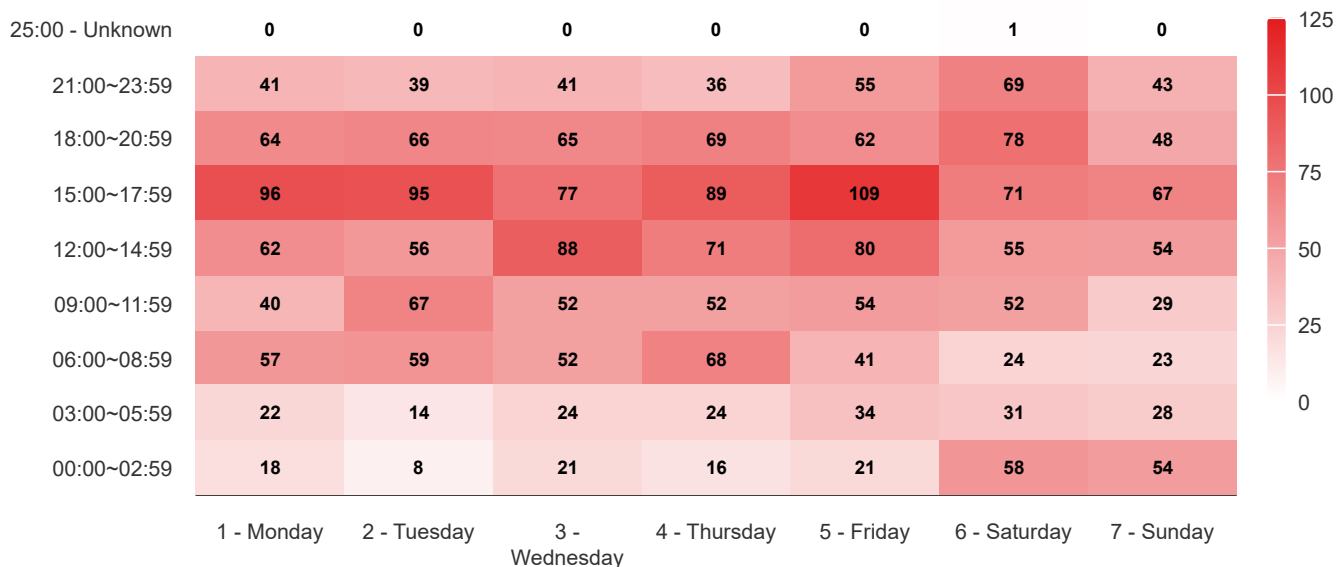


Type of Crash	Count	%
-- Not Stated	7	0.24%
A - Head-On	159	5.50%
B - Sideswipe	377	13.04%
C - Rear End	933	32.28%
D - Broadside	842	29.13%
E - Hit Object	309	10.69%
F - Overturned	51	1.76%
G - Vehicle/Pedestrian	184	6.37%
H - Other	28	0.97%

By Day of Week and Time

Number of Crashes per Day of Week per Time

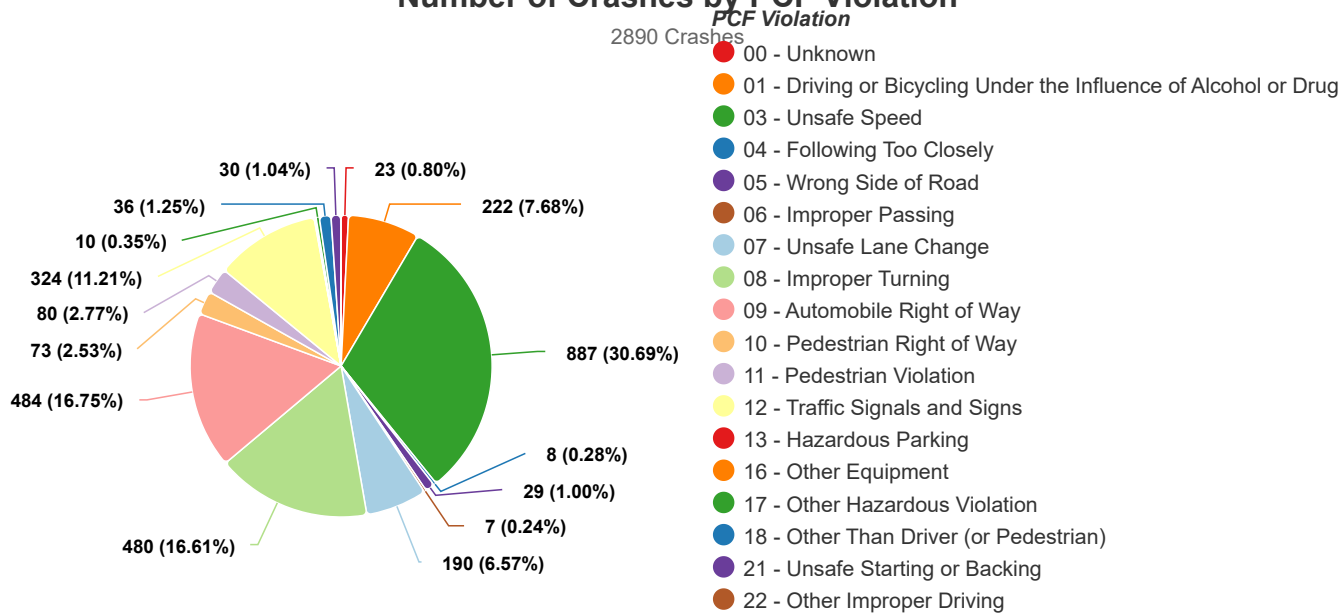
2890 Crashes



By Primary Crash Factor (PCF) Violation

Number of Crashes by PCF Violation

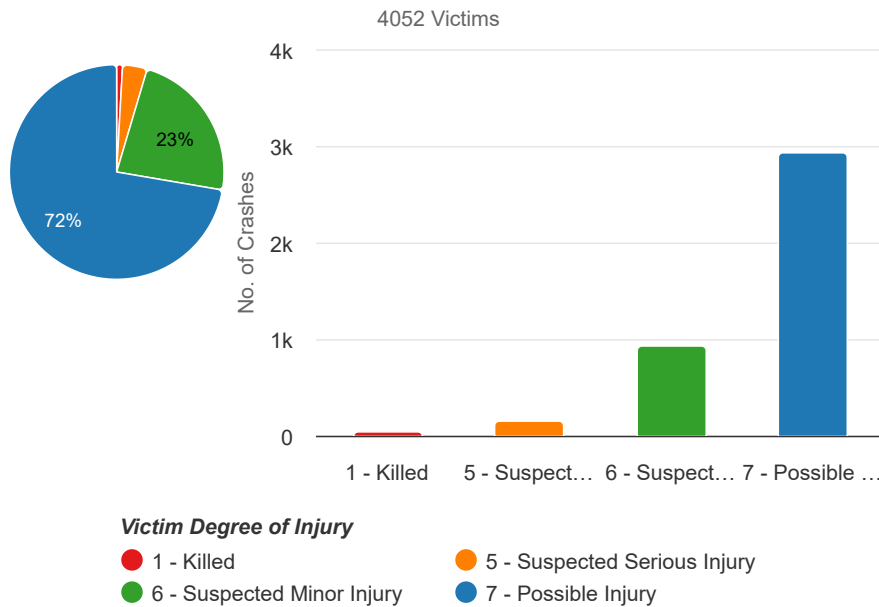
2890 Crashes



Victim Summary

By Victim Degree of Injury

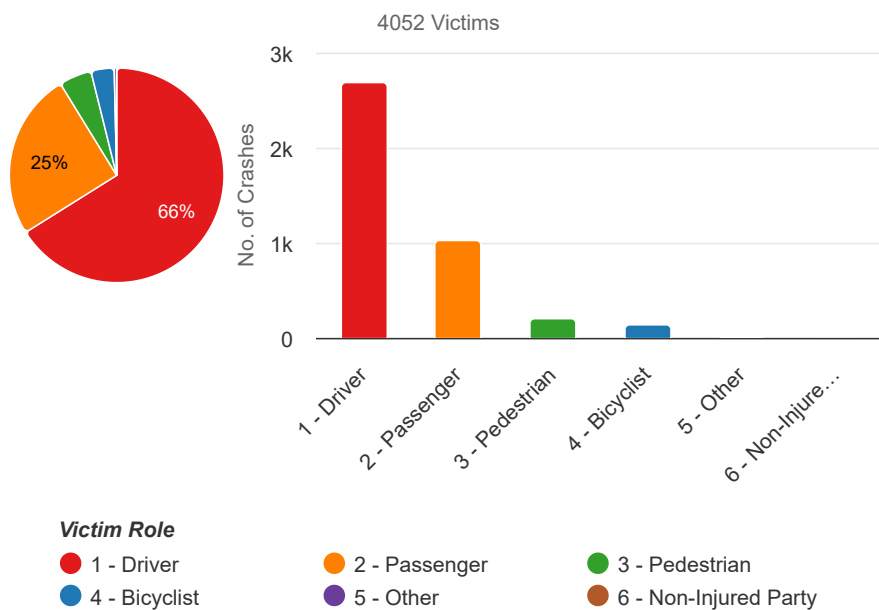
Number of Victims by Victim Degree of Injury



Victim Degree of Injury	Count	%
1 - Killed	36	0.89%
5 - Suspected Serious Injury	150	3.70%
6 - Suspected Minor Injury	936	23.10%
7 - Possible Injury	2930	72.31%

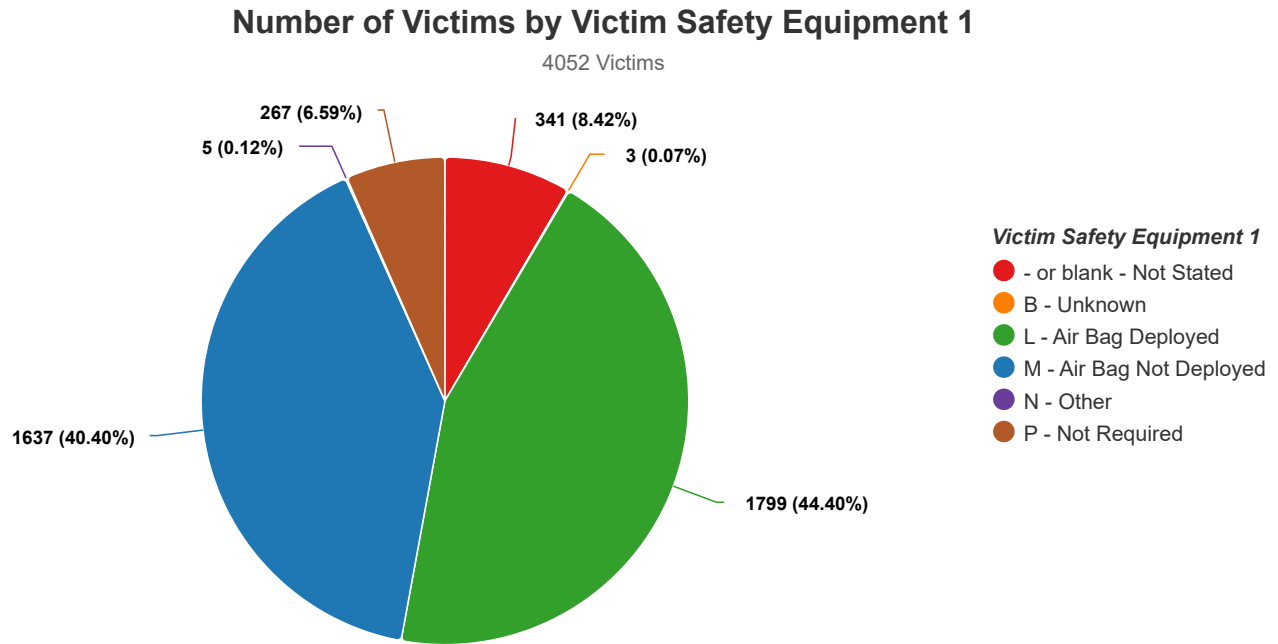
By Victim Role

Number of Victims by Victim Role

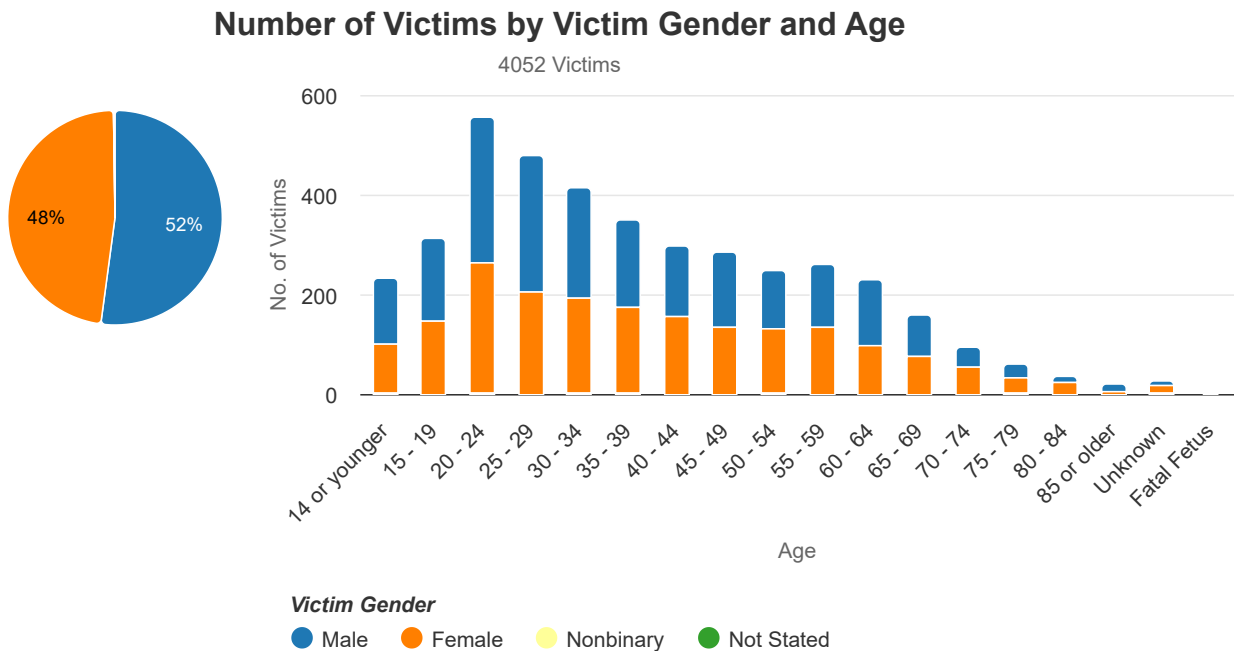


Victim Role	Count	%
1 - Driver	2678	66.09%
2 - Passenger	1019	25.15%
3 - Pedestrian	199	4.91%
4 - Bicyclist	141	3.48%
5 - Other	15	0.37%
6 - Non-Injured Party	0	0.00%

By Victim Safety Equipment 1

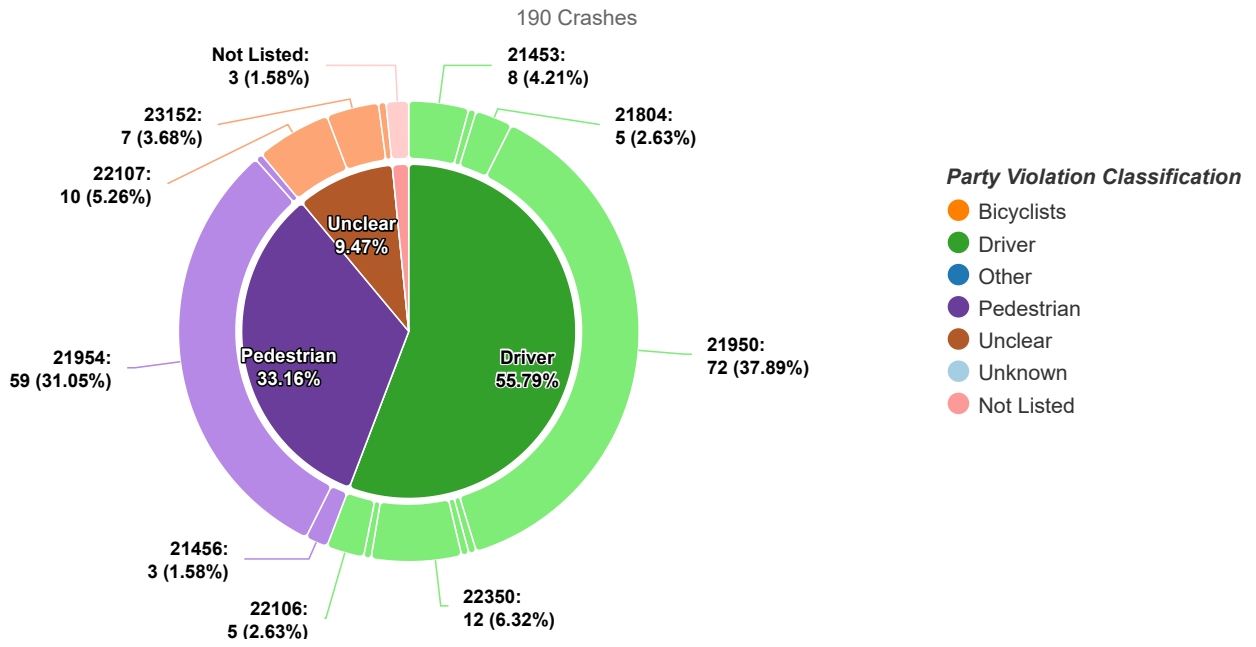


By Victim Gender and Age



Ped Crash Summary

Number of Crashes by Type of Violation

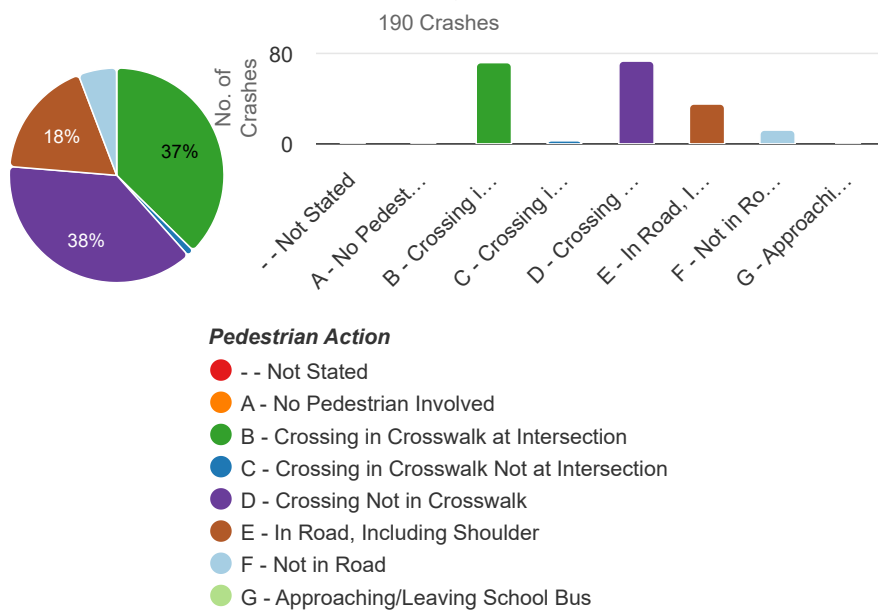


T

Party Violation Classification	Type of Violation	Description	Count	%
Driver	21950	Driver failure to yield right-of-way to pedestrians at a marked or unmarked crosswalk	72	37.89%
Pedestrian	21954	Pedestrian failure to yield right-of-way to vehicles when crossing outside of a marked or unmarked crosswalk	59	31.05%
Driver	22350	Speeding on the highway / Driving at a dangerously high speed given highway conditions like weather, visibility, traffic, and highway measurements, or driving at a speed that endangers people or property	12	6.32%
Unclear	22107	Unsafe turning or moving right or left on a roadway Turning without signaling	10	5.26%
Driver	21453	Failure to stop at a limit line or crosswalk at a red light Failure to yield right-of-way to pedestrian when turning on a red light	8	4.21%
Unclear	23152	Driving under the influence of alcohol (BAC 0.08+) or drugs	7	3.68%
Driver	21804	Driver failure to yield right-of-way when entering/crossing a highway	5	2.63%
Driver	22106	Unsafe starting or backing of a vehicle on a highway	5	2.63%
Pedestrian	21456	Pedestrian failure to yield right-of-way at traffic signal / Failure of pedestrian to yield right-of-way to vehicles already in intersection Failure to obey crosswalk symbols or finish crossing before "countdown" ends	3	1.58%
Not Listed	Not Listed	Violation code was not included in the crash	3	1.58%
Driver	21801	Driver failure to yield right-of-way when making a left turn or U-turn	1	0.53%
Driver	21951	Failure to stop for a vehicle that has already stopped to permit pedestrian crossing when approaching from behind	1	0.53%
Driver	21952	Driver failure to yield right-of-way to pedestrians on sidewalks	1	0.53%
Driver	22450	Driver failure to stop at a stop sign before a limit line (a crosswalk or intersection entrance). Failure to stop at limit line before railroad	1	0.53%
Pedestrian	21956	Pedestrian failure to walk close to the edge of the roadway when there is no sidewalk present / Pedestrian failure to walk on the left-hand edge of the roadway when outside of a business or resident district, unless crossing is not possible	1	0.53%
Unclear	21802	Failure to stop or yield right-of-way at a stop sign	1	0.53%

By Pedestrian Action

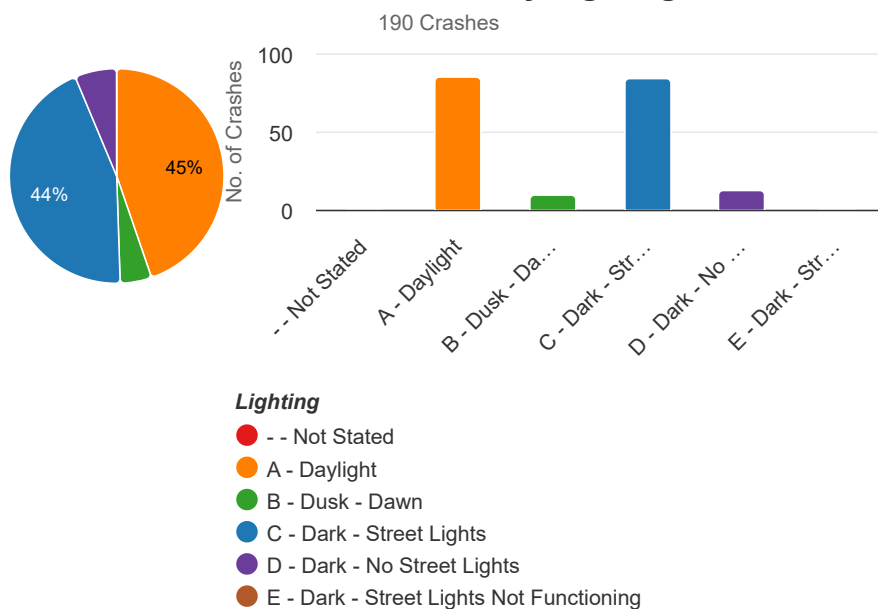
Number of Crashes by Pedestrian Action



Pedestrian Action	Count	%
-- Not Stated	0	0.0
A - No Pedestrian Involved	0	0.0
B - Crossing in Crosswalk at Intersection	71	37.3
C - Crossing in Crosswalk Not at Intersection	2	1.0
D - Crossing Not in Crosswalk	72	37.8
E - In Road, Including Shoulder	34	17.8
F - Not in Road	11	5.7
G - Approaching/Leaving School Bus	0	0.0

By Lighting

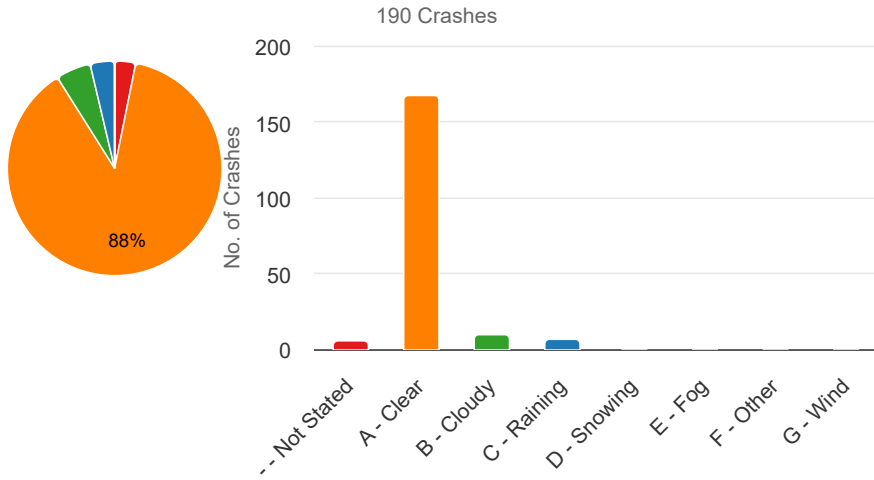
Number of Crashes by Lighting



Lighting	Count	%
-- Not Stated	0	0.00%
A - Daylight	85	44.74%
B - Dusk - Dawn	9	4.74%
C - Dark - Street Lights	84	44.21%
D - Dark - No Street Lights	12	6.32%
E - Dark - Street Lights Not Functioning	0	0.00%

By Weather

Number of Crashes by Weather



Weather	Count	%
-- Not Stated	6	3.16%
A - Clear	167	87.89%
B - Cloudy	10	5.26%
C - Raining	7	3.68%
D - Snowing	0	0.00%
E - Fog	0	0.00%
F - Other	0	0.00%
G - Wind	0	0.00%

Weather

- -- Not Stated
- A - Clear
- B - Cloudy
- C - Raining
- D - Snowing
- E - Fog
- F - Other
- G - Wind

Overview

This report was created with the help of The Transportation Injury Mapping System (TIMS). TIMS has been developed by UC Berkeley SafeTREC to provide quick, easy and free access to California crash data, the Statewide Integrated Traffic Records System (SWITRS), that has been geo-coded by SafeTREC to make it easy to map crashes.

Query by Case ID(s)

User Entered SWITRS Case ID(s)

Result

Total Crashes

5

Total Victims

0 Killed & 5 Injured

State Highway

None

Ped Involved

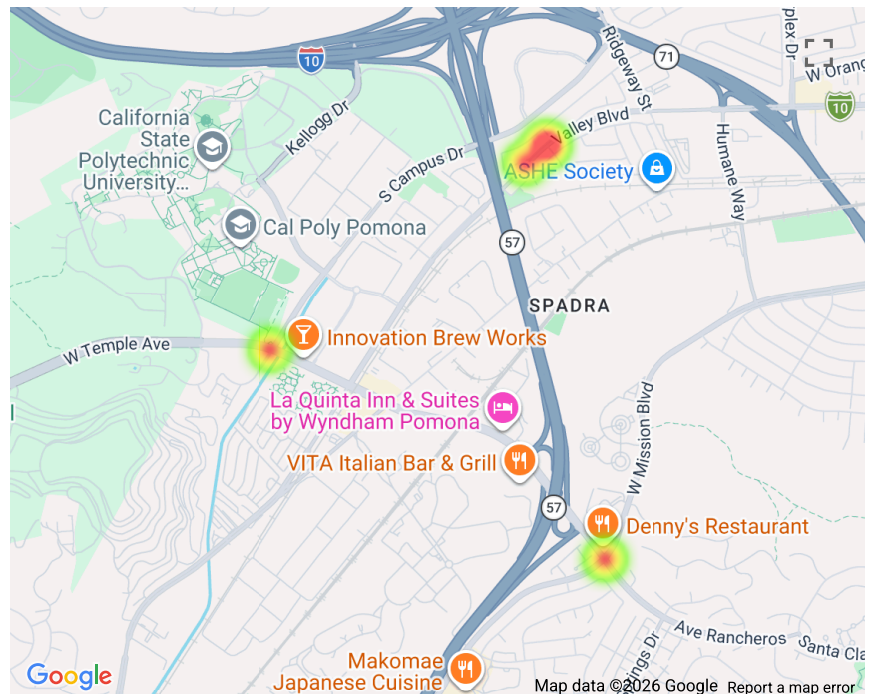
1 (20%)

Bike Involved

4 (80%)

Motorcycle Involved

None

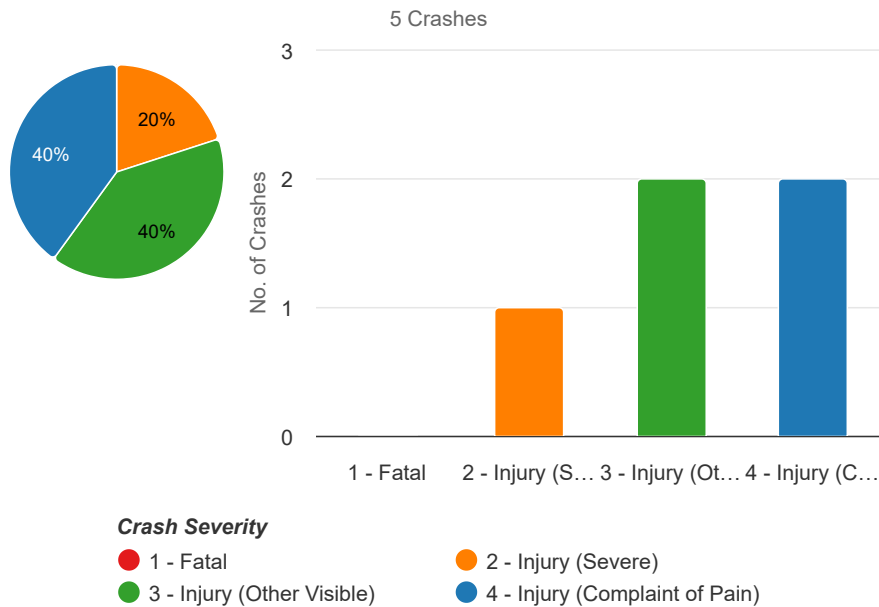


5 of 5 (100%) Crashes are geocoded and mapped.

Crash Summary

By Crash Severity

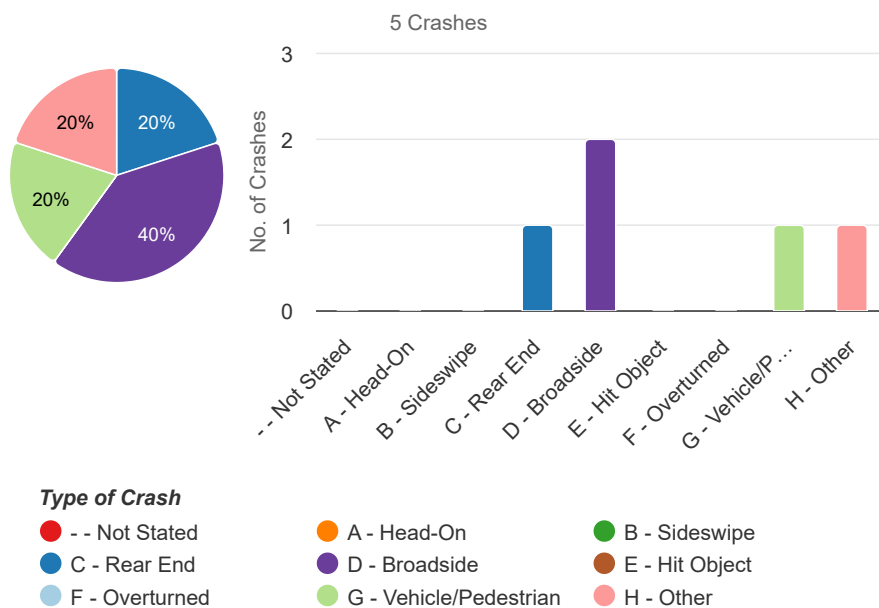
Number of Crashes by Crash Severity



Crash Severity	Count	%
1 - Fatal	0	0.00%
2 - Injury (Severe)	1	20.00%
3 - Injury (Other Visible)	2	40.00%
4 - Injury (Complaint of Pain)	2	40.00%

By Crash Type

Number of Crashes by Type of Crash

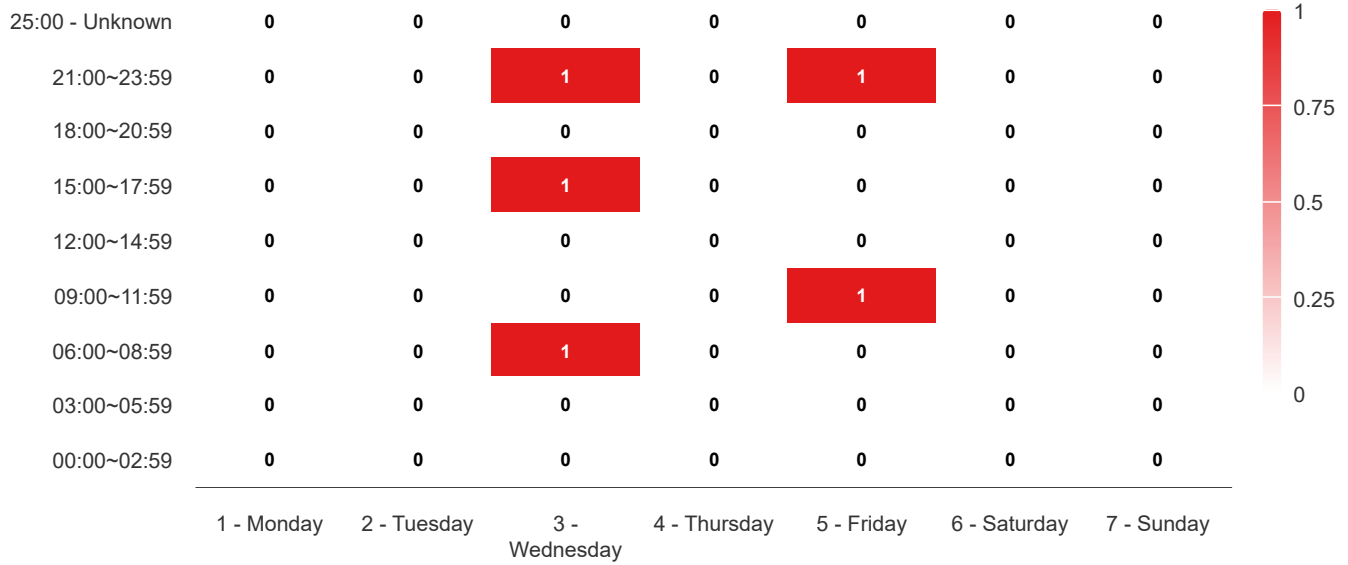


Type of Crash	Count	%
-- Not Stated	0	0.00%
A - Head-On	0	0.00%
B - Sideswipe	0	0.00%
C - Rear End	1	20.00%
D - Broadside	2	40.00%
E - Hit Object	0	0.00%
F - Overturned	0	0.00%
G - Vehicle/Pedestrian	1	20.00%
H - Other	1	20.00%

By Day of Week and Time

Number of Crashes per Day of Week per Time

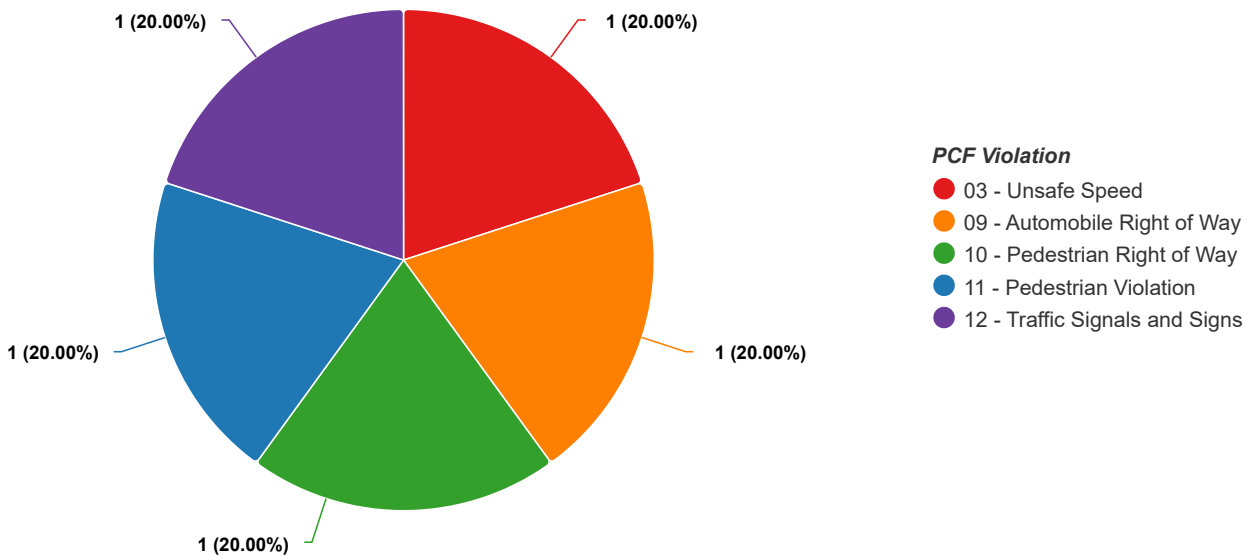
5 Crashes



By Primary Crash Factor (PCF) Violation

Number of Crashes by PCF Violation

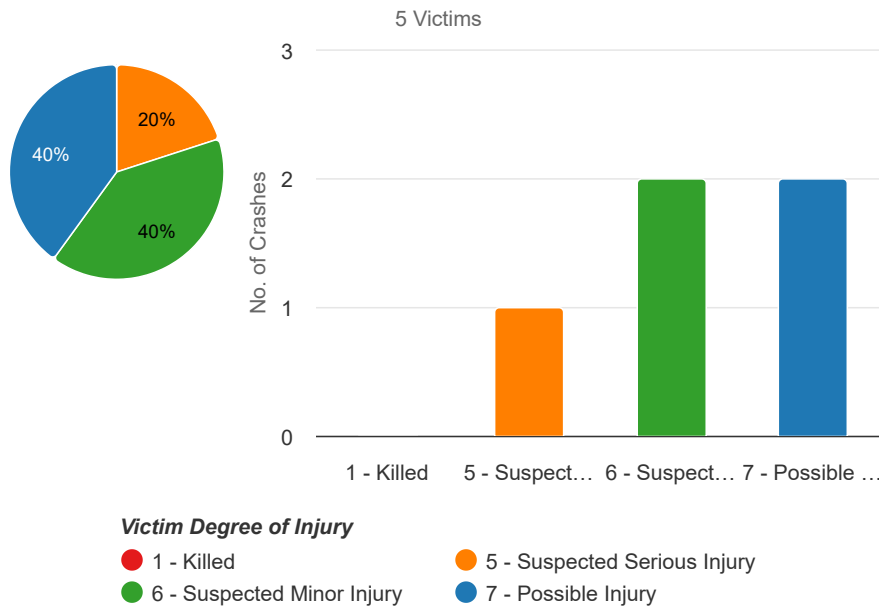
5 Crashes



Victim Summary

By Victim Degree of Injury

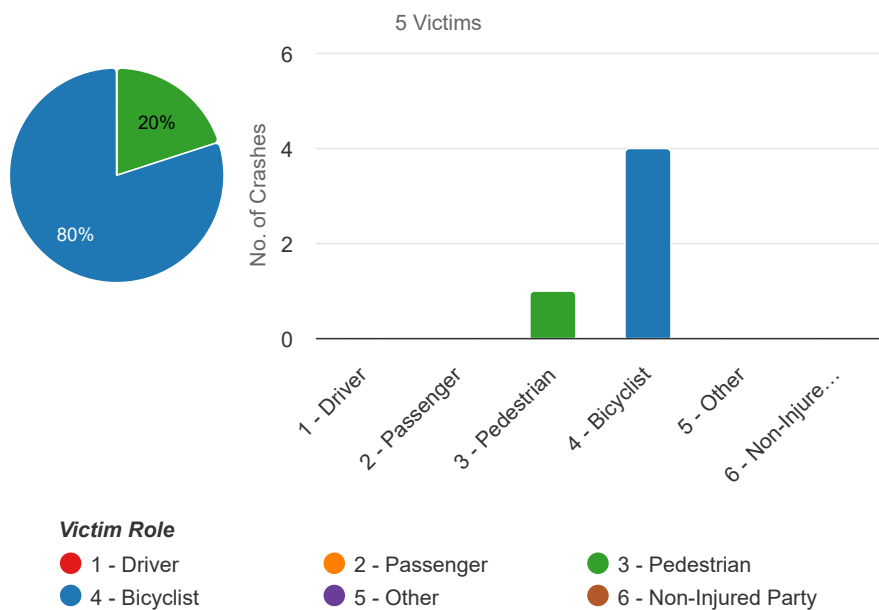
Number of Victims by Victim Degree of Injury



Victim Degree of Injury	Count	%
1 - Killed	0	0.00%
5 - Suspected Serious Injury	1	20.00%
6 - Suspected Minor Injury	2	40.00%
7 - Possible Injury	2	40.00%

By Victim Role

Number of Victims by Victim Role

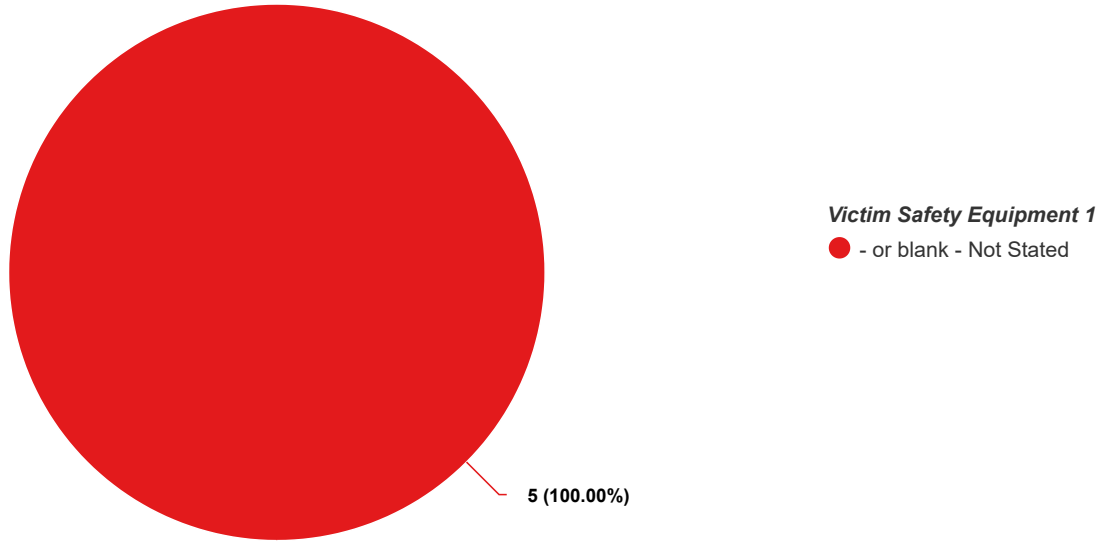


Victim Role	Count	%
1 - Driver	0	0.00%
2 - Passenger	0	0.00%
3 - Pedestrian	1	20.00%
4 - Bicyclist	4	80.00%
5 - Other	0	0.00%
6 - Non-Injured Party	0	0.00%

By Victim Safety Equipment 1

Number of Victims by Victim Safety Equipment 1

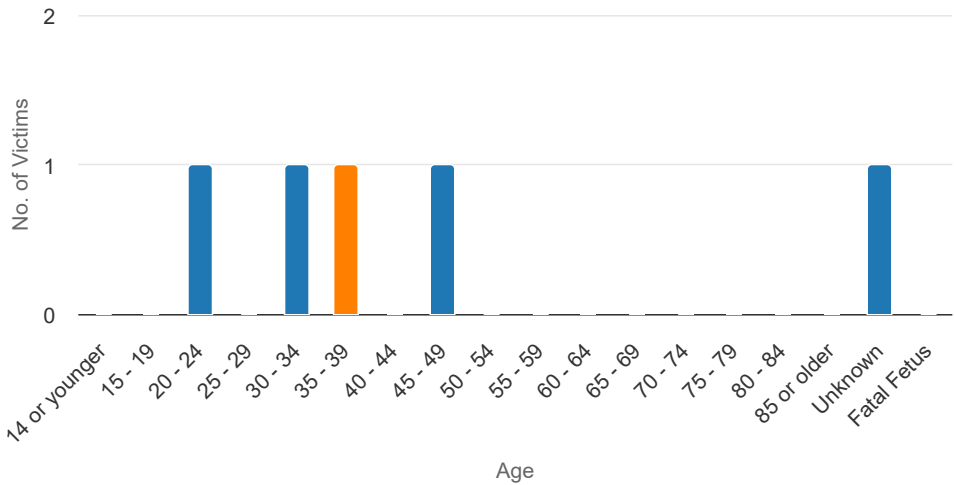
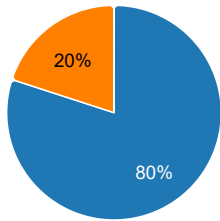
5 Victims



By Victim Gender and Age

Number of Victims by Victim Gender and Age

5 Victims

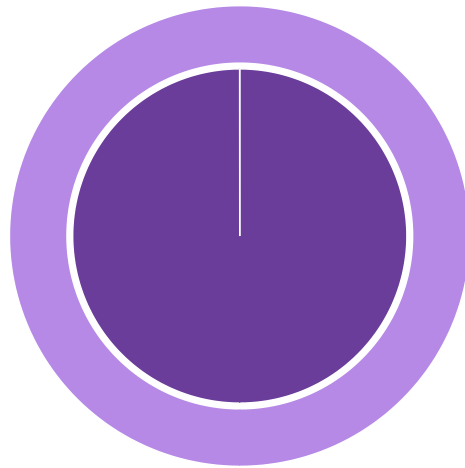


Ped Crash Summary

By Type of Violation

Number of Crashes by Type of Violation

1 Crashes



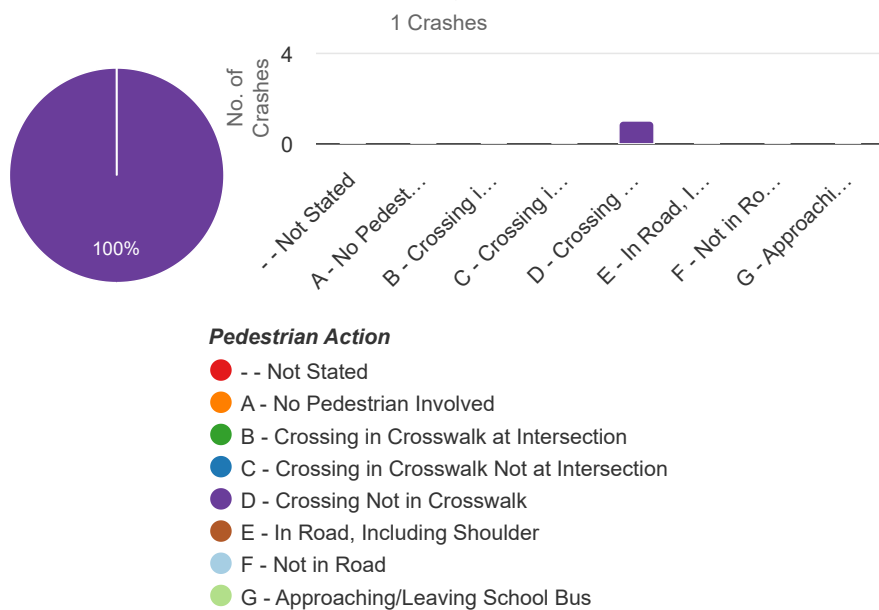
Party Violation Classification

- Bicyclists
- Driver
- Other
- Pedestrian
- Unclear
- Unknown

Party Violation Classification	Type of Violation	Description	Count	%
Pedestrian	21954	Pedestrian failure to yield right-of-way to vehicles when crossing outside of a marked or unmarked crosswalk	1	100.00%

By Pedestrian Action

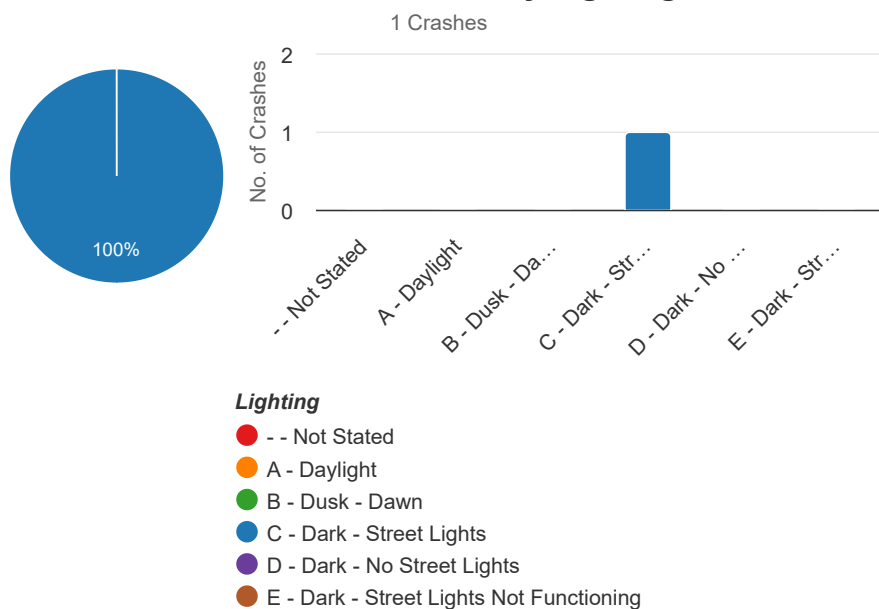
Number of Crashes by Pedestrian Action



Pedestrian Action	Count	%
-- Not Stated	0	0.00%
A - No Pedestrian Involved	0	0.00%
B - Crossing in Crosswalk at Intersection	0	0.00%
C - Crossing in Crosswalk Not at Intersection	0	0.00%
D - Crossing Not in Crosswalk	1	100.00%
E - In Road, Including Shoulder	0	0.00%
F - Not in Road	0	0.00%
G - Approaching/Leaving School Bus	0	0.00%

By Lighting

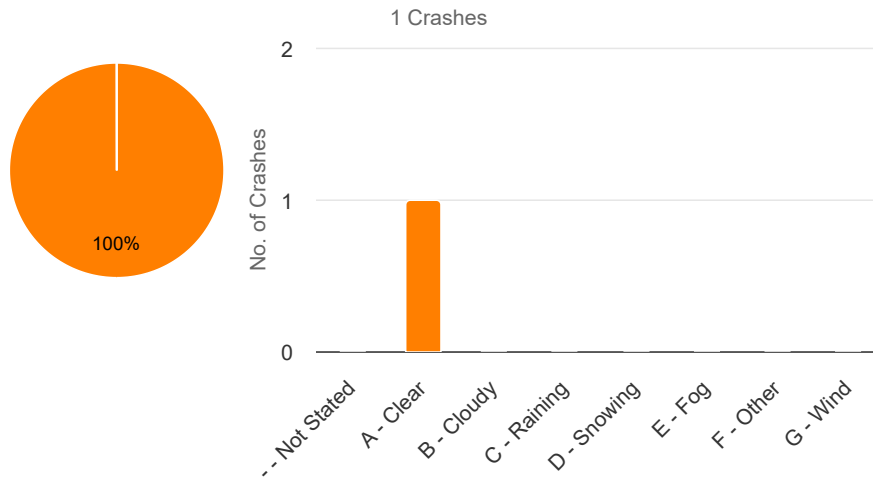
Number of Crashes by Lighting



Lighting	Count	%
-- Not Stated	0	0.00%
A - Daylight	0	0.00%
B - Dusk - Dawn	0	0.00%
C - Dark - Street Lights	1	100.00%
D - Dark - No Street Lights	0	0.00%
E - Dark - Street Lights Not Functioning	0	0.00%

By Weather

Number of Crashes by Weather



Weather

- -- Not Stated
- A - Clear
- B - Cloudy
- C - Raining
- D - Snowing
- E - Fog
- F - Other
- G - Wind

Weather	Count	%
-- Not Stated	0	0.00%
A - Clear	1	100.00%
B - Cloudy	0	0.00%
C - Raining	0	0.00%
D - Snowing	0	0.00%
E - Fog	0	0.00%
F - Other	0	0.00%
G - Wind	0	0.00%

ATP Maps & Summary Data

The tool is designed to support the California Active Transportation Program (ATP), as well as active transportation users and practitioners throughout California. The tool utilizes interactive crash maps to allow users to track and document pedestrian and bicycle crashes and generate data summaries within specified project and/or community limits.

Step 1: Select a County/City, Bike/Ped, Severity, and Years

County: Los Angeles

City: Pomona

Include 1 mile buffer outside of selected County/City: No

Include State Highway Related Crashes: Yes

Involved With: Pedestrian and Bicycle

Crash Severity: Fatal, Severe Injury, Other Visible Injury, and Complaint of Pain

Year: 2023 - 2025

Crash Summary for initial parameters defined above:

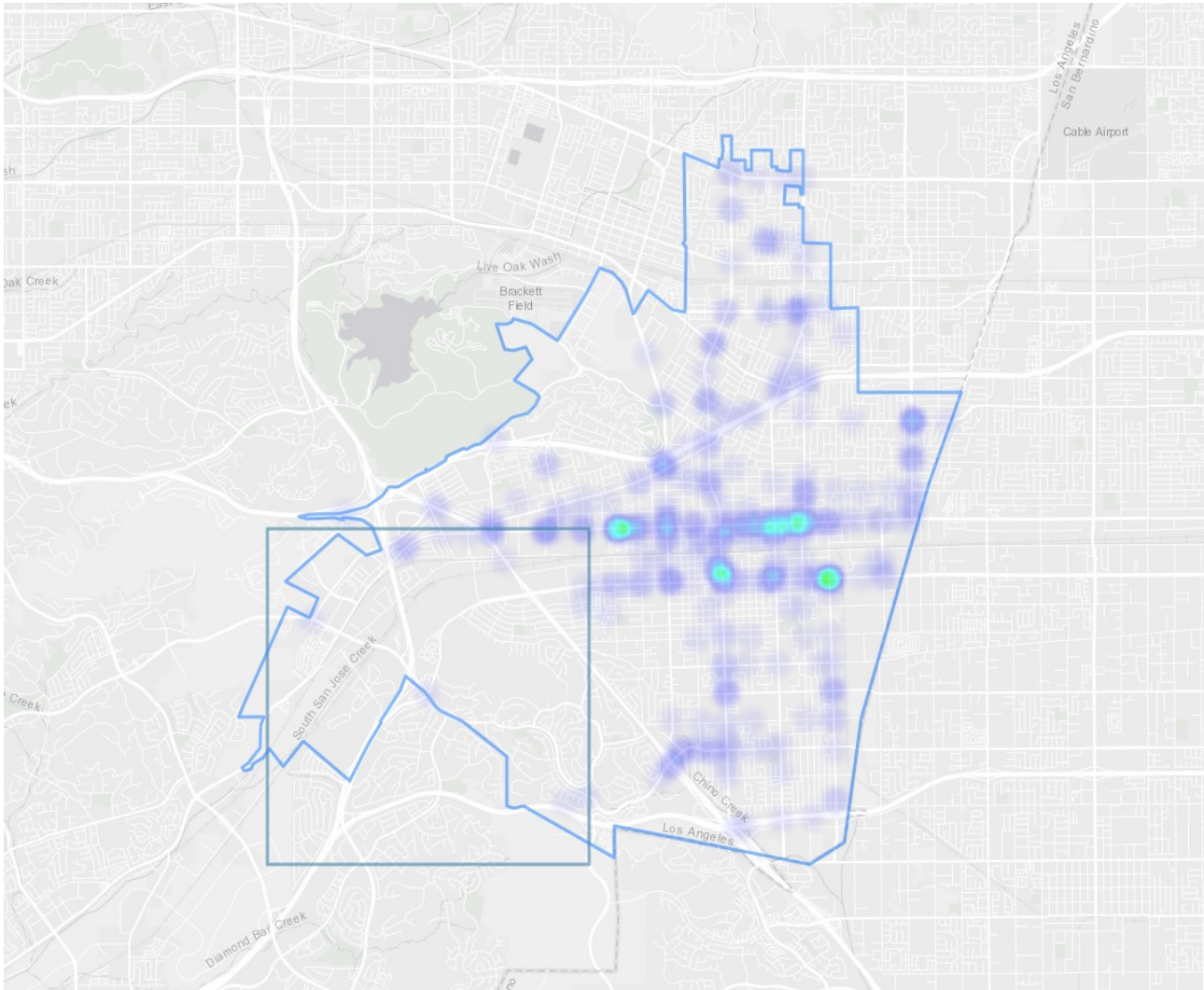
Number of Crashes by Crash Severity

Involved With	Fatal	Severe Injury	Visible Injury	Complaint of Pain	Total
Bicycle	2	10	58	71	141
Pedestrian	3	28	68	90	189

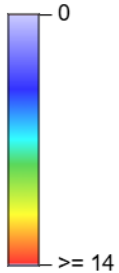
County/City Heat Map:

Step 2: Identify your project area to develop a more localized Community Heat Map

Select the size of your proposed project limits: Less than 3 miles across.



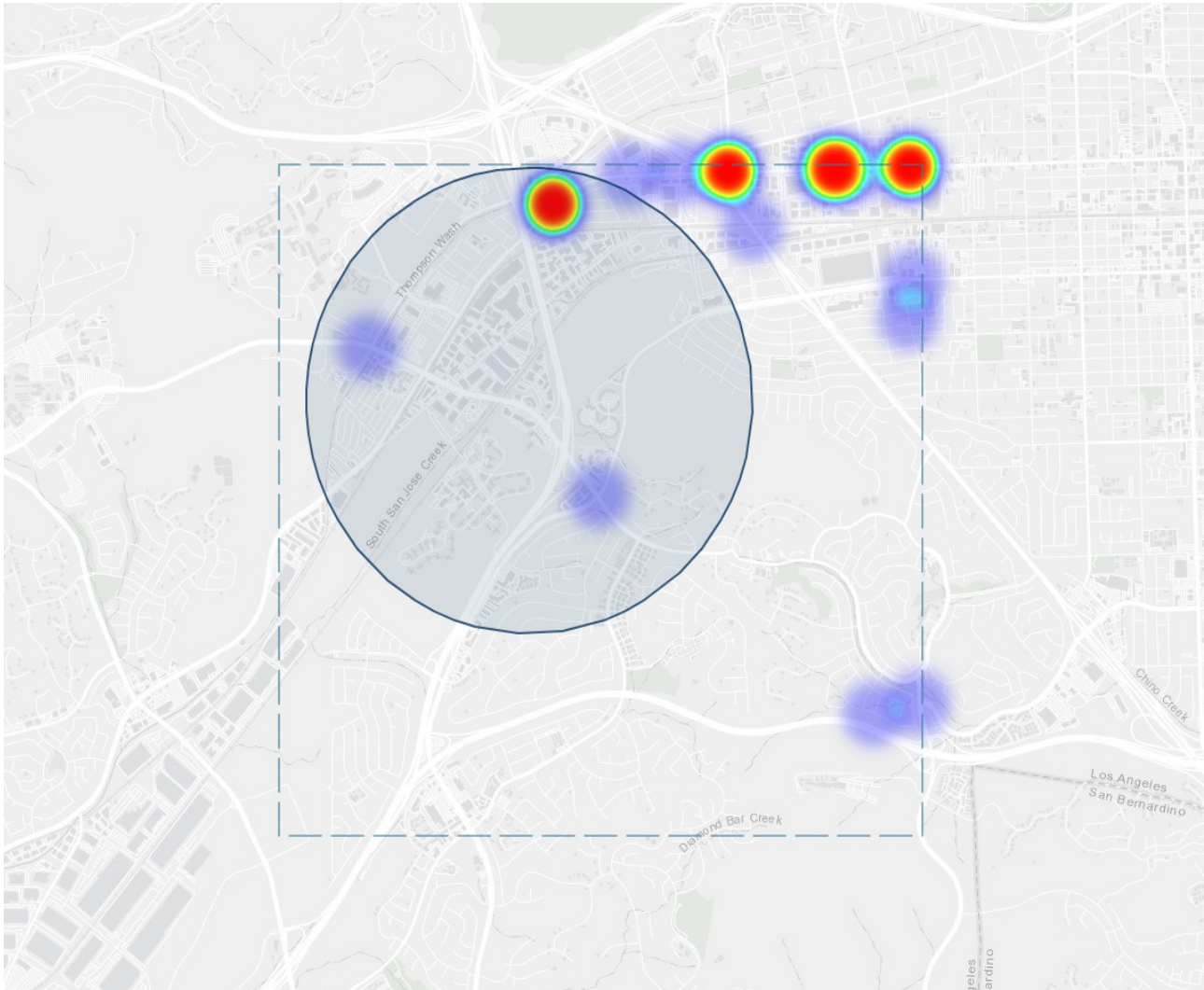
of Crashes



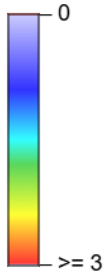
The heat map intensity scale is constant throughout the state.

Community Heat Map:

Step 3: Draw the project boundaries to get detailed crash data summaries and map



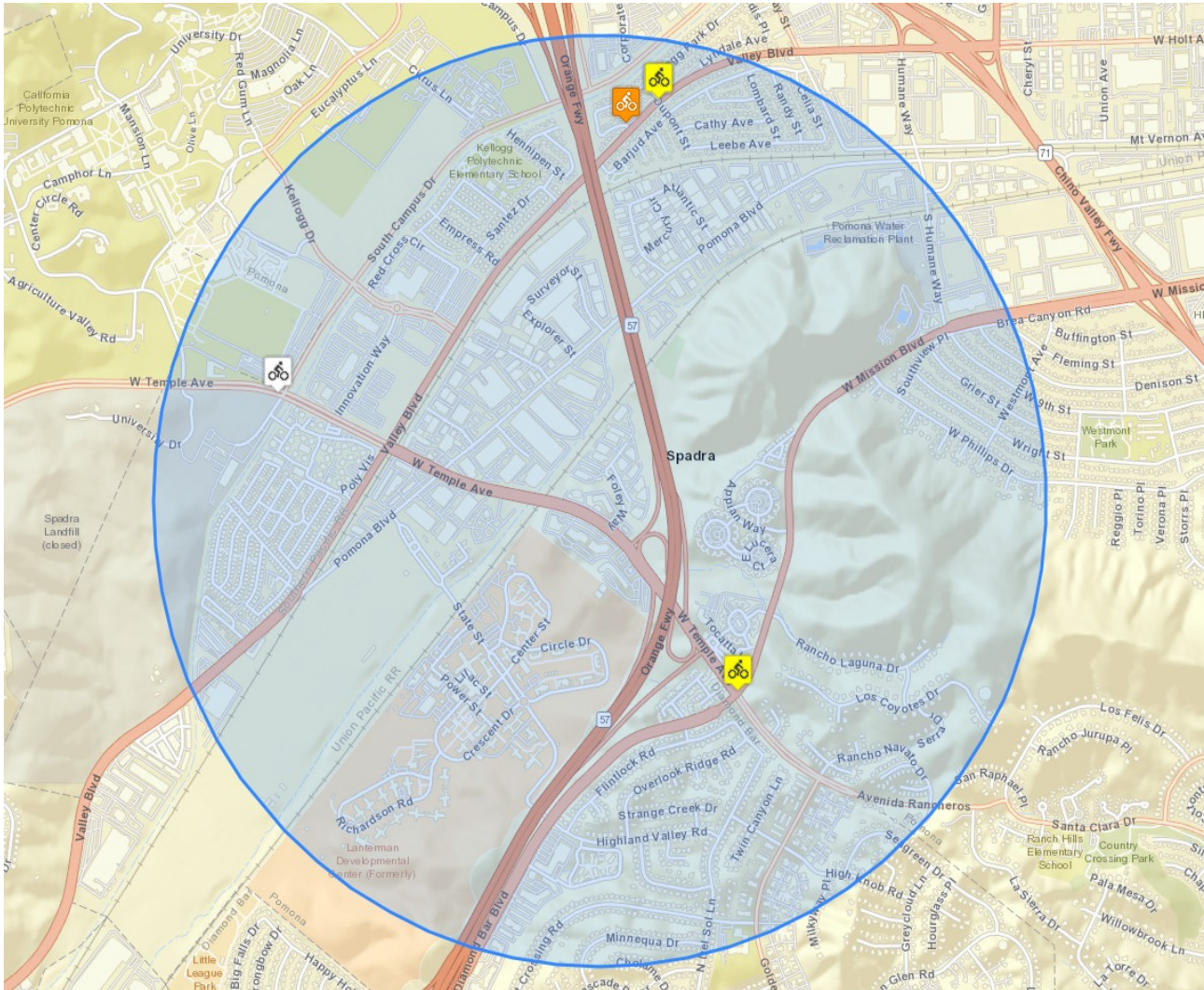
of Crashes



The heat map intensity scale is custom generated for the selected community.

Project Area Crash Map: 5 total crashes.

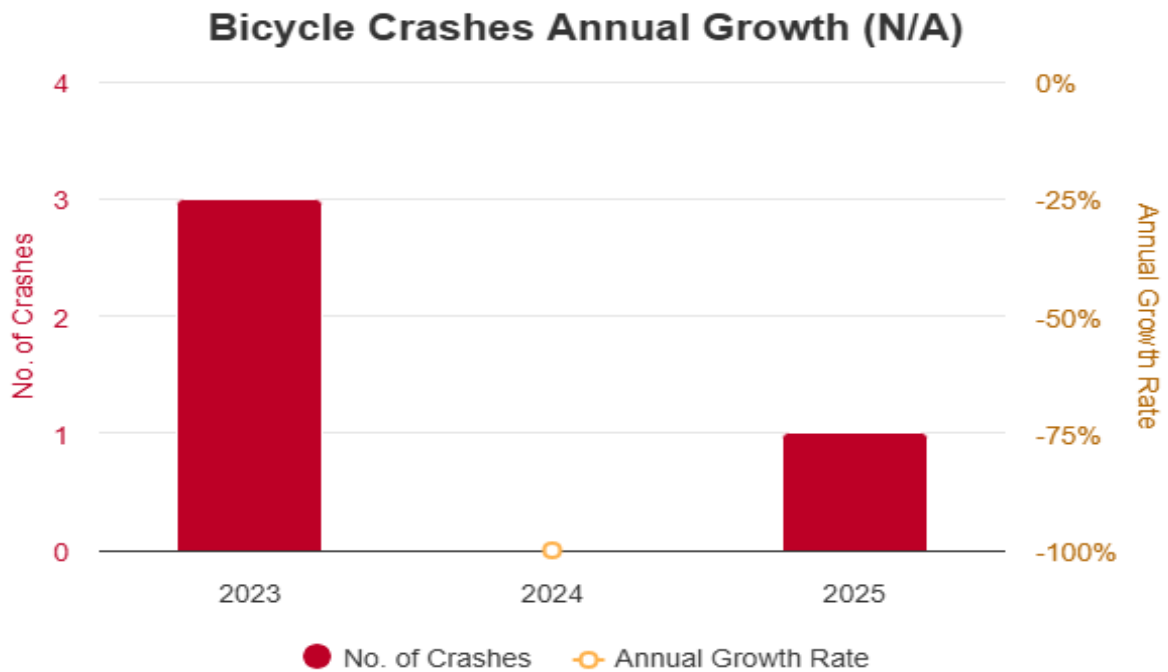
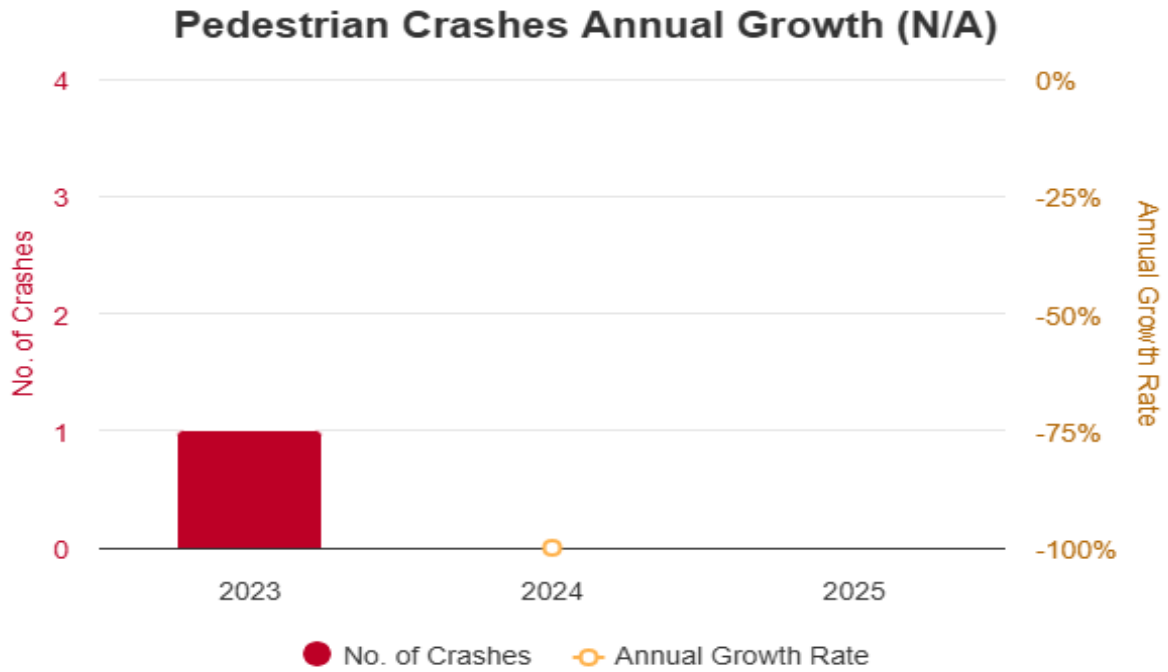
Step 4: Review the project-specific crash map



Step 5: Review the crash summary data, graphs and tables provided.

Summary Results

Involved With	Fatal	Severe Injury	Visible Injury	Complaint of Pain	Total
Bicycle	0	1	2	1	4
Pedestrian	0	0	0	1	1



Crash List

CASE ID	Date	Time	Primary Rd	Secondary Rd	Dist & Dir from Int.	Bike	Ped	Killed	Injured
81981278	01/11/2023	15:53	Mission Blvd	Temple Ave	At Int	Yes	No	0	1
81992280	01/27/2023	11:41	Temple Ave	South Campus Dr	65 ft North	Yes	No	0	1
82354523	09/27/2023	08:15	Valley Blvd	Dupont St	6 ft East	Yes	No	0	1
82354661	11/22/2023	23:11	Valley Blvd	Dupont St	At Int	No	Yes	0	1
84777977	04/18/2025	23:12	Valley Blvd	Lyndale Ave (E)	3 ft South	Yes	No	0	1

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

Attachment No. 9 - Public Hearing Notice and Radius Map

0011785114

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

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

STATE OF CALIFORNIA County of Los Angeles

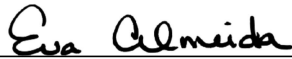
I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Bulletin-LA, a newspaper of general circulation printed and published daily for the City of Pomona, County of Los Angeles,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

03/27/2026

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

Dated at Ontario, California

On this 27th day of March, 2026.



Signature

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

The City of Pomona is noticing for a public hearing for a request to obtain a Conditional Use Permit to allow an existing hotel a Type-47 (On-Sale General – Eating Place) California Alcohol and Beverage Control license. The Applicant is Brett Engstrom. The address is 3200 & 3220 W. Temple Avenue, APNs: 8710-014-056, 8710-014-055. The property is within the TOD1-C zoning district. The City case file is CUP-000615-2025. The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15301 (Class 1) Existing Facilities of the CEQA Guidelines. The public hearing will take place at the regular meeting of the Planning Commission on Wednesday, April 8, 2026, at 7:00 p.m., in-person at the Council Chambers located at 505 S. Garey Avenue, Pomona CA 91766. The staff report on this matter will be available on or about April 2, 2026 at the Planning Division counter, City Hall, 505 S. Garey Avenue and on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/calendar.aspx> or by emailing the project planner at the contact information listed below. Written comments may be submitted to DSDcomments@pomonaca.gov, by 5:30 p.m. the day of the hearing. Please title your email "PC Public Comment 04-08-2026." Please direct questions about this matter to Irene Mouré, Assistant Planner at irene.moure@pomonaca.gov or at (909) 620-2435. Please note that if you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning Division at, or prior to, the public hearing. Para Información en Español, llame (909) 620-2446.
**Inland Valley Daily Bulletin
Published: 3/27/26**

**CITY OF POMONA
PROPERTY OWNER'S LIST
CERTIFICATION FORM**

I, Yvette Cuellar, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County of Los Angeles within the area described on the attached application and for a distance of **FOUR HUNDRED (400) FT.** from the exterior boundaries of the property described on the attached application.

I, Yvette Cuellar, hereby certify that the attached list contains the addresses of all residential/commercial occupants/tenants within the area described on the attached application and for a distance of **FOUR HUNDRED (400) FT.** from the exterior boundaries of the property described on the attached application.

I certify, under penalty of perjury, that the foregoing is true and correct to the best of my knowledge.

COMPANY NAME: RADIUS MAPS, ETC.

3544 Portola Avenue

Los Angeles, CA 90032

(323) 221-4555 radiusmapsetc@yahoo.com

SIGNATURE: *Yvette Cuellar*

California All-Purpose Certificate of Acknowledgment

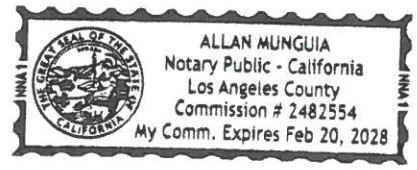
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) s.s.

On May 14, 2025 before me Allan Munguia, Notary Public,
personally appeared Yvette Cuellar

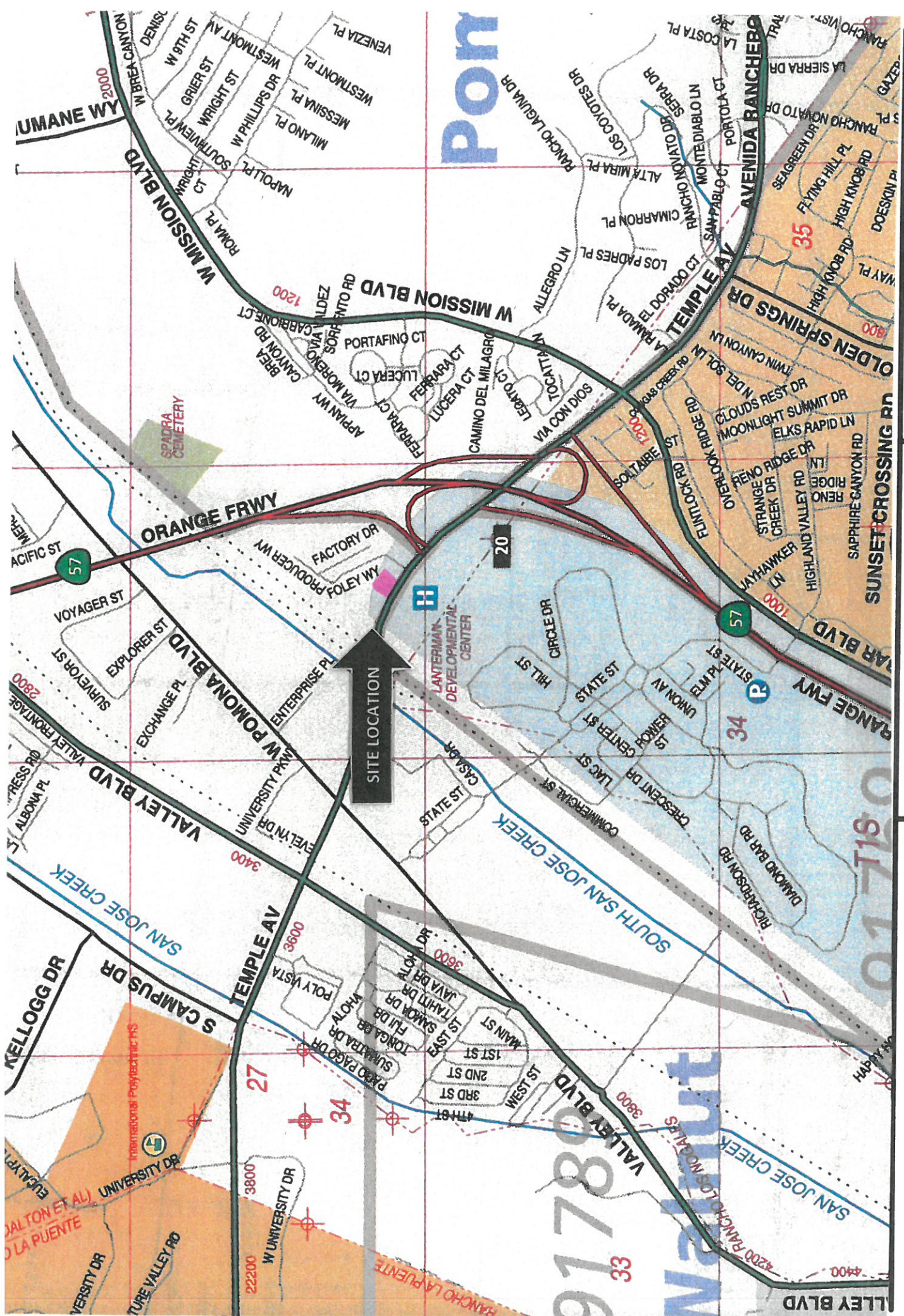
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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



WITNESS my hand and official seal.

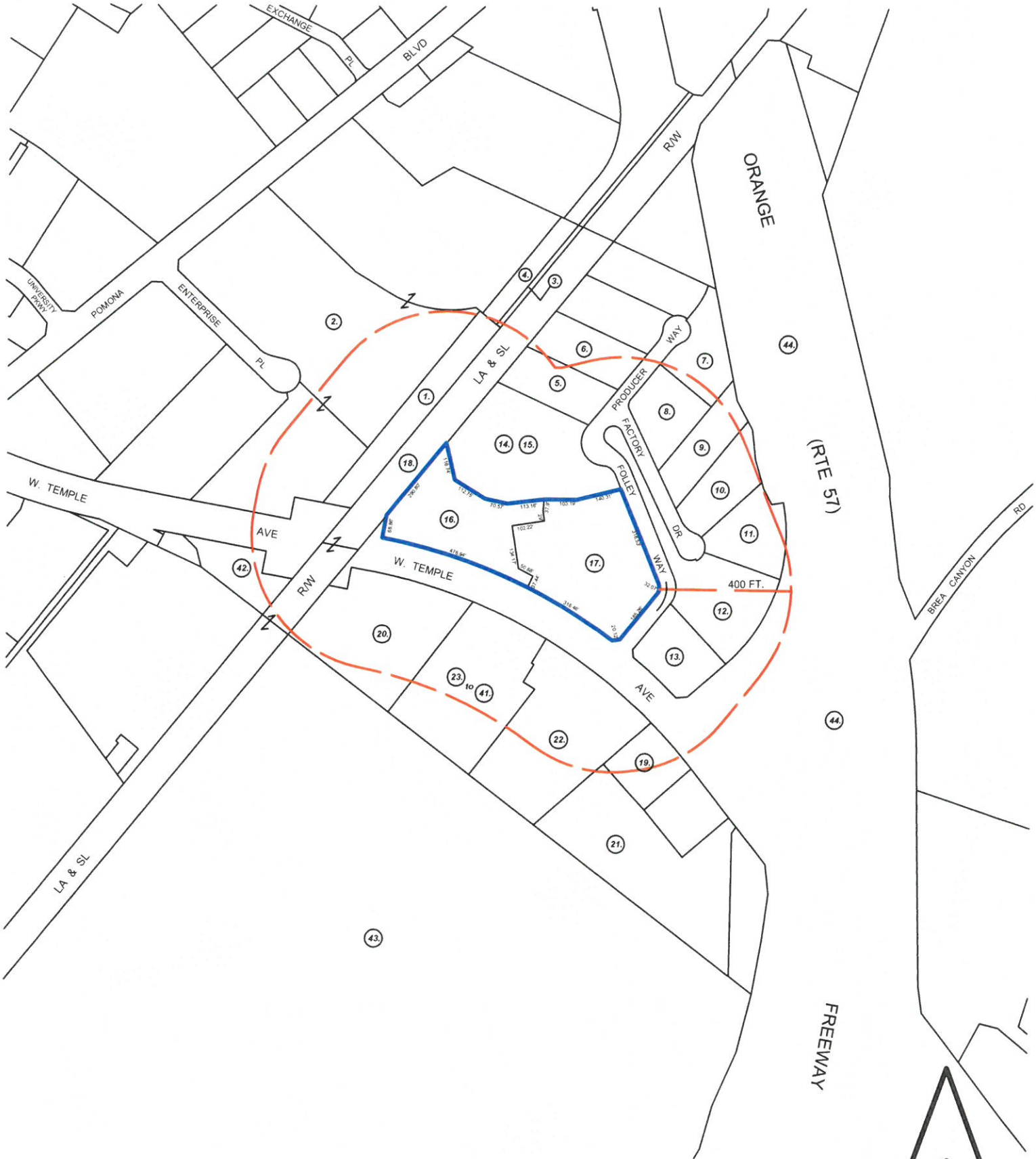
Signature *Allan Munguia* (Seal)



CASE NO:
T.B. PAGE: 640 GRID: C-3

SITE LOCATION:
3200 TEMPLE AVENUE
POMONA, CA 91768

VICINITY MAP



400 FT. RADIUS - OWNERSHIP MAP



5.369 NET AC.

<p>RADIUS MAPS ETC 3544 PORTOLA AVENUE LOS ANGELES CA 90032 OFF/FAX:(323) 221-4555 radiusmapsetc@yahoo.com</p>	<p>SITE LOCATION: 3200 W. TEMPLE AVENUE POMONA, CA 91768</p> <p>LEGAL DESCRIPTION: POR. LOTS 1 AND 2, PARCEL MAP, P.M. 406-71/73. (SEE APPLICATION)</p>	<p>LEGEND</p> <p>⑤ OWNERSHIP NO. ↗ OWNERSHIP HOOK</p>	<p>CASE NO.:</p> <p>DATE: 05 - 14 - 2025</p> <p>SCALE: 1" = 200'</p> <p>APN: 8710-014-055,056</p>
--	---	---	---