

---

F-4

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 4280-2016) FOR THE DEVELOPMENT OF TWO ATTACHED SINGLE-FAMILY RESIDENTIAL UNITS AND VARIANCE (VAR 6760-2017) TO ALLOW AN INCREASE IN DWELLING UNIT DENSITY ON PROPERTY LOCATED AT 1036 W. FERNLEAF AVENUE IN THE R-2-S (LOW DENSITY MULTIPLE FAMILY WITH SUPPLEMENTAL OVERLAY) ZONE.

Assistant Planner Session-Goins provided a staff report regarding the revised requests for the development of two attached single-family residential units.

Motion by Chair Hemming, seconded by Vice Chair Arias, carried by a majority vote of the members present (4-1-0-2), Commissioner Brown denied, Commissioners Juarez and Ramos excused, adopting Resolution No. 17-014, approving Conditional Use Permit (CUP 4280-2016) and adopting Resolution No. 17-015, approving Variance (VAR 6760-2017).

---

F-5

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 7445-2017) TO ALLOW THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION AT A PROPOSED NEW GAS STATION WITHIN A SHOPPING CENTER LOCATED IN THE C-4 (HIGHWAY COMMERCIAL) ZONING DISTRICT LOCATED AT 805 RIO RANCHO ROAD.

Development Services Manager Johnson provided a staff report regarding a request for the sale of beer and wine. He stated this request was previously approved, but the approved CUP was not acted upon and therefore the request was back before the Commission. Assistant City Attorney Jared reminded the Commission the sale of gas at the location should not be taken into consideration when making a decision regarding the sale of alcohol. Commissioner Grajeda stated concerns regarding the close proximity of sensitive uses such as schools and parks as well as the increase of traffic and the homeless population in the area. Commissioner Ursua inquired whether there was evidence which suggest additional stores selling alcohol created additional crime. Development Services Manager Johnson stated specific studies were not performed, but staff did consult with the Police Department and they did not have issue with the applicant's request. Chair Hemming opened the public hearing. Mr. Eric Lavon, representing the request, stated the ARCO AM/PM has had an ABC program for many years. The ABC license was previously approved, but the PCN expired which was why he was before the Commission requesting re-approval. The store had security measures in place such as 42 security cameras and locking coolers. In addition, he mentioned Condition No. 15 regarding the requirement for 14-foot Palm trees and inquired whether 12-foot trees would be acceptable. Development Services Manager Johnson stated 12-foot trees would be acceptable. Chair Hemming inquired whether employees would be trained on the sale of alcohol. Mr. Eric Lavon stated all employees are trained quarterly. Chair Hemming closed the public hearing.

The Commission discussed and agreed to revise Condition No. 15 to allow Canary Island date palm trees with a minimum 12 foot BTU.

Motion by Chair Hemming, seconded by Commissioner Ursua, carried by a majority vote of the members present (4-0-1-2), Commissioner Grajeda abstained, Commissioners Juarez and Ramos excused, adopting Resolution No. 17-026, approving Conditional Use Permit (CUP 7445-2017).

---

F-6

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 7029-2017) TO ALLOW THE CONSTRUCTION OF A NEW 6,114 SQUARE FOOT, ONE STORY, THREE-TENANT COMMERCIAL BUILDING ON A 1.15 ACRE SITE WITHIN THE POMONA RANCH PLAZA SHOPPING CENTER IN THE REGIONAL COMMERCIAL (R-C) ZONE OF THE PHILLIPS RANCH SPECIFIC PLAN (PRSP) AREA LOCATED AT 46 RIO RANCHO ROAD.

Development Services Manager Johnson provided a staff report regarding a request for the development of a new commercial building. Chair Hemming mentioned the open access to the outdoor dining area and inquired whether alcohol could be served outdoors. Development Services Manager Johnson stated there was not a request made for alcohol to be served outdoors. If the request was made at a later date the item would come back before the Commission. Chair Hemming opened the public hearing. Mr. Chuck Lau, representing YK America Group, agreed with the staff report and conditions of approval and asked the Commission to approve. Chair Hemming inquired whether there would be an issue with the outside dining only being accessible through the restaurant. Mr. Chuck Lau stated that would be the decision of the tenants and their operation. Vice Chair Arias mentioned street improvements required for a sinking pothole, next to Bank of America. Mr. Chuck Lau stated he would speak with Public Works regarding the responsible party for the needed street improvements and if the improvements would be made. Commissioner Grajeda mentioned landscape maintenance required from IHOP around the shopping center. Mr. Chuck Lau stated if the maintenance was needed within his property area it would be cleaned. Chair Hemming closed the public hearing.

Motion by Commissioner Grajeda, seconded by Chair Hemming, carried by a unanimous vote of the members present (5-0-0-2), Commissioners Juarez and Ramos excused, adopting Resolution No. 17-016, approving Conditional Use Permit (CUP 7029-2017).

---

F-7

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 6979-2017) TO ALLOW THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A NEW RESTAURANT (POMONA PIZZA CO.) LOCATED WITHIN THE POMONA RANCH PLAZA SHOPPING CENTER IN THE REGIONAL COMMERCIAL (R-C) ZONE OF THE PHILLIPS RANCH SPECIFIC PLAN (PRSP) AREA LOCATED AT 46 RIO RANCHO ROAD, SUITE 101.

Development Services Manager Johnson provided a staff report regarding a request for the sale of beer and wine. Commissioner Grajeda stated he wanted to go on record that he spoke on the phone with the owner of Chino Hills Pizza Company, which he does not know personally, and the owner asked Commissioner Grajeda if he could support the project. Chair Hemming opened the public hearing. Mr. Andrew Rodriguez, Art Rodriguez and Associates, provided background on the Pomona Pizza Co., agreed with the staff report, and asked the Commission to approve. Chair