



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: October 10, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: **CONDITIONAL USE PERMIT (CUP 9509-2018)**: Request for a Conditional Use Permit to permit the sale of beer and wine for off-site consumption (Type 20 Off-Sale) at a proposed convenience market located at 888 West Mission Boulevard in the Midtown segment of the Pomona Corridors Specific Plan and Mixed-Use Arterial segment of the Downtown Pomona Specific Plan. (APN 8342-013-020)

STAFF RECOMMENDATION

That the Planning Commission approve the attached Resolution approving Conditional Use Permit (CUP 9509-2018) to permit the sale of beer and wine for off-site consumption (Type 20 Off-Sale) at a proposed convenience market located at 888 West Mission Boulevard.

PROJECT/APPLICANT INFORMATION

| | |
|------------------------|---|
| Project Location: | 888 W. Mission Blvd. |
| AIN Information: | 8342-013-020 |
| Project Applicant: | FiedlerGroup and 7-Eleven, Inc. |
| Property Owner: | Golcheh Development & Investments, LLC |
| City Council District: | District # 2 |
| Historic/CBD: | Not Applicable |
| Specific Plan: | Pomona Corridors Specific Plan-Neighborhood Center Segment Downtown Pomona Specific Plan |
| General Plan: | Neighborhood Edge |

PROJECT DESCRIPTION AND BACKGROUND

The applicant is seeking a Type 20-Off-Sale ABC license to permit the sale of beer and wine for off-site consumption at a proposed 7-Eleven convenience store to be located at the northwest corner of a shopping center pad at 888 West Mission Boulevard. The site is within the Midtown segment of the Pomona Corridors Specific Plan (northern half), Mixed Use Arterial segment of the Downtown Pomona Specific Plan (southern half), and Neighborhood Edge General Plan Land Use designation of the Pomona General Plan.

Applicable Code Sections

Pursuant to the Pomona Corridors Specific Plan, off-sale alcohol establishments must seek a Conditional Use Permit per Pomona Zoning Ordinance (PZO) Section .580(J). Additionally, PZO Section .5809.4 establishes the following development standards for off-sale and on-sale alcoholic establishments:

1. **Off Street Parking:** Provide one off street parking space per 100 square feet of gross floor area (of alcohol sales).
2. **Parking Lot:** Parking lots, including landscaping and lighting, shall be installed and maintained per city standards.
3. **Area Compatibility:** The proposed on-sale liquor establishment shall be compatible with existing development in the area.
4. **Proximity:** The proposed location shall be sufficiently removed from any existing residential development or zoning and any church, school, park, or playground so as not to be detrimental to that use.

Surrounding Land Use Information

The proposed alcohol sales will be located within a proposed 7-Eleven convenience store that is part of a larger proposed commercial shopping center at the southeast intersection of White Avenue and Mission Boulevard. The site is bordered by commercial uses to the immediate north and west and residential uses to the immediate south and east (Table 1).

Table 1. Surrounding Land Uses

| | Existing Land Use | Zoning Designation | General Plan Designation |
|---------------------|-------------------------------------|---|---------------------------------|
| Project Site | Proposed Commercial Shopping Center | PCSP Midtown Segment (northern half including 7-Eleven) / DTPSP (southern half) | Neighborhood Edge |
| North | Commercial | PCSP Midtown Segment | Urban Neighborhood |
| South | Residential | R-3 | Residential Neighborhood |
| East | Residential | PCSP Midtown Segment (northern) / DTPSP MU-AR (southern) | Residential Neighborhood |
| West | Commercial | PCSP Midtown Segment (northern) / C-4 (southern) | Neighborhood Edge |

Site Plan and Floor Plan

Floor Plan showing location of alcohol sales -



Undue Concentration

The California Department of Alcoholic Beverage Control (ABC) identifies an undue concentration if either the threshold of licenses in a given census tract is exceeded or the crime reporting district is defined as “high crime.” Table 2 summarizes the concentration of active ABC licenses in Census Tract No. 4088 and adjacent census tracts.

Table 2. *Active ABC Licenses by Census Tract*

| | Existing Licenses | | Undue Concentration Threshold | |
|--------------------------------------|-------------------|----------|-------------------------------|----------|
| | On-sale | Off-sale | On-sale | Off-sale |
| Subject Census Tract 4088 | 19 | 4 | 3 | 2 |
| 4023.03 (North) | 0 | 5 | 4 | 2 |
| 4026 (North) | 0 | 4 | 7 | 4 |
| 4023.04 (West) | 3 | 3 | 3 | 2 |
| 4025.01 (West) | 2 | 6 | 5 | 3 |
| 4025.02 (South) | 0 | 4 | 7 | 4 |
| 4028.03 (South) | 1 | 1 | 3 | 2 |
| 4028.01 | 5 | 7 | 5 | 3 |

According to the guidelines established by ABC regarding the overconcentration of licenses in a census tract, a total of two off-sale licenses are allowed in Census Tract No. 4088 without the census tract being classified as overconcentrated. Based upon statistics provided by ABC, there are four active off-sale alcohol licenses within this census tract. Therefore, a new on-sale license for the proposed use will create an undue concentration of alcohol licenses in Census Tract No. 4088.

The proposed project is located in Police Reporting District No. 2. The reported number of Part I and Part II arrests in the district is 249. The threshold for designating a district “high crime” is 156 arrests. Therefore, the Police Reporting District No. 2 is classified as a high crime district.

Based upon both the high crime threshold and alcohol license threshold, there is undue concentration in the area, and a public convenience or necessity finding will be required to be

made by Pomona City Council prior to the applicant submitting for a license to ABC at this property.

The applicant has indicated that it anticipates using an existing license within the City of Pomona to transfer over to this location, which would result in a net neutral change in the total number of off-sale licenses in the city.

Sensitive Uses

Pursuant to PZO Section .5809, the subject site should be “sufficiently removed” from sensitive uses so that the proposed alcohol sales will not be detrimental to surrounding uses. Sensitive uses include residential developments, houses of worship, schools, and parks. Table 3 summarizes the types of sensitive uses and their distance from the proposed use.

Table 3. *Proximity to Sensitive Uses*

| Type | Sensitive Use | Distance Parcel to Parcel |
|------------------------------|--------------------------------|------------------------------|
| Residential | Single Family | 60 feet E |
| | | 70 feet S |
| | | 173 NE |
| | | 242 NW |
| | | 225 feet N |
| School | Lopez Elementary | 380 feet SW |
| Houses of Worship | White Avenue Baptist Church | 110 feet SW |

The site is adequately buffered from surrounding sensitive uses and will not create a significant impact. Specifically, the 7-Eleven will be located within a commercial shopping center. Furthermore, alcohol will be sold in a controlled, regulated environment with conditions for sales, promotion, security, and operations. The applicant has proposed additional conditions to address proximity to Lopez Elementary School, including automatically locking beer and wine coolers during and one hour before and after regular school hours. This locking mechanism can be controlled remotely by an employee from the sales register.

General Plan Conformity

The proposed site is designated “Neighborhood Edge,” which is defined in the Pomona General Plan as major vehicular corridors that “*connect employment and mixed-used activity centers with each other, freeway interchanges, transit stations, and Downtown.*” The proposed use is consistent with the designation as the applicant proposes to sell alcohol at a commercial store in

a larger commercial shopping center that is more suitable to wider, more traveled corridors. The proposed use addresses Goal GD.61 of the General Plan, in that the use will “*improve the physical character, economic vitality, and mobility function of the City’s most visible and well-traveled corridors.*”

Zoning Ordinance Compliance

The proposed off-sale alcohol (Type 20) in conjunction with a new 7-Eleven convenience store is a conditionally permitted use within the Midtown segment of the PCSP. The proposed project complies with applicable standards as noted below. As such, the proposed project is in conformance with zoning standards.

Per PZO Section .5809-4, on-sale alcohol establishments must comply with the following development standards:

1. **Off Street Parking:** Provide one off street parking space per 100 square feet of gross floor area (of alcohol sales).
 - a. The proposed 7-Eleven requires a minimum of 14 parking spaces (ratio of 1 space per 250 square feet of gross floor area). The shopping center requires 49 spaces in total. As identified in the proposed project plans, the site will have 64 parking spaces and will be consistent with the parking requirement.
2. **Parking Lot:** Parking lots, including landscaping and lighting, shall be installed and maintained per city standards.
 - a. The proposed use will take place in a proposed 7-Eleven convenience store that is part of a larger proposed commercial development that will include a new parking lot, landscaping, and sidewalk improvements.
3. **Area Compatibility:** The proposed off-sale liquor establishment shall be compatible with existing development in the area.
 - a. The proposed use will occupy a tenant space in a proposed shopping center. The shopping center will include a variety of commercial uses. The shopping center will service other uses in the immediate area. The site was previously developed for commercial use. As such, the proposed off-sale alcohol in conjunction with a 7-Eleven convenience store is compatible with the existing development in the area.
4. **Proximity:** The proposed location shall be sufficiently removed from any existing residential development or zoning and any church, school, park, or playground so as not to be detrimental to that use.
 - a. The impact of the proposed project on these uses will be minimal, because alcohol will be served in a controlled, regulated environment with conditions for security and operations. Furthermore, special operational conditions will be put in place to address proximity to Lopez Elementary School, including locking beer and wine coolers during regular school hours.

ENVIRONMENTAL ANALYSIS/DETERMINATION

The project has been reviewed in conformance with the guidelines of the California Environmental Quality Act (CEQA). Staff has determined that the Project complies with the criteria for a Class 32-In-Fill Development (Section 15332) CEQA Exemption. The proposed Project is consistent with the categorical exemption and in result, no further environmental review is required.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on September 15, 2018 and was sent to the owners of properties within a 400-foot radius of the subject site on September 11, 2018 (Attachment 3). The applicant met with the Superintendent of Pomona Unified School District on Thursday, August 13, 2018 to discuss its operations and security measures, and again with school district representatives on Monday, August 24, 2018. The applicant has also reached out to other local sensitive uses and residential neighbors in the vicinity. On September 26 and October 4, 2018, multiple letters of support and opposition were received (Attachments 6-7). Letters of support reference a gas station, which is not proposed at this location. Letters of opposition reference “less than 200 feet there are three stores and a night club selling the same merchandise.” Staff field verified this statement and determined that within 200 feet of the proposed development, there are no convenience markets or a night club. The uses within 200 feet include Angelo’s Burgers, Servifiesta Party Supplies, Brown Motor Works, and B&H Auto Repair.

CONCLUSION

The proposed project is consistent with the requirements of the Midtown segment of the Pomona Corridor Specific Plan and Pomona Zoning Ordinance. It will be part of a proposed commercial shopping center. The proposed alcohol sales would not affect sensitive uses as the operation will take place in a controlled, regulated environment with conditions of approval for sales, security, hours, and promotion.

Respectfully Submitted By:

Prepared By:

Mario Suarez, AICP
Development Services Director

Ata Khan
Senior Planner

ATTACHMENTS:

- 1) Draft Resolution for Conditional Use Permit (CUP 9509-2018)
- 2) Location Map and Aerial Photograph
- 3) Public Hearing Notice and Radius Map
- 4) Project Plan Reductions
- 5) 7-Eleven Operations Overview

888 W. Mission Blvd.

CUP 9509-2018

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- 6) Letters of Support
- 7) Letters of Opposition

PC RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA DENYING CONDITIONAL USE PERMIT (CUP 9509-2018) TO ALLOW FOR A TYPE 20 OFF-SALE BEER AND WINE LICENSE IN CONJUNCTION WITH A CONVENIENCE STORE LOCATED AT 888 W. MISSION BOULEVARD IN THE NEIGHBORHOOD CENTER SEGMENT OF THE POMONA CORRIDOR SPECIFIC PLAN AND THE MIXED-USE ARTERIAL RETAIL ZONE IN THE DOWNTOWN POMONA SPECIFIC PLAN (APN 8342-013-020).

WHEREAS, the applicant, Fielder Group and 7-Eleven, Inc, has filed an application for a Conditional Use Permit (CUP 9509-2018) to permit a Type 20 Off-Sale Beer and Wine license in conjunction with convenience store located at 888 West Mission Boulevard; Assessor's Parcel Number 8342-013-020;

WHEREAS, the subject site is currently located within the Midtown Segment of the Pomona Corridor Specific Plan and the Mixed-Use Arterial zone of the Downtown Pomona Specific Plan;

WHEREAS, the subject site is currently designated "Neighborhood Edge" by the City's General Plan;

WHEREAS, pursuant to the Pomona Corridor Specific Plan (PCSP), the approval of a Conditional Use Permit is required for the sale of alcohol for off-site consumption;

WHEREAS, the approval of a conditional use permit by the Planning Commission is required for the on-sale of alcoholic beverages, pursuant to Section .580 of the Pomona Zoning Ordinance;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law held a public hearing on October 10, 2018, concerning the requested Conditional Use Permit (CUP 9509-2018); and,

WHEREAS, the Planning Commission has carefully considered pertinent testimony, the recommendation of the Planning Division staff and the staff report offered in the case as presented at said noticed public hearing.

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

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), that the project is Categorically Exempt under Section 15332, Class 32 (Existing Facilities) in that the action involves the licensing and minor alteration of an existing building for the proposed use.

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 .580.B of the Pomona Zoning Ordinance (PZO) and the Pomona Corridor Specific Plan (PCSP), as the Planning Commission must make findings in order to approve Conditional Use Permit (CUP 9509-2018). 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. *That the proposed use at the particular location will contribute to the general well being of the neighborhood or community.*

The proposed use will not contribute to the general well being of the neighborhood and community. The proposed use will not provide an improvement to a physical structure and larger site that has been unoccupied and vacant for multiple years.

2. *That such use will, under the circumstances of the particular use, not 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 use will be detrimental to the health, safety, peace, or general welfare or persons residing or working in the immediate vicinity. The project will be detrimental to the use, valuation, and enjoyment of property and improvements in the vicinity since the subject site is located near sensitive uses that are incompatible with the proposed use.

3. *That the site for 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 in the neighborhood.*

The proposed use will occupy a 3,500 square foot convenience market that is part of a larger commercial shopping center, which has been designed for adequate parking, grading, drainage, and site improvements, such as landscaping and lighting.

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

The site is located at the intersection of White Avenue and Mission Boulevard, which are two major thoroughfares in the City of Pomona. A Traffic Impact Study conducted for the convenience market and shopping center found that the proposed uses can accommodate additional traffic generated by the proposed use. The proposed project will not generate significant amounts of traffic warranting further departmental review.

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.*

Approval of the CUP to allow for alcohol will adversely affect the General Plan of the City and will not be consistent with the site place type designation (Neighborhood Edge). In addition, the project will not be consistent with General Plan Goal GD.61 which is to “improve the physical character, economic vitality, and mobility function of the City’s most visible and well-traveled corridors.” It is unclear how the proposed alcohol use in conjunction with a convenience market, as part of a larger commercial shopping center, will contribute towards strengthening economic vitality of the Mission and White corridor in the City of Pomona.

SECTION 4. Based upon the above findings, the Planning Commission hereby denies Conditional Use Permit (CUP 9509-2018).

APPROVED AND PASSED THIS 10th DAY OF OCTOBER, 2018.

KYLE BROWN
PLANNING COMMISSION CHAIRPERSON

ATTEST:

MARIO SUAREZ, AICP
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY

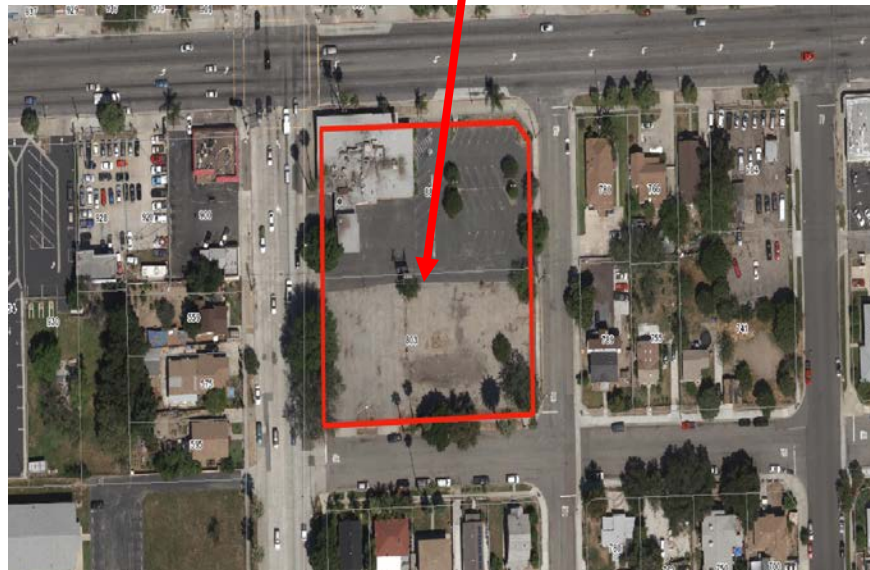
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

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

Vicinity Map & Aerial Photograph

888 W. Mission Boulevard



DECLARATION OF MAILING

I, Maria Jaramillo, say that on the 13th of September 2018 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 888 West Mission Blvd.

Project: Conditional Use Permit (CUP 9509-2018)

Meeting Date: P.C. Public Hearing – September 26, 2018

I declare, under penalty of perjury, that the foregoing is true and correct.

Maria Jaramillo
Executed at Pomona, California on September 13, 2018

NOTICE OF PUBLIC HEARING

Project Title: Conditional Use Permit (CUP 9509-2018)

Project Applicant: FiedlerGroup and 7-Eleven, Inc.

Project Location: 888 W. Mission Blvd.

Project Description: Application for a Conditional Use Permit to permit the sale of beer and wine for off-site consumption (Type 20-Off-Sale) at a proposed convenience market located at 888 West Mission Boulevard in the Midtown segment of the Pomona Corridors Specific Plan.

Lead Agency: City of Pomona, Development Services Department, Planning Division

Public Hearing The public hearing is scheduled for **Wednesday, September 26, 2018 at 7:00 p.m.** in the City of Pomona City Council Chambers located at 505 S. Garey Avenue in the City of Pomona.

Environmental Review

Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In compliance with Article 19, Section 15332, (Class 32—In-Fill Development), the proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required. The Categorical Exemption will be considered by the Planning Commission at the public hearing for this project scheduled for **September 26, 2018**.

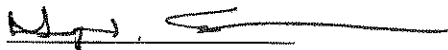
Public Hearing Notice

Any interested individual may appear in person or by agent at the Planning Commission hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available in the Planning Division on or about September 20, 2018. Please call the Planning Division at (909) 620-2191 with any questions you may have regarding this matter.

PLEASE NOTE: 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) 620-2191.

Date: September 11, 2018


Mario Suarez, AICP
Development Services Director

Publication Date: September 15, 2018

Marie Michel Macias
Interim City Clerk, City of Pomona



ZUPAY MAPPING SERVICE

13645 SHABLOW AVE.

SYLMAR, CA 91342

818-833-9059

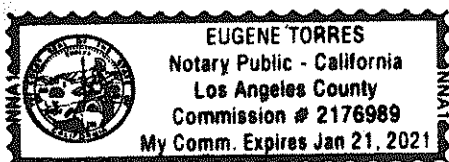
Certified Property Owners List Affidavit

I, ANDRES G. RAAB declare and certify,

1. The attached list represents the names and addresses of all property Owners located within a four hundred (400) feet radius of the exterior boundaries of the property located at 888 W. Mission Blvd. Pomona, Ca 91766. This information was obtained utilizing the latest available Assessment Rolls of the Los Angeles County Assessor.

2. If the assessment roll indicated that the legal owner does not reside at the identify property, an additional/s label for the occupant/s of the property has also been provided.

3. The provided Radius Map was drawn according to the County Assesor's Records.



(Notary Seal)

Subscribed and sworn to before me this

23 day of JANUARY 2018.

Eugene Torres
Signature

Signature

Name:

ANDRES G. RAAB

Full Name (Print)

Company

Name:

ZUPAY MAPPING SERVICE

Company

Address:

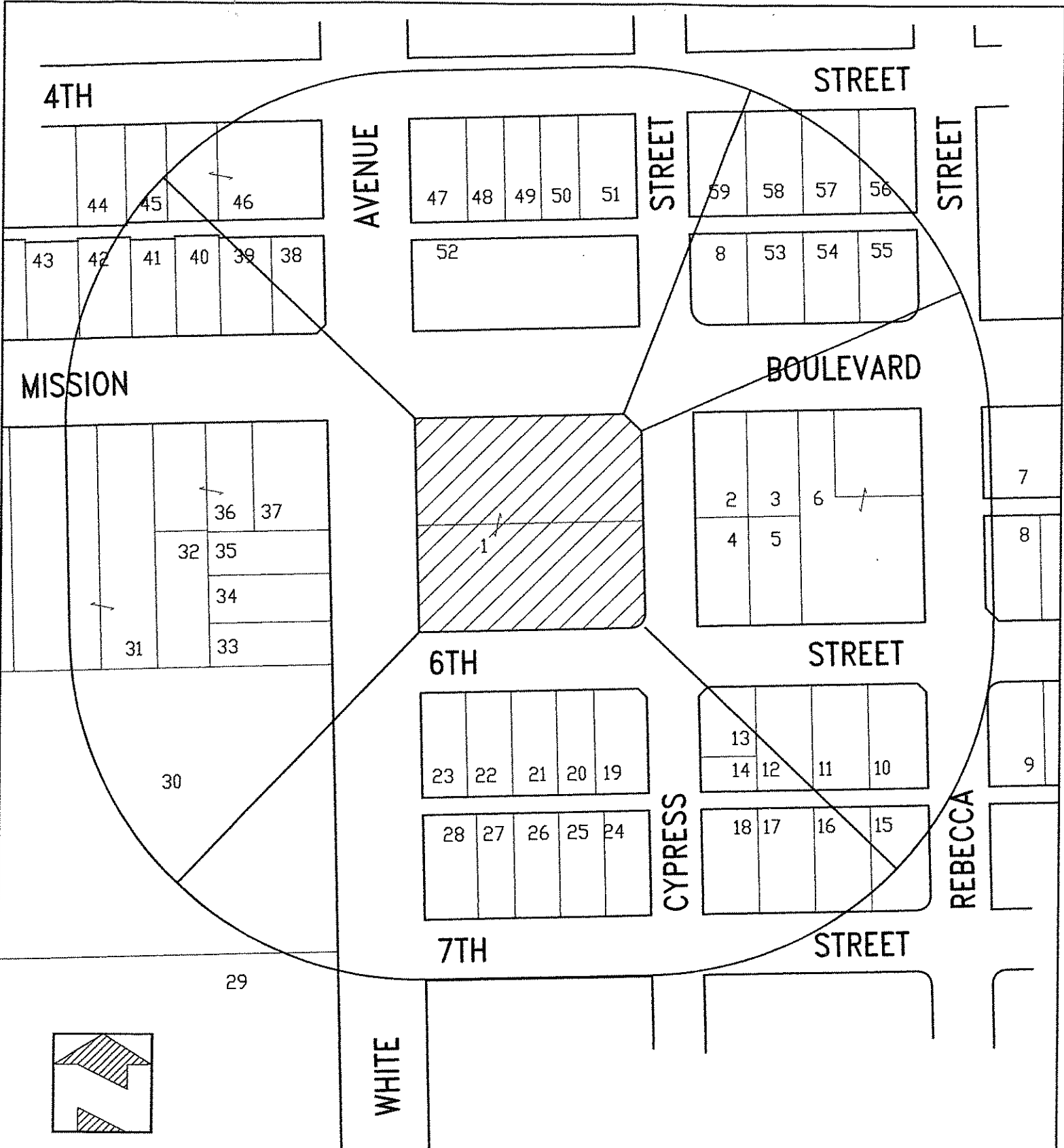
13645 SHABLOW AVE.

City: SYLMAR State: CA Zip Code: 91342

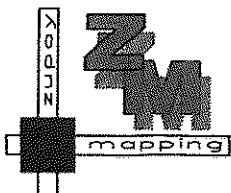
Phone

No.: 818-833-9059

Email: Zupay1@aol.com



SCALE: 1" = 150'



ZUPAY MAPPING SERVICE

13645 SHABLOW AVE.
 SYLMAR, CA 91342
 818-833-9059

400-FOOT RADIUS

CASE No.:

888 WEST MISSION BOULEVARD
 A.P.N. 8342-013-020/021

DATE: JANUARY 23, 2018

ZM 18-508
 CADFILE: POMO-MISS-RAD

PROJECT TEAM

| | |
|---------------------------------|------------------------------|
| PROJECT OWNER: | CIVIL ENGINEER: |
| Mission White Capital LLC | PATRICK O. FIEDLER, P.E. |
| 10537 Santa Monica Blvd STE 350 | FIEDLER GROUP |
| Los Angeles, CA 90025 | (213) 381-7891 |
| | 289 N. EUCLID AVE., STE. 550 |
| | PASADENA, CA 91101 |
| ARCHITECT: | |
| PAUL SAN GEMINO | |
| FIEDLER GROUP | |
| (213) 201-2238 | |
| 289 EUCLID AVE., STE. 550 | |
| PASADENA, CA 91101 | |

SITE INFORMATION

| | |
|---|------------------------------|
| APN: 834-201-3020 & 834-201-3021 | |
| ZONING: CORRIDOR SPECIFIC PLAN- MIDTOWN SEGMENT | |
| SETBACK: FRONT YARD: 5 MIN; MAX CORNER PROPERTIES | |
| SIDE YARD: 5 TO 10' REAR YARD: 10' | |
| SITE SUMMARY: | |
| LAND AREA GROSS | = 483,356.9 SF (1.15 AC.) |
| PROPOSED 7-ELEVEN | = 43,500 SF |
| BUILDING "B" | = 43,812 SF (VACANT PORTION) |
| MAJOR 1 | = 48,320 SF |
| TOTAL BUILDING AREA | = 135,632 SF |
| LAND/BUILDING RATIO | = 2.131 = 28% |
| PARKING SUMMARY: | |
| REQUIRED SPACES: | 31/1000 MIN. 101/1000 MAX. |
| TOTAL MIN/MAX REQUIRED: | 49 SPACES/107 SPACES MAX |
| TOTAL PROVIDED: | 64 SPACES |
| STANDARD STALLS: | 59 SPACES |
| ACCESSIBLE STALLS: | 5 SPACES |
| PARKING PROVIDED: | 64 SPACES |
| PARKING RATIO: | 3.88/1000 |

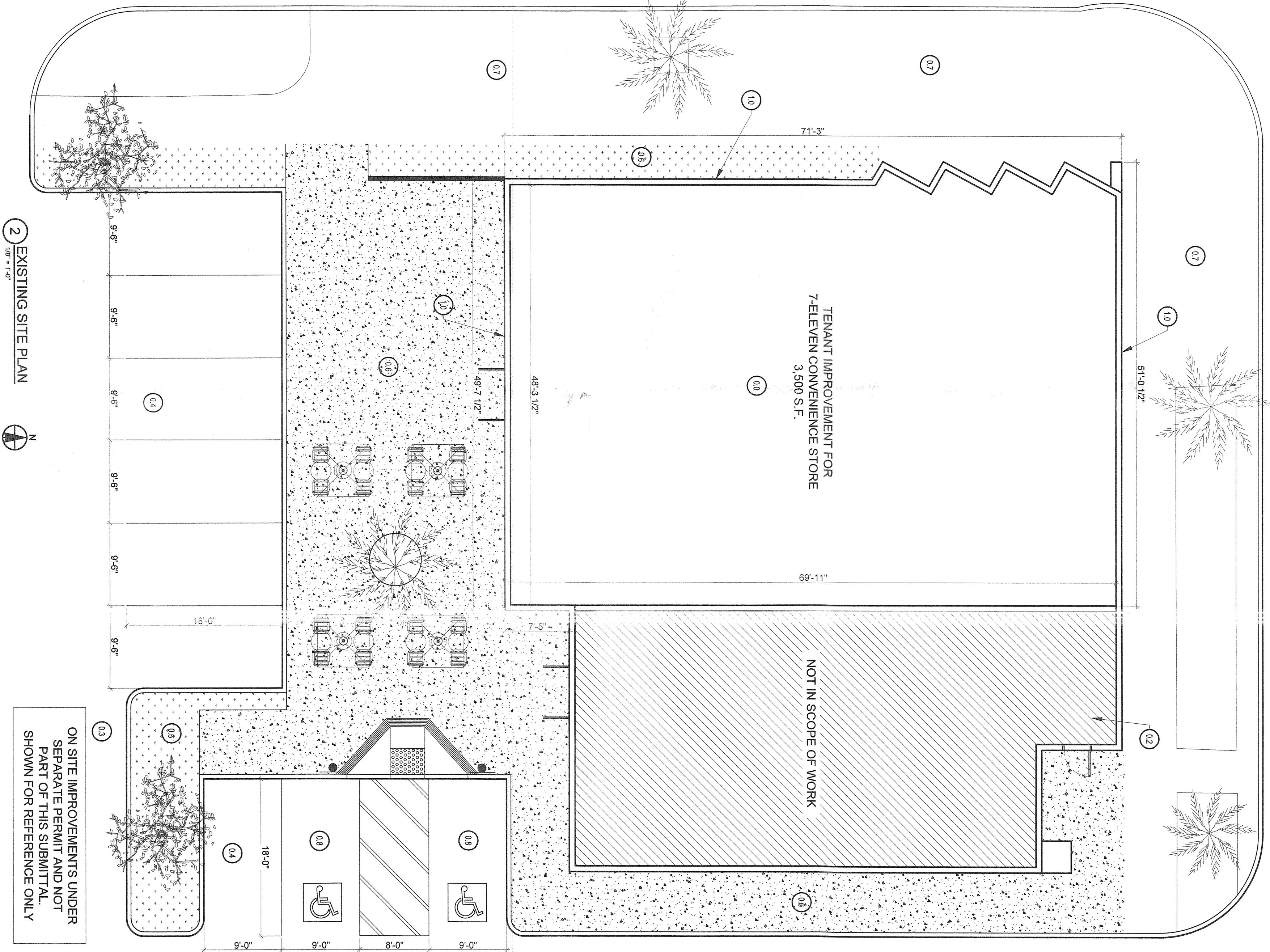
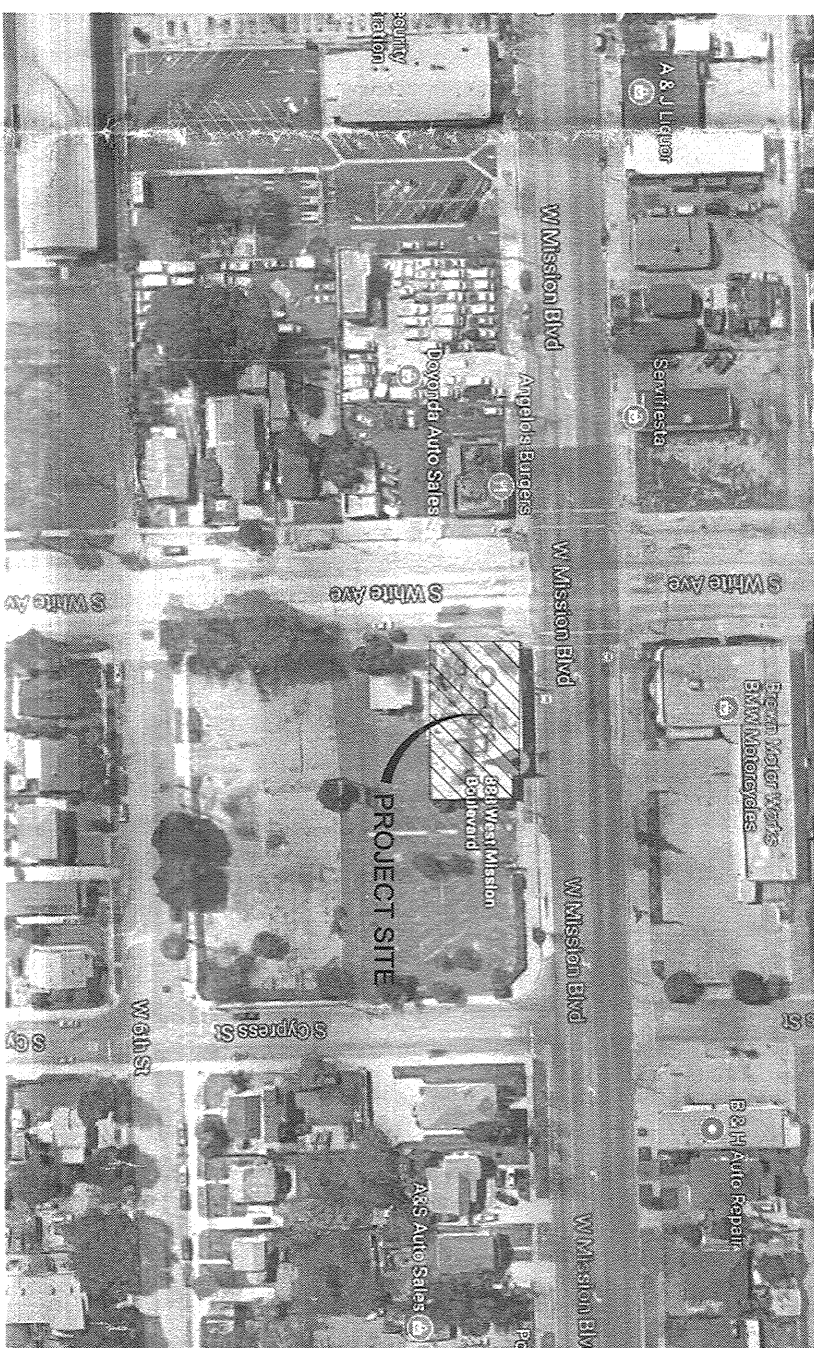
SITE NOTES

| # | NOTE |
|-----|-------------------------|
| 0.0 | EXISTING ITEMS |
| 0.1 | (E) BUILDING |
| 0.2 | (E) TRASH AREA |
| 0.3 | (E) POLE SIGN |
| 0.4 | (E) AC PAVEMENT |
| 0.5 | (E) PARKING |
| 0.6 | (E) DRIVEWAY |
| 0.7 | (E) LANDSCAPING |
| 0.8 | (E) SIDEWALK |
| 0.9 | (E) ACCESSIBLE PARKING |
| 1.0 | (E) SWITCHGEAR |
| | NEW IMPROVEMENTS |
| | (N) BACKLIT PASCAL SIGN |

SHEET INDEX

| SHEET NO. | SHEET TITLE |
|-----------|--|
| C1.0 | SITE PLAN (For Reference under separate submittal) |
| A1.0 | PROPOSED FLOOR PLAN |
| A2.0 | EXTERIOR ELEVATIONS (For Reference under separate submittal) |
| A2.1 | EXTERIOR ELEVATIONS (For Reference under separate submittal) |

VICINITY MAP



EXISTING SITE PLAN



ON SITE IMPROVEMENTS UNDER SEPARATE PERMIT AND NOT PART OF THIS SUBMITTAL. SHOWN FOR REFERENCE ONLY.

WHITE AVE
TRAFFIC COUNT: 14,000 CARS/DAY

MISSION BLVD.
TRAFFIC COUNT: 23,000 CARS/DAY

W. 6TH ST.

CYPRESS ST.

CONFIDENTIALITY STATEMENT:
THIS DOCUMENT AND THE INFORMATION HEREIN RELATING TO FIEDLER GROUP ITS CLIENT HAS BEEN FURNISHED IN CONFIDENCE FOR THE PRIVATE USE OF AUTHORIZED PERSONNEL. NO PART HEREOF SHALL BE COPIED, REPRODUCED, DISTRIBUTED, OR USED TO ANY EXTENT WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF FIEDLER GROUP. ANY PERSON, FIRM OR CORPORATION RECEIVING THIS DOCUMENT, HOWEVER, SHALL BY VIRTUE HEREOF BE DEEMED TO HAVE AGREED TO THE FOREGOING RESTRICTIONS.

JOB: 16125
SCALE: AS NOTED
DATE: 12/01/2017
DRAWN BY: MA
CHECKED BY: PSG



(213) 381-7891
fiedlergroup.com
299 N. Euclid Ave., Ste 550
Pasadena, CA 91101



7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

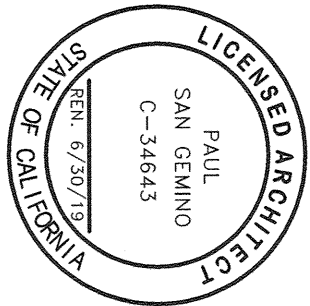
7-11 #1040561
888 WEST MISSION BLVD.
POMONA, CA 91766

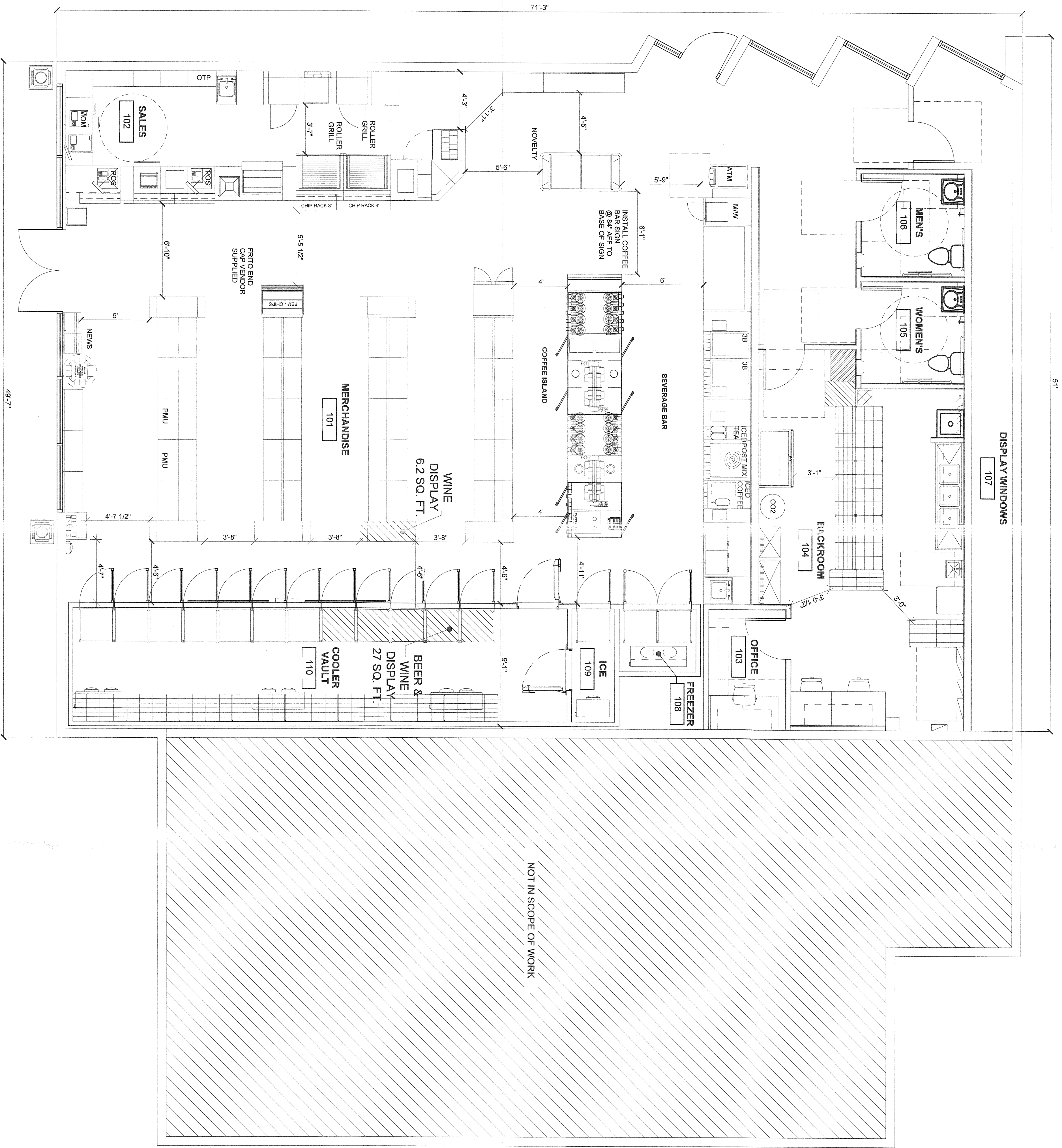
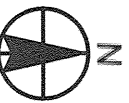
EXISTING SITE PLAN

Rev. # Date Description
02/13/18 INITIAL PLANNING SUBMITTAL

SHEET:

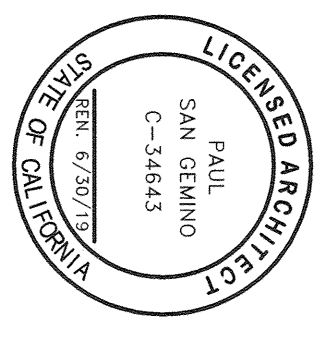
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| LAYOUT INFORMATION | | | |
|--------------------|------|------------------|--------------------------|
| GENERAL | | DEVIATIONS | |
| • ROLLER GRILLS | 2 | • BACKROOM | • ELECTRICAL IN BACKROOM |
| • SANDWICH CASE | WALL | • FLOOR SHELVING | • CO2 IN BACKROOM |
| • VAULT DOORS | 12 | | |
| • LOUVER DOORS | 2 | | |
| • LOCKER ROOMS | 1 | | |
| • NOVELTY CASE | 1 | | |
| • BAKERY CASE | 1 | | |
| • SLURPEE BARRELS | 6 | | |
| • FUELING | N | | |
| • BEER | Y | | |
| • LIQUOR | N | | |
| • MERCHANDISE | 40 | | |
| • GONDOLA UNITS | 07 | | |
| • END CAPS | 03 | | |
| • HIGH WALLS | 03 | | |
| • TOTAL | 53 | | |
| • POWERINGS | 11 | | |

DISCLAIMER
THIS FLOOR PLAN HAS BEEN PREPARED WITH THE ASSUMPTION THAT ALL REFRIGERATED EQUIPMENT IS REMOTE-COOLED PER 2-ELEVEN PROTO. THE AOR (ARCHITECT OF RECORD) / EOR (ENGINEER OF RECORD) IS RESPONSIBLE FOR NOTIFYING THE CONCEPT PLAN COMPANY (CORE STATES GROUP) IF REFRIGERATION DESIGN WILL BE NON-PROTOTYPICAL SO THAT FLOOR PLAN MAY BE REVISED ACCORDINGLY.



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JOB: 16125
SCALE: AS NOTED
DATE: 12/01/2017
DRAWN BY: MA
CHECKED BY: PSG

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Design & Engineering

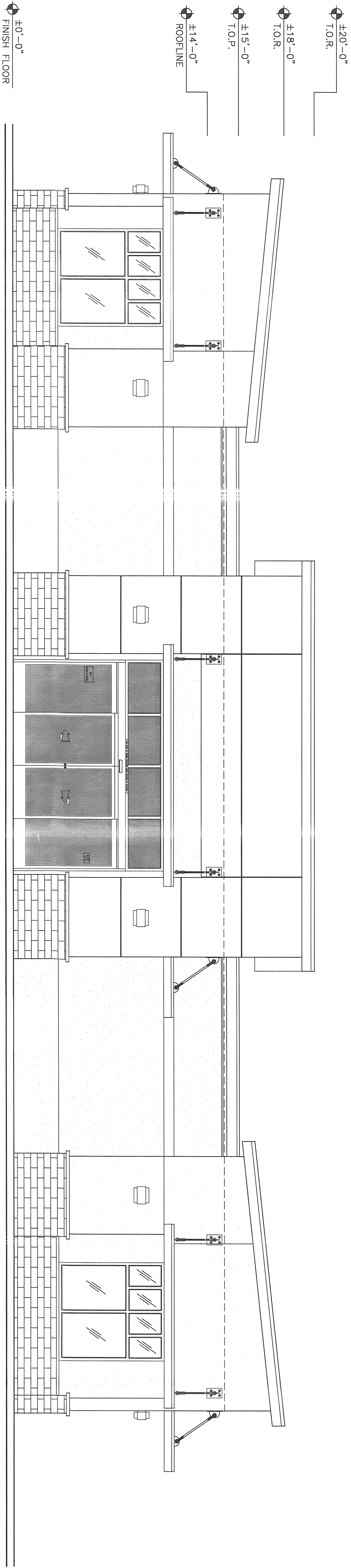
(213) 381-7891
fiedlergroup.com

299 N. Euclid Ave., Ste 550
Pasadena, CA 91101

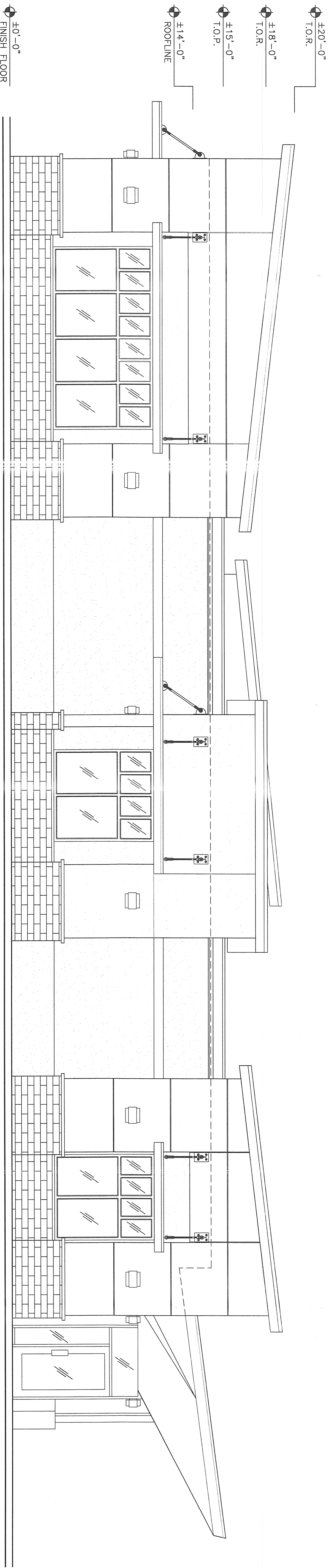


7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-11 #1040561
888 WEST MISSION BLVD.
POMONA, CA 91766
PROPOSED FLOOR PLAN

| Rev. # | Date | Description |
|--------|----------|----------------------------|
| | 02/13/18 | INITIAL PLANNING SUBMITTAL |
| | | |
| | | |
| | | |
| | | |



1 ELEVATION - SOUTH
1/4" = 1'-0"



2 ELEVATION - EAST
1/4" = 1'-0"

EXTERIOR ELEVATION
IMPROVEMENTS UNDER
SEPARATE PERMIT AND NOT
PART OF THIS SUBMITTAL.
SHOWN FOR REFERENCE ONLY

| Rev. # | Date | Description |
|--------|----------|----------------------------|
| | 02/13/18 | INITIAL PLANNING SUBMITTAL |
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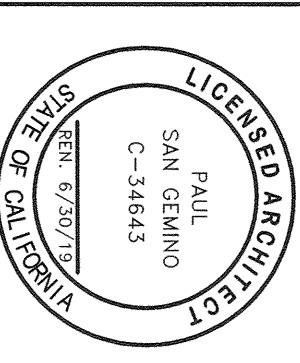
7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-11 #1040561
888 WEST MISSION BLVD.
POMONA, CA 91766
EXTERIOR ELEVATIONS



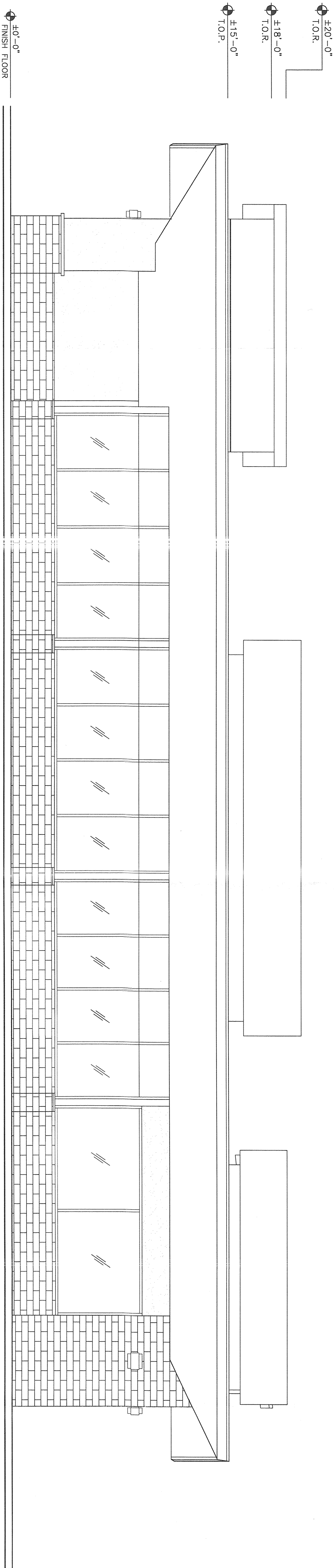
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Design & Engineering
(213) 381-7891
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299 N. Euclid Ave., Ste 550
Pasadena, CA 91101

JOB: 16125
SCALE: AS NOTED
DATE: 12/01/2017
DRAWN BY: MA
CHECKED BY: PSG

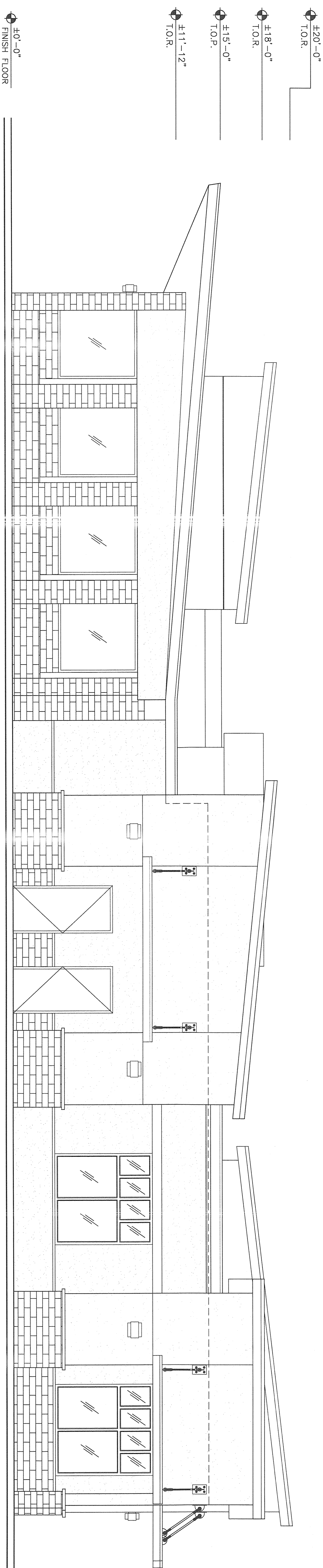
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THE FOREGOING RESTRICTIONS.



SHEET:
A2.0



1 ELEVATION - NORTH
1/4" = 1'-0"



2 ELEVATION - WEST
1/4" = 1'-0"

EXTERIOR ELEVATION
IMPROVEMENTS UNDER
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| Rev. # | Date | Description |
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| | 02/13/18 | INITIAL PLANNING SUBMITTAL |
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7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-11 #1040561
888 WEST MISSION BLVD.
POMONA, CA 91766

EXTERIOR ELEVATIONS



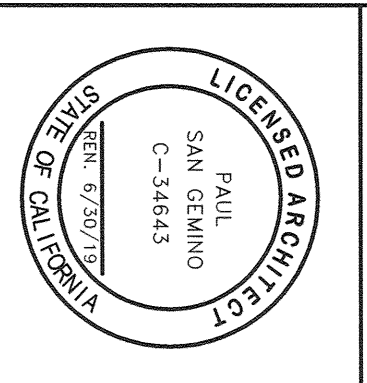
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| | |
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| JOB: | 16125 |
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| DATE: | 12/01/2017 |
| DRAWN BY: | MA |
| CHECKED BY: | PSG |

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888 W Mission Blvd
Pomona, CA 91766



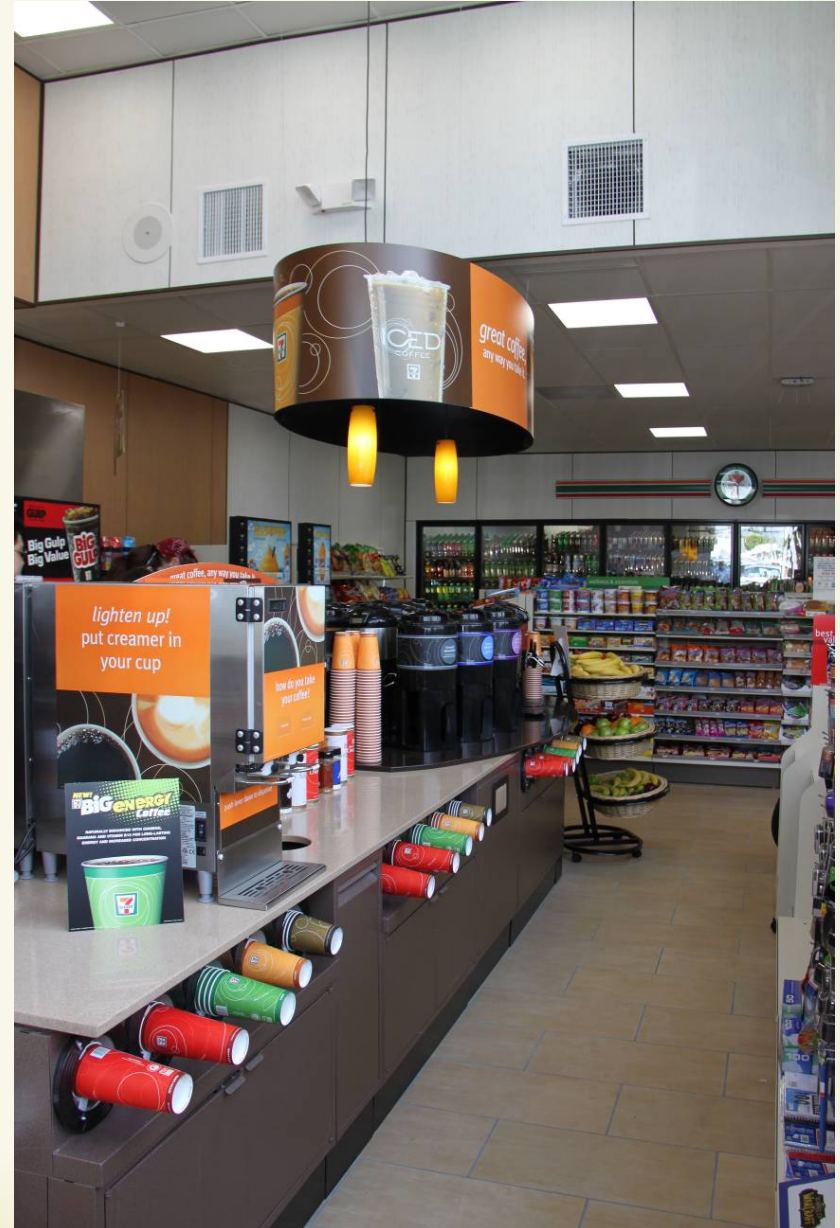
Fresh Food



Fresh Food



New Interior Finishes



Cleanliness



New Interior Finishes



New Interior Finishes



Security

- 7-Eleven's Crime Deterrence Program trains employees on four primary crime deterrence components: Visibility into and out of the store, bright interior and exterior lighting, cash control with no more than \$50 in the register during the day and \$30 at night, and store-personnel training.
- 7-Eleven's Operation Alert Program trains employees on operation procedures that will discourage robbery and emphasizes a no-resistance policy toward robbery. The program was adopted by the National crime Prevention Institute at the University of Louisville and is taught to law enforcement officers throughout the country.
- 7-Eleven's Come to Age Program trains employees on policies, procedures, identifying characteristics of minors, and policies and regulations specific to state law to ensure all stores are prepared and committed to safe and legal sale of age-restricted products. POS System. All employees are required to sign an affidavit stating they are aware of obligations and ramifications should they not comply with the law.

Security

- 7-Eleven will install a surveillance system surrounding building, indoor and Outdoor closed circuit cameras with audio capabilities, silent alarm system, and colored monitor.
- 7-Eleven will direct enforcement operations by Police Department upon receiving complaints.
- Sufficient parking lot lighting for safety of customers and community.
- Hours – 24 hours daily
- Secret Shopper Program
- POS System on all age restricted products
- Lockable cooler doors for after hours
- Purchasing Licenses within City not create additional concentration, but to overall reduce the number.

Economic Development



- ♦ Sales Tax - \$15,600 to City of Pomona annually
- ♦ Jobs – 8-15 New Jobs Created in the Community
- ♦ Property Tax
 - Will assist in recruiting an additional business to surrounding area

Operation



- ❧ Locking of cooler doors for alcohol hours
- ❧ Well-lit market for local residents to feel safe, enjoy and walk to.
- ❧ Operation Alcohol hours 6am -2am Daily
- ❧ Manufactured 3packs & larger, no singles sales of beer
- ❧ Two end caps of wine -No Floor displays , No promoting alcohol on windows
- ❧ Working with programs

Guiding Principles | Responsible Retailing



Our training programs, Come of Age and Operation Alert, ensure our franchisees and their store associates are prepared and committed to the safe and legal sale of age-restricted products and operate a safe store environment

In the Community | Operation Chill



Operation Chill is 7-Eleven's award-winning youth crime prevention / reward program enabling local law enforcement to "ticket" kids caught doing good deeds with a free Slurpee coupon.

Since the program's inception, 7-Eleven has donated more than 10 million Slurpee coupons nationwide.



In the Community | Slurpee Incentives



7-Eleven donates Slurpee coupons to local schools for teachers to encourage/reward students for:

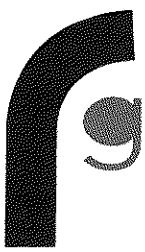
- Attendance
- Timeliness
- Good grades
- Academic improvements
- Positive behavior
- Reading goals

Changing One Neighborhood at a Time



7-Eleven® stores are part of the neighborhood and committed to serving the changing needs of our customers. Being a good neighbor and corporate citizen is part of doing business at 7-Eleven.

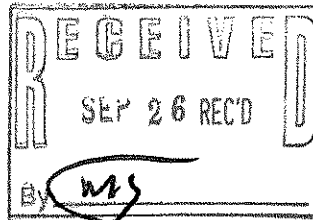
Our mission is simple: to serve the particular needs of the communities in which 7-Eleven® stores operate.



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PROJECT PLANNING NOTES

PROJECT: 7-11 DATE: 9-26-18
LOCATION: 888 Mission BY: _____
JOB #: _____ PAGE NO: _____

PROJECT ACTION NOTES

PROJECT PLANNING NOTES

I am here to Support 7-11
for SALES GAS & Beer. It
would be a good thing for
me your meeting was
Past 9:00. But I would
be Mission IS A DARK
Blud. It would be nice to
stop where you feel safe to
stop Put GAS

SORRY cant Stay I have
El/Lyop Mom Need Assistance

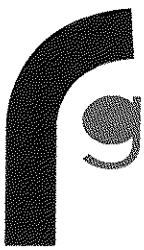
Thank You

Julia Alvarez

1258 Maple View Dr.

Pomona, Ca 91766

299 N. Euclid Avenue, Suite 550 • Pasadena, CA 91101 • Phone (213) 381-7891



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PROJECT PLANNING NOTES

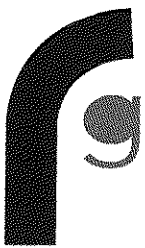
PROJECT: 7-11 DATE: 9-26-18
LOCATION: _____ BY: _____
JOB #: _____ PAGE NO: _____

PROJECT ACTION NOTES

PROJECT PLANNING NOTES

I am here to support
the 7-11 to be built at
888 Mission Blvd.
I support the sales of gas
and liquor.
Sorry I had to leave to
pick up my children


1258 Maple View Dr.
Domona, Ca 91706



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PROJECT PLANNING NOTES

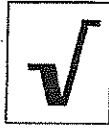
PROJECT: _____ DATE: 9/26/18
LOCATION: _____ BY: _____
JOB #: _____ PAGE NO: _____

PROJECT ACTION NOTES

PROJECT PLANNING NOTES

Hello My name is Jeanette Randolph
I reside at 9921 1/2 E 2nd Street. I
support the sale of beer and wine
on its premises. I also support the
opening of a market and gas station.
There isn't a gas station ~~on the~~
in that area. It would be convenient
to be able to stop and pump gas as
well as being able to purchase a
snack. ~~break~~.

[Signature]



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNIDAD**

I support the proposed 7-Eleven Market with Gas sales located at 888 W Mission Blvd., Pomona, CA 91766 (Cross Streets Mission Blvd and White Ave).

Estoy a favor de la propuesta 7-Eleven Mercado con ventas de gas localizado en 888 Mission Blvd., Pomona, CA 91766.

I support a safe business with the sales of beer and wine that offer bright lighting and security system where my family can use services any time of the time of the day. Lockable cooler door on alcohol at all times, accessible by cashier by remote access only.

Estoy a favor de una empresa segura con las ventas de la cerveza y del vino que ofrecen iluminacion brillante y sistemas de seguridad necesarios donde mi familia puede utilizar servicios en cualquier momento de la hora del dia. Las puertas del refrigerador bloqueable en alcohol en todo momento, accesible por cajero sólo mediante acceso remoto.

I support a community friendly store which will deter crime, loitering and maintain a graffiti free environment.

Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: STEVEN SEVILLA

Address/Direccion: 795 W 7th Pomona 91766

Phone/Telefona: 909) 522-5954



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNDID**

I support the proposed 7-Eleven Market located at 701 S Atlantic Blvd., Los Angeles, CA 90022 (Cross Streets Atlantic Blvd & Hubbard Street).

Estoy a favor de la propuesta 7-Eleven Mercado localizado en 701 S Atlantic Blvd., Los Angels, CA 90022.

I support a safe business with the sales of beer and wine that offer bright lighting and security system where my family can use services any time of the time of the day. Lockable cooler door on alcohol at all times, accessible by cashier by remote access only.

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Name/Nombre: Celeste Garcia

Address/Direccion: 930 S Arizona Ave. LA CA

Phone/Telefona: 323) 317-7106



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNIDAD**

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Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Paulina Quinones.

Address/Direccion: 732 Kern Ave LA CA.

Phone/Telefona: 323)317-7106



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNIDAD**

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Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Ivonne Garcia.

Address/Direccion: 925 S Kern Ave LA. CA. 90033

Phone/Telefona: 323) 317 - 7106



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNDID**

I support the proposed 7-Eleven Market located at 701 S Atlantic Blvd., Los Angeles, CA 90022 (Cross Streets Atlantic Blvd & Hubbard Street).

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Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Briana Murga.

Address/Direccion: 940 1/2 S. Kern Ave 1A CA 90022

Phone/Telefona: 323)317-7106



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNIDAD**

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Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Jesenia Murga

Address/Direccion: 938 S Arizona Ave

Phone/Telefono: 323) 317-7106



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNDID**

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Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Guadalupe Murga

Address/Direccion: 938 S Arizona Ave

Phone/Telefona: 323) 317-7106



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNIDAD**

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Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Manuel Vargas

Address/Direccion: 735 1/2 S. Kern Ave | A CA 90022

Phone/Telefona: 323)317-7106



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNIDAD**

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Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Jennifer Vargas

Address/Direccion: 735 S Kern AVE LA CA 90022.

Phone/Telefono: (323) 317-7100



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNDID**

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Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Valentina Goveia

Address/Direccion: 940 S Arizona Ave.

Phone/Telefona: 323) 317-7106



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNIDAD**

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Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Mileneva Garcia

Address/Direccion: 730 S Kern. Anaheim CA

Phone/Telefona: 323) 317-7106



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNIDAD**

I support the proposed 7-Eleven Market with Gas sales located at 888 W Mission Blvd., Pomona, CA 91766 (Cross Streets Mission Blvd and White Ave).

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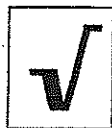
I support a community friendly store which will deter crime, loitering and maintain a graffiti free environment.

Estoy a favor de una tienda en la que comunidad amistosa, frenar el crimen, Vagancia y mantener un entorno sin graffiti.

Name/Nombre: Steven Ceulla Jr,

Address/Direccion: 795 W 7 Pomona 91766

Phone/Telefona: 909-522-5954



**I SUPPORT 7-ELEVEN
IN MY COMMUNITY**

**YO APOYO A 7-ELEVEN
EN MI COMUNDID**

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Name/Nombre: Alexandra Cevala

Address/Direccion: 795 W, 7th Pomona 91766

Phone/Telefona: 909 522-5954



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Name/Nombre: JESUS GONZALEZ

Address/Direccion: 802 W 7 ST POMONA CA 91766

Phone/Telefona: 909 538 9027



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Name/Nombre: *Enika Gonzalez*

Address/Direccion: *802 W 7th St Pomona CA, 91766*

Phone/Telefona: *909-538-9027*



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Name/Nombre:

Juan Martinez

Address/Direccion:

200 W. GTH ST Pomona 91766

Phone/Telefona:

626-715-0181

715-0181



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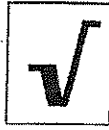
DEREJA ORRE

Address/Direccion:

605 W 7TH ST POMONA CA 91766

Phone/Telefona:

805-407-1869



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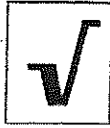
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Name/Nombre: Iridian Sotomayor

Address/Direccion: 661 S Parcels St.

Phone/Telefona: (909) 5681947



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Name/Nombre: Venancio Sotomayor

Address/Direccion: 661 S parcels st.

Phone/Telefona: (909) 225 9819



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Name/Nombre: Linda Sotomayor

Address/Direccion: 661 S Parcels st.

Phone/Telefona: (909) 225-9818



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Name/Nombre: Gabriel Horta

Address/Direccion: 747 S Rebecca St

Phone/Telefona: (909) 236-9962

Too Many Liquor Licenses Concern Neighbors

Page 1 of 2

TO THE CITY OF POMONA, DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

September 20, 2018

To whom it may concern:

In response to your NOTICE OF PUBLIC HEARING scheduled for September 26, 2018 which we received 3 days ago, we are not agree with your information in reference to issue a license to sale licor and wine to the new business locate at 888 W. Mission Blvd because less than 200 feet there are 3 stores and a night club selling the same merchandise.

Did you forgot that we have school and church within that 500 feet from the above places? children are present almost all day on Mission Blvd.

The City of Pomona Development Services, Department of Planning Division, may refuse to allow liquor sales by the new establishment locate in the neighborhood of church and schools.

We, all the following persons who signed the present documents are agree NOT to issue a permit to sale licor and wine to the above establishment in the neighborhood of:

West Mission Blvd, White Avenue, South Park Ave, Seventh Street, Rebecca Street, Parcels Street, Huntington Street, Sixth Street, Main Street, Fourth Street etc

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NAME AND ADDRESS: Alfred Ramirez 400 S Park St Pomona, CA 91766

NAME AND ADDRESS: JOSE AGUIAR 1585 Park ave
Pomona

NAME AND ADDRESS: Ricoberto - Ortiz 310 W. 11. ST POMONA-CA 91766

NAME AND ADDRESS: GABINO RUBIO 700 S PARK ST POMONA CA 91766

NAME AND ADDRESS: [Signature] 2372 Lega ST 91767

NAME AND ADDRESS: [Signature] 682 W. THIRD ST. Pomona, CA 91766

NAME AND ADDRESS: 658 E. ALVARADO Pomona CA 91766

NAME AND ADDRESS: OLIVAN SANTILLAN 950 S. MAIN ST POMONA
NAME AND ADDRESS: Esteban castro 1191 S. main st pomona ca 91766
NAME AND ADDRESS: MARTIN OROZCO 1800 W ORANGE GROVE 91766
NAME AND ADDRESS: LOPEZ MARIA 3731 KENNEDY RD CA 91706
NAME AND ADDRESS: FELICIANO ANGUIANO 1565 VISKATA, Pomona, CA 91766
NAME AND ADDRESS: MORCEN RIVERA 925 W 9TH ST Pomona CA
NAME AND ADDRESS: ART HORRATIS 856 W 12TH POMONA CA
NAME AND ADDRESS: Vanessa Barrios 1196 STEBECCA ST Pomona CA 91766
NAME AND ADDRESS: TOM ANGLAY 433 EMERALD AVE LAVERNE
NAME AND ADDRESS: JESSE RIVERA 1050 LINCOLN AVE POMONA
NAME AND ADDRESS: PORFIRIO CORTES 1401 W 9TH ST Pomona, CA 91766
NAME AND ADDRESS: JOSE REYES 626 W 7TH ST Pomona CA 91766
NAME AND ADDRESS: Fernando Contreras 802 W 8TH ST Pomona CA 91766
NAME AND ADDRESS: MELISSA CANDELARIO 802 1/2 W 7TH ST Pomona Ca. 91766
NAME AND ADDRESS: PAUL CHOZY 802 1/2 W 7TH ST Pomona, CA 91766
NAME AND ADDRESS: THOMAS BECKER 600 S. PARK POMONA CA 91766
NAME AND ADDRESS: Camaron Robinson 2671 ORANGE STREET, RIVERSIDE
NAME AND ADDRESS: 223 7TH ST Pomona, CA Fernando Quiroz
NAME AND ADDRESS: FRANCISCO CUEVAS
NAME AND ADDRESS: Dewany Pines Pomona
NAME AND ADDRESS: NARVIN OLIVA 559 W 8TH STREET Pomona CA 91766
NAME AND ADDRESS: LOLA FONSECA 325 S. PARCELS ST Pomona CA 91766
NAME AND ADDRESS: MARK HARTMANC 5155 S. PICA SAN ALICIA

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NAME AND ADDRESS: Sylvia Ferrer 1360 W 3rd St.

NAME AND ADDRESS: JANISIA DAPREMONT 750 E 3RD ST POMONA CA

NAME AND ADDRESS: RUBEN DIAZ 1340 S. HAMILTON 91766

NAME AND ADDRESS: GUS DELATOUR 1452 W 4TH POMONA CA.

NAME AND ADDRESS: ANITA CORONA 670 E 3RD ST Pomona, CA

NAME AND ADDRESS: Lucia Lopez 670 Erie St Pomona, CA 91766

NAME AND ADDRESS: Armando Lopez 131 E 4th

NAME AND ADDRESS: Sherre Clark
NAME AND ADDRESS: 780 Browning Ave Pomona
NAME AND ADDRESS: Sharon Cochran 11001 S. Garay Ave #38
NAME AND ADDRESS: Esther Gallegos 1061 W 11 St Pomona
NAME AND ADDRESS: Jesus Garcia 1061 W 11 St Pomona
NAME AND ADDRESS: Victor Lim 1461 W. Mission Blvd Pomona
NAME AND ADDRESS: Regina Lare 2519 Cathy Ave. Pomona CA 91768
NAME AND ADDRESS: Christian Surabia 1401 W 9th St #116 Pomona Ca 91766
NAME AND ADDRESS: Felipe Lopez 621- Kingsley Av 91767
NAME AND ADDRESS: Joshua Gonzalez 1432 Laurel Ave Pomona CA
NAME AND ADDRESS: Eric Escamboa 1401 W 9th St Pomona
NAME AND ADDRESS: Adan Carrillo 390 W 6 St Pomona CA
NAME AND ADDRESS: Salvador Cortez 2231 VIRGINIA AVE Pomona CA 91766
NAME AND ADDRESS: Hector Flores 751 S. Parcels St
NAME AND ADDRESS: Luis Rodriguez 952 Waters Ave. CA
NAME AND ADDRESS: Daniel Lopez 854 W. 11th St
NAME AND ADDRESS: ~~KEITH~~
NAME AND ADDRESS: ~~SW~~
NAME AND ADDRESS: Armando Guillen D 262 E 10th St 91766
NAME AND ADDRESS: ~~RAW~~ DIAZ 3602 Belwin Park 91706
NAME AND ADDRESS: MARIA 3602 Belwin Park 91706
NAME AND ADDRESS: ~~Walter~~ Robledo
NAME AND ADDRESS: Gabriela Gorman 570 S. Elm St Pomona CA
91766

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NAME AND ADDRESS: Edgar Banuelos 655 San Francisco Ave Apt 4

NAME AND ADDRESS: MANUEL MENDEZ 650 W 7TH ST POMONA CA 91766

NAME AND ADDRESS: Jesse Mijares 610 S. Reservoir St Pomona

NAME AND ADDRESS: Fogelo 4010 S 1003 W 9th St Pomona

NAME AND ADDRESS: MANUEL ALVAREZ 958 9th St. Pomona CA

NAME AND ADDRESS: Albert Roman (409) 671-4438 574 Davidson Ln Pomona

NAME AND ADDRESS: Olga Gonzalez 809 W Lexington Ave Pomona CA 91766

NAME AND ADDRESS: Alfredo Patron 2594 Metre Drive Pomona CA 91766

NAME AND ADDRESS: Johanna Robles 1956 Denison St Pomona CA 91766

NAME AND ADDRESS: Lindo Moreno 2276 Nelson St Pomona CA 91766

NAME AND ADDRESS: PETE Garcia 575 W 8TH ST

NAME AND ADDRESS: DAVID MANDUARO 5604 Pomona

NAME AND ADDRESS: ~~JOSE~~

NAME AND ADDRESS: JOSE Quintana 2258 Nelson St Pomona, CA

NAME AND ADDRESS: ANTONIO HIGUERA: 2258 NELSON ST - 91766

NAME AND ADDRESS: RENE ANDRADA 2258 NELSON ST

NAME AND ADDRESS: Rafael Alejo 705 White Ave Pomona CA

NAME AND ADDRESS: Jose P SANCHEZ 606 W 6TH Pomona CA 91766

NAME AND ADDRESS: Ricardo B. 994 - 351 Pomona CA 91766

NAME AND ADDRESS: Fatima Montes 802 1/2 W 7th St Pomona, CA

NAME AND ADDRESS: Johnny Vela 1625 W 10th St Pomona CA

NAME AND ADDRESS: Stephanie Amezcua 1401 W 9th St. Spc 22 Pomona CA 91766

NAME AND ADDRESS: Eric Gamboa 1401 W 9th St

NAME AND ADDRESS: YOLANDA GARCIA 920 S. Bon View Ont CA

NAME AND ADDRESS: Joaquin Soto 652. W. 10th St. Pomona CA

NAME AND ADDRESS: 696 10th St Rebeca pomona CARLOS Villarreal

NAME AND ADDRESS: CLEMENTE LOZANO 850 W. 8th St. Pomona CA 91766

NAME AND ADDRESS: Damian Lopez 757 Percels Pomona Cal. 91766

NAME AND ADDRESS: Fidel Lopez 757 Percels Pomona Cal. 91766

NAME AND ADDRESS: MITCHEL RODRIGUEZ 12397 Bialla DR China, CA 91710

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NAME AND ADDRESS: Monica Cruz 552 Linden St

NAME AND ADDRESS: Rudi Velazquez - 1433 S PARK AVE

NAME AND ADDRESS: Sal Ortiz 1743 Stars Pl Pomona CA

NAME AND ADDRESS: Sal Garcia 14 White St Pomona CA

NAME AND ADDRESS: Jorge Flores 1711 DENISON ST POMONA CA

NAME AND ADDRESS: Alexandro Gar - 254 OAK Pomona

NAME AND ADDRESS: Luis Rocha 861 N. Towne Ave Pomona

NAME AND ADDRESS: Carlos Orozco 629 W 8th St Pomona

NAME AND ADDRESS: William Bennett 745 W 4th

NAME AND ADDRESS: Juan Lopez

NAME AND ADDRESS: Kimberly Garcia

NAME AND ADDRESS: Eva Gu. Magallanes 722 White Ave. 91766

NAME AND ADDRESS: Griselda M. 888 Buena Vista Ave

NAME AND ADDRESS: Flora Cuevas 760 W 6th St

NAME AND ADDRESS: GREGORIO PALOMINO

NAME AND ADDRESS: David Palomino

NAME AND ADDRESS: Manny Medina 700 W. 6th St.

NAME AND ADDRESS: NEDDY MEDINA parcels st 661

NAME AND ADDRESS: G. T. ~~POMONA~~ POMONA

NAME AND ADDRESS: Blanca Diaz 704 San Francisco Ave Pomona

NAME AND ADDRESS: Eduardo Arzello 961 W 11th St Pomona CA 91766

NAME AND ADDRESS: Walter Lopez 171 E Mission St

NAME AND ADDRESS: Jose Diaz 1514 West Mission

NAME AND ADDRESS: DESTWEE MEDINA 1514 West Mission

NAME AND ADDRESS: Rene Miranda 317 N. San Antonio Ave.

NAME AND ADDRESS: Cecilia Mercado 858 E 8th St Pomona, CA

NAME AND ADDRESS: Dulce Mercado 858 E 8th St Pomona

NAME AND ADDRESS: Eduardo Mercado 858 E 8th St Pomona

NAME AND ADDRESS: Geroldine Fanny 955 W 9th St

NAME AND ADDRESS: FRANK VERDUGO 600 S PARK AVE POMONA

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NAME AND ADDRESS: Maria Navarez 155 E. 7 ST Pomona
NAME AND ADDRESS: Joe P... 806 WEBER ST 91766
NAME AND ADDRESS: Uma Carrabba " ci Pomona 91768
NAME AND ADDRESS: Robert... Pomona 91766
NAME AND ADDRESS: Juan A. Morales 750 N 6th - Pomona Ca 91766
NAME AND ADDRESS: Randy Garcia 636 W 9th St Pomona CA 91766
NAME AND ADDRESS: 353 FRANKLIN AVE pomona 91766 142 593 3

NAME AND ADDRESS: Anthony Lopez 425 Anderwood Ct Apt 12
NAME AND ADDRESS: Severdo Muro 607 W Fhg St
NAME AND ADDRESS: Eljahn 1250 S Rimsdale Dr ^{West Covina}
NAME AND ADDRESS: Erika Gromy 2630 W 11th St
NAME AND ADDRESS: Magdalena Hernandez 695 W. 8164th St
NAME AND ADDRESS: Miguel Hernandez 1009 Brooklyn Dr
NAME AND ADDRESS: Juan Esquivel 861 S Mountain Ave Ontario
NAME AND ADDRESS: Sabado 1401 W 9th St Pomona CA
NAME AND ADDRESS: Ines Leon 883 Buena Vista Ave
NAME AND ADDRESS: Damaris Zavala 10985 Roswell Ave Pomona
NAME AND ADDRESS: Jaime Rodriguez 2136 Arroyo Dr Pomona
NAME AND ADDRESS: Oscar 4410 7th St
NAME AND ADDRESS: Fernando Curney 1728 S Huntington St
NAME AND ADDRESS: Antonia Celia 325 S Parcel St. Pomona CA
NAME AND ADDRESS: Mario Villarino 736 W Fernleaf Ave
NAME AND ADDRESS: Luis Alejandro Romero 8756 Calaveras Av.
NAME AND ADDRESS: Humberto Gomez 461 Mission St. 14
NAME AND ADDRESS: Guillermo Romero 370 E. 8th St.
NAME AND ADDRESS: Christopher Carrasco 562 E. 7th St.
NAME AND ADDRESS: SRILO-GARCIA 1461 W MISSION #32
NAME AND ADDRESS: Martha Lopez 883 Buena Vista Ave
NAME AND ADDRESS: Frank Moreno 1008 Corinthian Way Pomona, Ca 91768
NAME AND ADDRESS: Gabriela Martinez 751 S. Parcel St. Pomona Ca 91766

NAME AND ADDRESS: Yvonne C 650 CYPRESS ST Pomona, CA 91766

NAME AND ADDRESS: Victor Moreno 1008 corinthian way Pomona 91766

NAME AND ADDRESS: Costa / Hernandez 2028 Foothill 91765

NAME AND ADDRESS: Nathaniel River 680 San Bernardino St. 91768

NAME AND ADDRESS: marco Cortez 312 Grand #312 Pomona, CA 91766

NAME AND ADDRESS: Vicky Reyes 6376 91765

NAME AND ADDRESS: CARLOS SANCHEZ 611 So REBECCA ST. POMONA

NAME AND ADDRESS: Oscar Aviles - 612 W 4th street Pomona, CA 91766

NAME AND ADDRESS: Ronald Espinosa 201 Clark Ave

NAME AND ADDRESS: Alvaro Pomun 759 N. Caswell Ave 91767

NAME AND ADDRESS: EMANUEL CORRALLO 2537 berjud AVE

NAME AND ADDRESS: ZAC Keirns 600 S. PARK Pomona 91767

NAME AND ADDRESS: Vicente Hernandez 830 W 6th ST Pomona 91766

NAME AND ADDRESS: Jane Ramirez 635 W 7th St Pomona 91766

NAME AND ADDRESS: JOEL CASTELLANOS

NAME AND ADDRESS: JOSE RAMOS 637 W 4th 1/2

NAME AND ADDRESS: Lucia 1205 S Park ave Pomona

NAME AND ADDRESS: JOSE Rodriguez 1401 W 9th st. sp. #54 Pomona

NAME AND ADDRESS: JASON AREOLA 530 - SLOPE 2120

NAME AND ADDRESS: Martin Hernandez 611 West 5th St

NAME AND ADDRESS: Luis A Cjeda Barria 615 N. Eastend Ave Pomona 91766

NAME AND ADDRESS: OCTAVIO CERVANTES 1305 LORAY 91767

NAME AND ADDRESS: Roberto Gamboa 1232 W. First st. Pomona 91766

TO THE CITY OF POMONA, DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

September 20, 2018

To whom it may concern:

In response to your NOTICE OF PUBLIC HEARING scheduled for September 26, 2018 which we received 3 days ago, we are not agree with your information in reference to issue a license to sale licor and wine to the new business locate at 888 W. Mission Blvd because less than 200 feet there are 3 stores and a night club selling the same merchandise.

Did you forgot that we have school and church within that 500 feet from the above places? children are present almost all day on Mission Blvd.

The City of Pomona Development Services, Department of Planning Division, may refuse to allow liquor sales by the new establishment locate in the neighborhood of church and schools.

We, all the following persons who signed the present documents are agree NOT to issue a permit to sale licor and wine to the above establishment in the neighborhood of:

West Mission Blvd, White Avenue, South Park Ave, Seventh Street, Rebecca Street, Parcels Street, Huntington Street, Sixth Street, Main Street, Fourth Street etc

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NAME AND ADDRESS: Adon Isidro 13125 19TH ST chino CA 91710

NAME AND ADDRESS: ~~SHARON~~ 230 Laurel Ave

NAME AND ADDRESS: Alfonso Gama 1330 Flora vista Ave.

NAME AND ADDRESS: Micsei Gama 675 S. Coast St Pomona, CA

NAME AND ADDRESS: RATHEL GUMAN 564 F, "L" Ave

NAME AND ADDRESS: DAVID DEWIZ 1053 WATERS

NAME AND ADDRESS: JOSE INIGUEZ 745 W-4TH ST POMONA

NAME AND ADDRESS: Alexandra Ortiz La Mesa st 766

NAME AND ADDRESS: ERICK RENTERIA 1765 FLEMING ST POMONA CA 91766

NAME AND ADDRESS: Jenesis Diaz 1351 v grand ave pomona ca. 91766

NAME AND ADDRESS: FRANCISCO CASTRO OCHOA

NAME AND ADDRESS: MARTIN VAREZ-ALCANTARA 549 1/2 E PASADENA ST. POMONA CA. 91766

NAME AND ADDRESS: Laura Ramirez 1776 Wright St. Pomona

NAME AND ADDRESS: Adilene Rubio 1776 Wright St. Pomona CA

NAME AND ADDRESS: LESLEY Garcia 610 n Gordon St pomona

NAME AND ADDRESS: 1730 Noctast Vicoite, Ran 9

NAME AND ADDRESS: RODOLFO DIAZ 1461 W. MISSION SPC 109 Pomona ca 91766

NAME AND ADDRESS: Sanchez Oscar 528 E 4th St

NAME AND ADDRESS: Daniel Martinez 948 Erickson Dr. Pomona

NAME AND ADDRESS: Petra Garcia 979 W 9th St. Pomona 91768

NAME AND ADDRESS: Omar Torres 1805 Cordova St pomona

NAME AND ADDRESS: Emmanuel Carr 1825 Cordova st pomona ca

NAME AND ADDRESS: Reana Garros 688 E 10th Pomona

NAME AND ADDRESS: Alfredo Macias 671 W. 8th Pomona

NAME AND ADDRESS: Samuel Pego Fool 1974

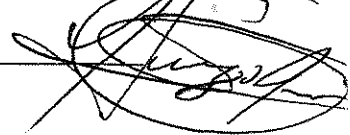
NAME AND ADDRESS: Lizeth Soto 865 E 4th St Pomona

NAME AND ADDRESS: Jorge Hernandez 1307 jacquelin Dr PPHH 91768

NAME AND ADDRESS: Juan Gutierrez 2677 MYRTLE AV. Pomona CA 91766

NAME AND ADDRESS: Hugo Ayala 882 W 3rd St Pomona

NAME AND ADDRESS: _____



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NAME AND ADDRESS: Gilmar Santizo

NAME AND ADDRESS: 4859 LINCOLN AV.

NAME AND ADDRESS: Chino CA 91703

NAME AND ADDRESS: Bruce 1046 e 3rd st Pomona ca

NAME AND ADDRESS: Agustin Mendez

NAME AND ADDRESS: 682 W 3rd ST

NAME AND ADDRESS: Pomona CA 91766

NAME AND ADDRESS: Manuel Meza 974 S Waters Ave Pomona, CA 91766

NAME AND ADDRESS: Herson Castro 542 W Curran Pl Pomona CA 91766

NAME AND ADDRESS: Alexia Vega 741 West 6th St Pomona 91766

NAME AND ADDRESS: Tito Salas 637 W. 4th Pomona 91766

NAME AND ADDRESS: Kelly Allen 2040 W. Holt Pomona 91767

NAME AND ADDRESS: Francisco Lopez 622 . CALIFORNIA ST

NAME AND ADDRESS: Gloria Rose 635 W 7th Pomona, CA 91766

NAME AND ADDRESS: Brenda Rodriguez 635 W 7th St 91766

NAME AND ADDRESS: Hugo Ayala 802 W Third St Pomona

NAME AND ADDRESS: Jessie Limon 773 W. 8th St Pomona

NAME AND ADDRESS: Santiago Cano 618 W Pomona Ca

NAME AND ADDRESS: Richard Espinosa 600 S. Dudley St

NAME AND ADDRESS: Rafael Garcia 133 W. Phillips Blvd #200

NAME AND ADDRESS: Angel Garcia " "

NAME AND ADDRESS: Cheryl Hunt 600 S. Park Ave

NAME AND ADDRESS: Rose Clark 2377 Little (Wash)

NAME AND ADDRESS: 995 15th St Downey

NAME AND ADDRESS: Gosia Situchies

NAME AND ADDRESS: Cesar Avila 1410 S. White Ave Pomona CA

NAME AND ADDRESS: Armando Arevalo 746 S Currier St Pomona Ca

NAME AND ADDRESS: Rose Ann 300 E Foothill Blvd Pomona 91766

NAME AND ADDRESS: Mechelle Limon 957 Locust 91766

NAME AND ADDRESS: Edith Sanchez 1392 S San Antonio AV Pomona

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NAME AND ADDRESS: MANUEL GAMBORA Manuel Gambora

NAME AND ADDRESS: Skateh Valladares 1351 W Grand Ave

NAME AND ADDRESS: Julian Ramon Diaz 1097 S Palomares Pomona

NAME AND ADDRESS: Enrique Belumen Ruiz 1144 4 St Pomona

NAME AND ADDRESS: Rodriga Eche 2276 Nelson St APTA Pomona

NAME AND ADDRESS: ALBERT MIRANDA 1633 LANSTAN AVE Pomona

NAME AND ADDRESS: Jose Monterrosa 597 E 19th
San Bernardino
CA 92404

NAME AND ADDRESS: Luis Ocelot Arturo Alvarez 1102 E 9th St Pomona CA

NAME AND ADDRESS: Arturo Alvarez 1102 E 9th St Pomona, CA

NAME AND ADDRESS: Laura Ramirez 1102 E 9th St Pomona CA

NAME AND ADDRESS: Arturo Schez 22320 Moreno Blvd

NAME AND ADDRESS: Oscar E. 445 E Franklin Ave

NAME AND ADDRESS: Oscar E. 846 W. 9th St Pomona, CA 91761

NAME AND ADDRESS: Francisco Ramirez " "

NAME AND ADDRESS: Jaker Lewis 1514 W. Mission Blvd #25

NAME AND ADDRESS: Moan Monarez 535 Laurel Av. Pomona, CA

NAME AND ADDRESS: IVAN SANCEDO 580 S HAMILTON

NAME AND ADDRESS: Emilio Concedo 412 993 W. 9th St Pomona, CA 91761

NAME AND ADDRESS: Jose Ailla 42N Park Ave #55

NAME AND ADDRESS: Judith Garcia 979 W 9th St Pomona CA

NAME AND ADDRESS: Michael Terrazas 600 So Park

NAME AND ADDRESS: Jorge Urras 582 S. Hamilton Blvd,

NAME AND ADDRESS: MAYWOOD MARTINEZ 601 W. MISSION BLVD.

NAME AND ADDRESS: Oscar Tranbula 990 W 9th St pomona

NAME AND ADDRESS: Cecilia Carrillo 1401 W 9th St pomona

NAME AND ADDRESS: Dymind Pass 2429 Alder St

NAME AND ADDRESS: CHRIS Stauffer 866 E Columbia Ave

NAME AND ADDRESS: Iuna Sanchez 1401 W 9th St Pomona CA 91766

NAME AND ADDRESS: Ivan Nunez 1011 W 8th St pomona CA 91766

NAME AND ADDRESS: Daniela Moreno 5141 Philadelphia St #3 chino CA 91710

Page 1 of 2

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NAME AND ADDRESS: Carolina Perez 1022 S Hamilton Blvd
NAME AND ADDRESS: Alicia Ramirez 1193 W 10th St Pomona, Ca 91766
NAME AND ADDRESS: LETICIA VALENCIA 404 E 11th ST Pomona Ca 91766
NAME AND ADDRESS: Susana Lolesme 1505 Nevada St. Pomona Ca 91766
NAME AND ADDRESS: Rosa Angulo
NAME AND ADDRESS: Chiquis Angulo 350 Waters ave Pomona 91766
NAME AND ADDRESS: Delby Belten 1977 Heming St Pomona 91766
Rayahi Haifa 1135 N white ave Pomona 91766
Abraham Haifa 615 W mission Blvd Pomona 91766

NAME AND ADDRESS: Brenda Chavez 617 Tangier Pl. Pomona CA
NAME AND ADDRESS: Paula Franco 1987 W 9th St CA 91766
NAME AND ADDRESS: LENA 401 W. 4th St #115 Pomona CA 91766
NAME AND ADDRESS: Jesus Arce
NAME AND ADDRESS: Eduardo Cien 883 S. Buena Vista pt. 16 Pomona
NAME AND ADDRESS: Adriana Zefina 1385 W 9th St Pomona 91766
NAME AND ADDRESS: MARIA VARGAS 578 Davidson Ln Pomona CA 91768
NAME AND ADDRESS: Rosa Yo Perla Amara 590 W 6th St Pomona CA 91766
NAME AND ADDRESS: Pedro MARTINEZ
NAME AND ADDRESS: JAIMA BERRERA
NAME AND ADDRESS: SANTOS-JOYA 1461 W Mission-Pomona-PC 97
NAME AND ADDRESS: Beatriz Camacho 850 6th St 91766 91768
NAME AND ADDRESS: ANDRA RODRIGUEZ 707 N. PARK AV. #10 POMONA
NAME AND ADDRESS: Alma Jimenez 932 W 1ST ST Pomona CA 91766
NAME AND ADDRESS: Orlando Salazar 883 W 2nd St 91766
NAME AND ADDRESS: Carolina Salazar 891 W 2nd St Pomona CA 91766
NAME AND ADDRESS: Pablo CHAGOLLA
NAME AND ADDRESS: Christian Victoria 1351 W Third St Pomona CA
NAME AND ADDRESS: Silven Lara 1060 4th St Pomona, CA
NAME AND ADDRESS: Susana Martinez 750 W 4th St - 7 Pomona CA
NAME AND ADDRESS: JOAN A. MARISCAL 780 W 6th St Pomona CA
NAME AND ADDRESS: Efren Gonzalez 402 11th St Pomona CA 91766
NAME AND ADDRESS: Moises Zarate Salinas 953 2nd W 91766
JOSE RODRIGUEZ 455 Halmington BLV. Pomona CA 91766
Martha Garcia - 718 W 3rd St Pomona CA
Felipe AYALA 660 3rd W. Pomona CA 91766
JOSE LOPEZ 1152 N. PARK 91766