



1087 E. Holt Avenue

Modification to Conditional Use Permit
(CUP 16572-2021)
Applicant: David Perez



Request

Location

Plans

Compliance

Summary

Request

- **Conditional Use Permit** (CUP 016572-2021) to modify CUP 95-001 (PC Resolution 8326) to allow for the reestablishment of a Type-41 Alcohol License (On-Sale Beer and Wine) for on-site consumption in conjunction with an existing full-service bona fide restaurant and to allow for modifications to the original approval located in a commercial shopping center at 1087 E. Holt Avenue.



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Conditional Use Permit

- Per the Pomona Corridors Specific Plan (PCSP) City Gateway Segment and the Pomona Zoning Ordinance Sec. .580.J and .5809.4, *the filing of a Conditional Use Permit is required for the proposed reestablishment of a Type 41 (On-Sale Beer and Wine) Alcohol License*



Planning Commission Meeting

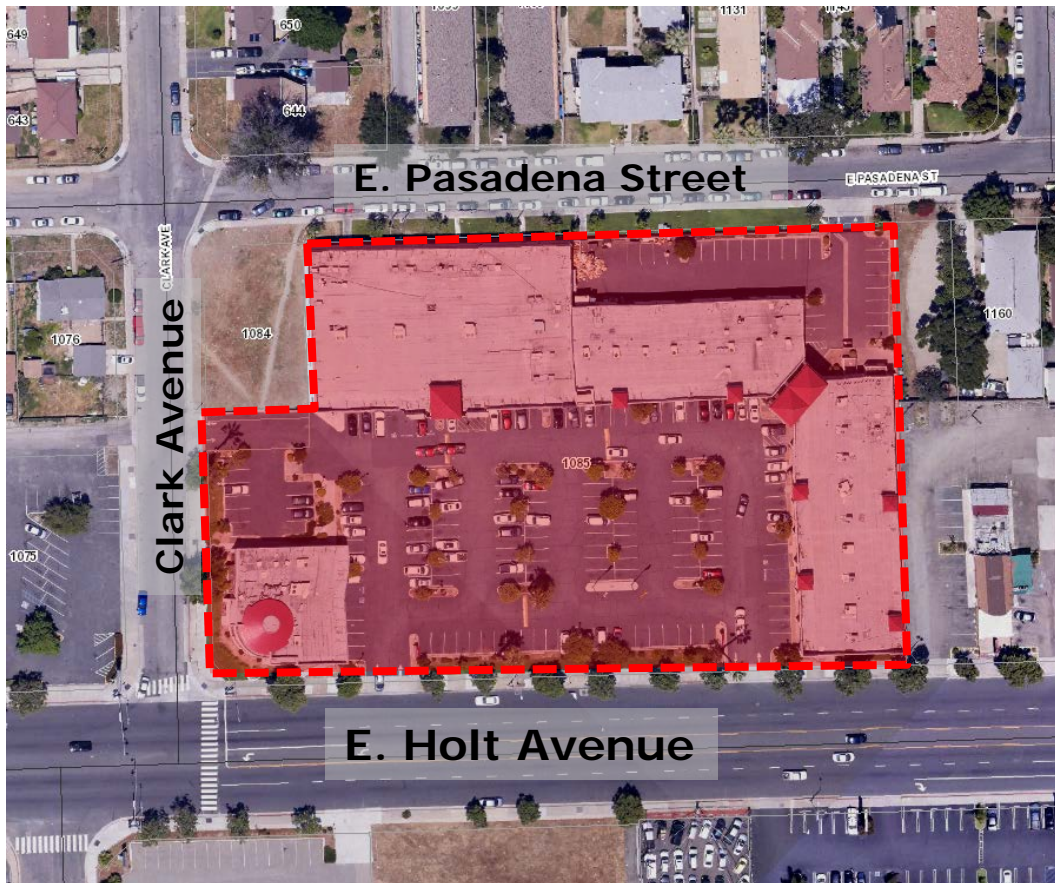
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**On E. Holt Avenue at
northeast corner of E. Holt
and Clark Avenues**

**135,007 SF
(+/- 3.01 Acres)**

**Council District 4
(Elizabeth Ontiveros-Cole)**

**Pomona Corridors Specific
Plan (PCSP) –
City Gateway Segment**

**General Plan Designation:
Neighborhood Edge**

Subject Site





Planning Commission Meeting

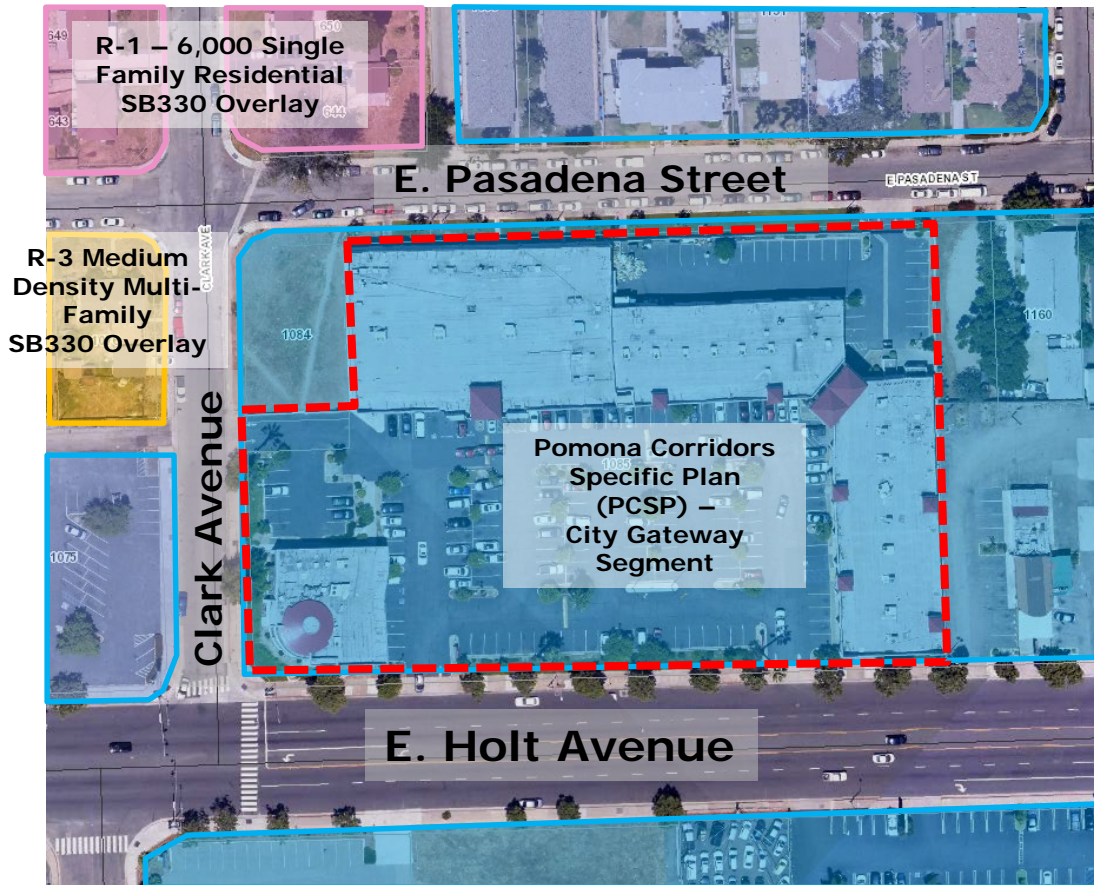
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Planning Commission Meeting

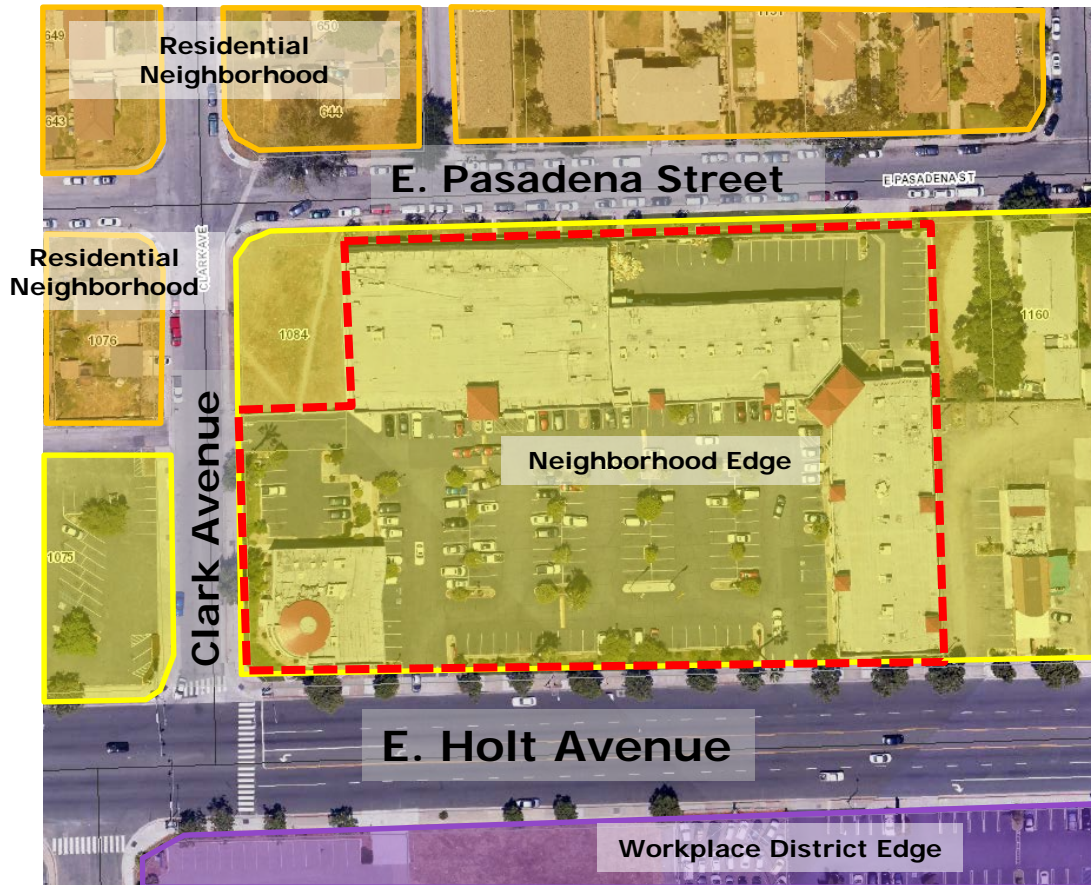
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Planning Commission Meeting

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Existing Restaurant Façade



Planning Commission Meeting

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Restaurant Interior



Planning Commission Meeting

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Looking North



Planning Commission Meeting

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Shopping Center looking
East of restaurant



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Building Permit History

1991 – Original Construction of shopping center

**2020 – Tenant Improvement for minor improvements
including new kitchen equipment**

Entitlement History

**1995 – Conditional Use Permit to allow Type 41 (on-sale beer and wine) alcohol license
(PC Resolution 8326)**



Planning Commission Meeting

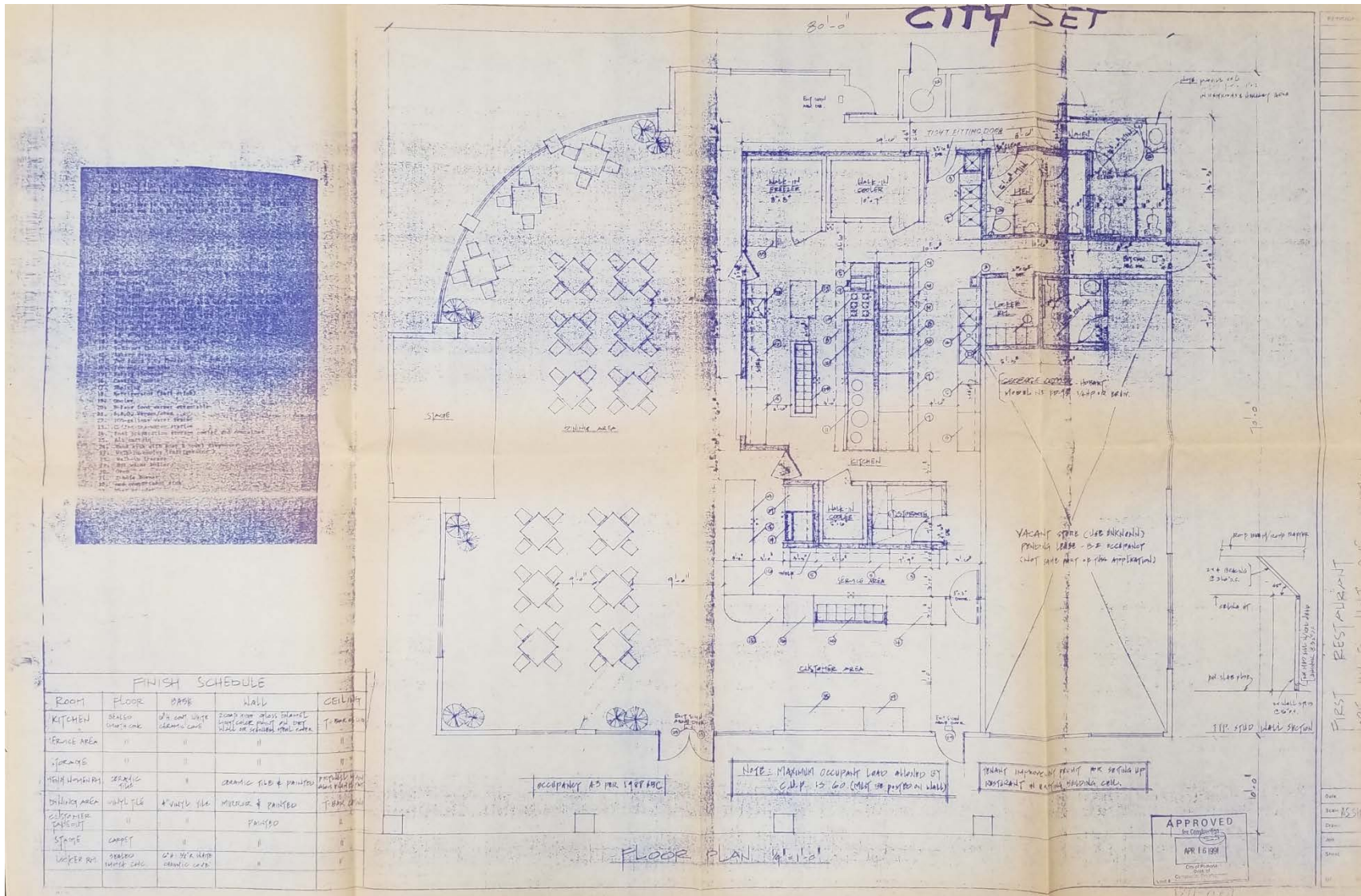
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Original Floor Plan as approved PC Reso. 8326



Planning Commission Meeting

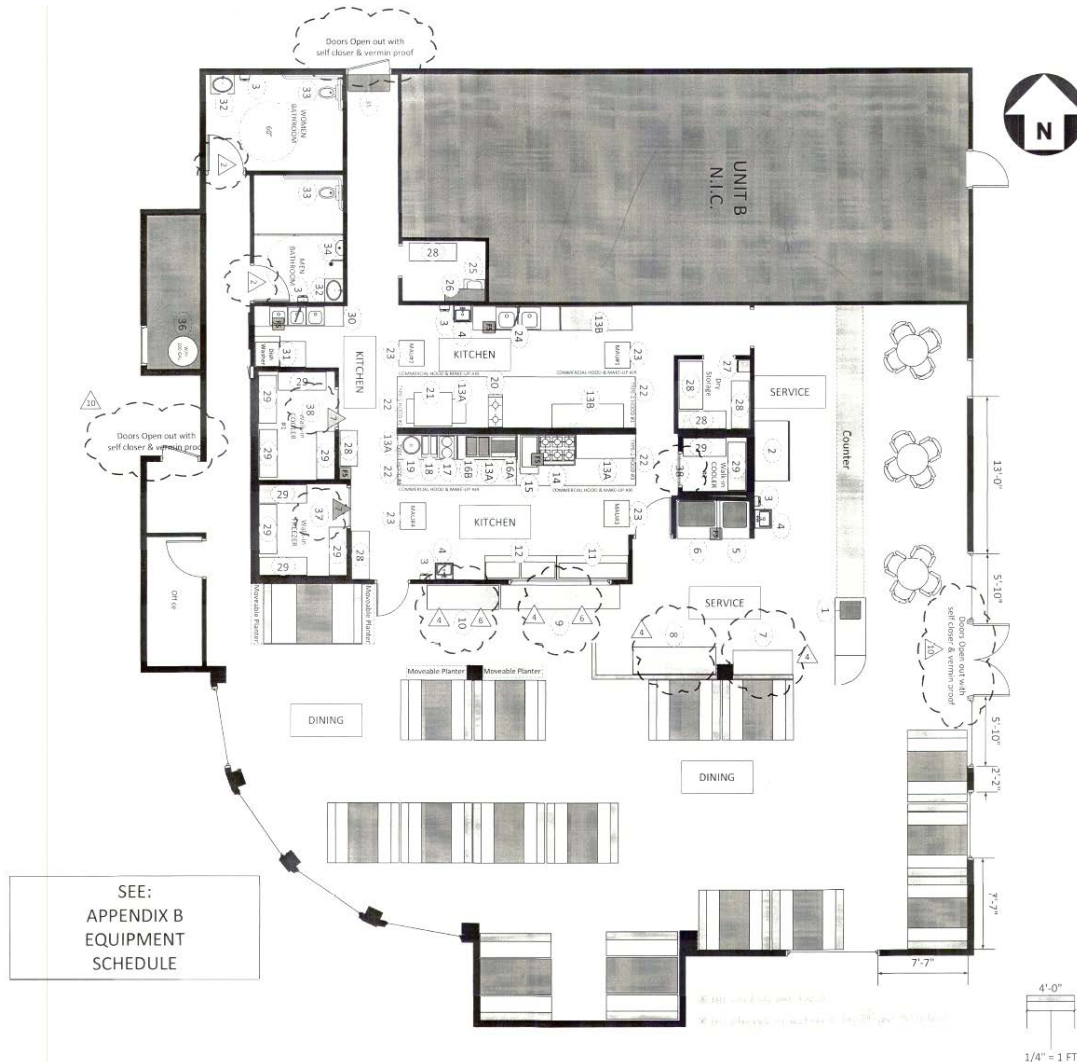
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Existing Floor Plan



Planning Commission Meeting

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Location of storage and consumption of alcohol



Planning Commission Meeting

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Standards	PZO Sec. .5809.4 Requirements	Proposed Project	Compliance Determination
Off Street Parking	Min. 4 spaces per 1,000 sq. ft. gross floor area	Meets standard	Yes
Parking Lot	Installed and maintained per City standards	Not Applicable	Yes
Area Compatibility	Shall be compatible with existing development in area	Use is compatible with (e) shopping center and consistent w/ previous uses	Yes
Proximity	Sufficiently removed from sensitive uses	Proposed use is in an interior controlled environment and ancillary to restaurant use	Yes



Planning Commission Meeting

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Planning Commission Meeting

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- Environmental

- The proposed project was determined to be Categorically Exempt from CEQA, under Section 14301, Class 1 (Existing Facilities) in that the proposed project is within an existing restaurant with no proposed expansions.

- Noticing

- All public noticing was completed as required by law.
- No comments in support or opposed to the project were received.



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- Consistent with the General Plan
- Meets all applicable development standards of the Pomona Corridors Specific Plan (PCSP) City Gateway Segment
- Compatible with adjacent uses
- Will not result in negative impact to surrounding area or nearby sensitive uses
- Enhances character of the neighborhood and would continue to support existing commercial strip development



Planning Commission Meeting

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- Staff recommends that the Planning Commission move to close the public hearing and approve Conditional Use Permit (CUP 16572-2021), subject to findings and conditions.