



## Legislation Text

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**File #:** 19-1215, **Version:** 1

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**2. Modification of Conditional Use Permit (CUP 11416-2019) and Revocation of Conditional Use Permit (CUP 05-054)**

Project Address: 46 Rio Rancho Road, Suite 101 & 102  
Project Applicant: Art Rodriguez & Associates for Pomona Pizza Co.  
Project Planner: Alex Jimenez, Assistant Planner  
Council District: CC District No. 5

Request for Modification of Conditional Use Permit (CUP 11416-2019) to allow a 2,167 square foot expansion in floor area for the sale beer and wine (Type-41 ABC license) for on-site consumption in conjunction with a restaurant (Pomona Pizza Co.) that is located at 46 Rio Rancho Road, Suite 101 & 102; and Revocation of Conditional Use Permit (CUP 05-054) to construct a one-story 5,745 square foot gas station with a car wash, food mart, and lube bay, within the Pomona Ranch Plaza in the Activity Center of the Phillips Ranch Specific Plan Area. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301, (Class 1 - Existing Facilities).

**Recommendation:**

Staff recommends that the Planning Commission approve Modification of Conditional Use Permit (CUP 11416-2019), subject to conditions. Staff further recommends that the Planning Commission approve Revocation of Conditional Use Permit (05-054), subject to findings.