

**PC RESOLUTION NO. 25-005**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING DEVELOPMENT PLAN REVIEW (DPR 000439-2024) TO DEVELOP A .54 ACRE PROPERTY WITH THREE, THREE-STORY STRUCTURES TOTALING 17 ATTACHED TOWNHOUSES FEATURING PODIUM PARKING, REAR YARD OPEN SPACE, AND GUEST PARKING ON A PROPERTY LOCATED AT 857 W MONTEREY AVENUE (APN: 8348-009-016).**

**WHEREAS**, the applicant, Frank Gallo, has submitted an application for Development Plan Review (DPR 000439-2024) to develop a .54 acre property with three, three-story structures totaling 17 attached townhouses featuring podium parking, rear yard open space, and guest parking on a property located at 857 W Monterey Avenue;

**WHEREAS**, the applicant, has concurrently submitted an application for Tentative Tract Map (TRACTMAP-001503-2024) to subdivide a 0.54-acre site for condominium purposes at 857 W Monterey Avenue;

**WHEREAS**, on February 7<sup>th</sup>, 2024, the applicant submitted a Senate Bill 330 (SB 330) Preliminary Application (MISC-00189-2024) for the subject project and was deemed complete, vesting the proposed project for fees, zoning and land use ordinances, policies, and standards in place at the time that a preliminary application is submitted;

**WHEREAS**, the subject property is located within the Urban Neighborhood District 1 (UND1);

**WHEREAS**, the subject property has a General Plan Place Type designation of Urban Neighborhood;

**WHEREAS**, the subject property has a General Plan Transect Zone designation of “T4-A” allowing up to 70 dwelling units per acre;

**WHEREAS**, the proposed project is subject to the provisions of Housing Crisis Act of 2019 also known as Senate Bill 330 (SB 330) and subsequently reviewed for compliance under the previous 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 May 14, 2025, concerning the requested Development Plan Review (DPR 000439-2024); 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.** The Planning Commission, exercising their independent judgment, has determined that the proposed project meets the criteria for a Class 32 (In-Fill Development) Categorical Exemption, in that the proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. Therefore, no further environmental review is required. An environmental review was conducted to support this determination.

**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 Urgency Ordinance No. 4311, the approving body shall make the findings below in order to approve Development Plan Review (DPR 000439-2024). 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 project is consistent with the City of Pomona General Plan and all applicable requirements of the Pomona City Code.*

The project site has a General Plan Place Type designation of Urban Neighborhood and has General Plan Transect designation of T4-A which allows a maximum of 70 units per acre and 4-stories. The project is consistent with the General Plan designation as it is proposing 32 units an acre and 3-stories and meetings the following goals and policies:

- *Provide a mix of building types compatible with medium scale multi-family housing as well as townhomes, and other smaller scale multifamily housing in locations that are adjacent to stable residential neighborhoods.*
- *Establish areas that can successfully transition into mixed-use neighborhoods with a strong residential character by supporting high quality, multi-family housing.*
- *Improve neighborhoods exhibiting substandard conditions and declining private investment.*

- *Strive to provide parks, school, and neighborhood-serving commercial uses within a convenient distance from all homes.*
  - *Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.*
  - *Promote attractive community character as viewed from public streets, while providing adequate buffer areas between homes and heavily-traveled roads.*
2. *The project complies with the applicable regulations of the Pomona Zoning Ordinance and all other applicable Federal, State, and local regulations.*

The project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood as the development will comply with all applicable development and design standards of the Pomona Zoning Ordinance. The project, as designed, is not anticipated to generate noise, traffic, lighting, and privacy impacts detrimental to residents, occupants, and properties within the surrounding area and is consistent with the subject property's zoning.

**SECTION 4.** Based upon the above findings, the Planning Commission hereby approves Development Plan Review (DPR 000439-2024) 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. 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 May 14, 2025 and as illustrated in the stamped approved plans dated May 14, 2025 and as conditioned. All fencing and signage shall be reviewed under separate permit and shall be subject to the Pomona Zoning & Development Code. 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 Planning Manager.
2. 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.

3. 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 Conditional Use Permit.
4. 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.
5. This approval shall lapse and become void if the privilege authorized is not utilized within one year from the date of this approval (May 14, 2027). A maximum of one additional 12-month time extension may be requested from the

designated approving body. Such requests shall be submitted in writing by the applicant, property owner(s), and/or authorized designee a minimum of 30 days prior to the expiration of the Development Plan Review. If the applicant has not obtained grading or building permits or diligently pursued necessary permits for construction approved under the Development Plan Review within the approved or extended time period, the Development Plan Review shall be terminated.

6. 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. 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 and report any unauthorized trespassing onto the property to the property owner and Police Department. Failure to comply with this condition shall be grounds for revocation of this Tentative Tract Map.

### ***Plan Check***

8. The applicant shall include all conditions of approval from Development Plan Review on the title sheet of construction plans prior to plan check submittal. Plans shall be consistent with all required development standards in the PZO as applicable.
9. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and electric transformers. Utility meters shall be screened from view from public right-of-ways. Backflow prevention devices shall not be located in the front yard setback and shall be screened from public view. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, utilities and/or equipment must be architecturally integrated with the design of the building, non-obtrusive, not interfere with walking paths and comply with required setbacks. external All equipment shall be adequately screened and not impede on private open space area, subject to the review of the Planning Division and the Building & Safety Division.
10. The review and approval of fence installation shall require the submittal of a “Fence and Wall Permit” application for review and approval by the Planning Division & Public Works Department per the Pomona Zoning & Development Code. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting

the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Division. Double walls shall be avoided to the extent feasible. The applicant shall coordinate with the adjacent property owner(s) and make reasonable attempts to construct one common property line wall.

11. The site plan shall demonstrate compliance with Pomona Zoning Ordinance Section .503.C. Recycling and Solid Waste Disposal Requirements, including the required materials, construction, design and location of required trash enclosures.
12. The installation of signage shall require the submittal of a “Sign Permit” application for review and approval by the Planning Division. Any proposed signs shall be consistent with Pomona Zoning & Development Code.
13. Prior to the issuance of any building permits, a Landscape Plan Check in substantial conformance to the conceptual landscaping plan submitted as part of the Development Plan Review Process. Plan should further conform to the State Model Water Efficient Landscape Ordinance, and applicable portions of the vest standards in the Pomona Zoning Ordinance, Section .503-J of the PZO. A landscaping maintenance bond shall be required and held for a period of one year to ensure the project’s compliance with the approved landscaping, at an amount to be determined by the Development Services Director.
14. The utilization of palm trees within the landscape plan shall be strictly prohibited.
15. The applicant shall conform to Section .5809-24 of the Pomona Zoning & Development Code pertaining to public art requirements for private development by complying with one of the following two options:
  - I. Placement of an approved Public Art on the Project site.
    - a) 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.
    - b) 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.
    - c) 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 Community Development 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.

II. Payment of an In-lieu Contribution.

- a) 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.

16. The applicant shall comply with City of Pomona Ordinance No. 4295, pertaining to Inclusionary Housing.
17. An Affordable Housing Agreement in a form approved by the City must be recorded against Inclusionary Units, as deemed appropriate by the City Manager in consultation with the City Attorney, prior to the issuance of any building permit for the Residential Development.
18. Before issuance of a zoning clearance and business, the applicant and any successor in interest shall sign a **certificate of compliance** stating that:
- a) They have read and understand all the conditions of approval applicable to their project;
- b) That they are familiar with the daily operations of the use; and
- c) That the use will operate in compliance with the conditions of approval.

***Site Development & Maintenance***

19. During demolition, grading, site development, and/or construction, all requirements of the PZO and Municipal Code, including the noise provisions, shall be adhered to. All activities including truck deliveries associated with construction and grading will be limited to Monday through Saturday, between 7:00 a.m. and 8:00 p.m., and provided the noise level created by such activities do not exceed the noise standard of 65 dB(A) plus the limits specified in section 18-311(b) as measured on residential property and any vibration created does not endanger the public health, welfare, and safety.
20. 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.

21. The construction area shall be kept clean at all times prior to, during, and after construction.
22. 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 Planning Manager.
23. 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.
24. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of Development Plan Review (DPR 000439-2024).
25. The property shall be maintained free of weeds and debris prior, during and after the construction period.

#### **BUILDING & SAFETY DIVISION**

26. This project must comply with 2022 California Building Codes
27. The undergrounding of utility facilities is required. (PMC 62-31)
28. The design must be reviewed and stamped by an architect or engineer licensed in the State of California – (Business and Professions code Sections 5537, 5538 and 6737.1)
29. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2022 California Building Codes.
30. All grading shall conform to the 2022 California Building Code, 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.

31. Geotechnical and/or soils reports required in order to obtain a grading permit shall be submitted to the Building Official for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Pomona.
32. All proposed work shall comply with the 2022 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.
33. Proposed project shall comply with the 2022 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
34. Project must comply with Bicycle Parking requirements as designated on the California Green Building Standards. Section 5.106.4. This include Short-term and Long-term bicycle parking
35. Project must comply with EV Charging requirements as designated on the California Green Building Standards. Section 5.106.5.3
36. Project must comply with Grading and Paving requirements designated on the California Green Building Standards. Section 5.106.10. These include the following:
  - a) Swales
  - b) Water collection and disposal systems.
  - c) French drains.
  - d) Water retention gardens.
  - e) Other measures which keep surface water away from other buildings and aid in ground water recharge.
  - f) Exception: Additions and alterations not altering the drainage path.
37. Proposed project shall be sprinklered and comply with all other relevant laws, ordinances and resolutions governing residential sprinklers as adopted by the City of Pomona.
38. Development Impact Fees shall be according to Ordinance #4309 and Resolution #'s 2021-57 & 2021-89. For more information contact The Department of Planning (909) 620-2191.
39. Building Department comments and conditions are subject to plan check. Comments are based on information provided.

40. Fence and wall plan shall be required.

### **PUBLIC WORKS DEPARTMENT**

The following conditions and public improvements, as well as all applicable plan check fees, permit fees and bond deposits shall be complied with, completed and paid for by the Developer in accordance with the City standards, fee schedules and applicable laws.

All the required plans, studies and calculations shall be performed by a registered civil engineer or other registered/licensed professional as required, and submitted for review and approval of the City Engineer.

#### ***Land Development Requirements***

41. Property Owner shall request to encroach on distribution easement with Southern California Edison.

#### ***Improvement Plan Requirements***

42. Applicant/Developer shall submit the grading, drainage and erosion control plans for review and approval by the Public Works, Planning and Building and Safety Departments.
  - a) The plans shall be a minimum of 1" = 10' scale to clearly show all the details; the plans shall be submitted on 24" x 36" sheet size with a standard City title block.
  - b) One-foot topographic contours of the site must extend a minimum of 15 feet beyond the boundary lines.
  - c) The plans shall include sufficient cross sections to show all block wall locations, parkway width and all permanent facilities that might require maintenance and access easements.
  - d) Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.
  - e) No storm water sheet flow over the driveway approach is allowed.
  - f) No double walls/fencing along the property boundary are allowed.
43. Prior to issuance of the grading permit the Applicant/Developer shall submit **written notifications to the neighboring (non-City) property owners** as indicated on the Development Plan Review [DPR] and/or Planning Commission meeting notification list regarding the direct and indirect impact associated with the proposed construction. The notification shall include a statement confirming that the existing public services (sewer, water, storm drain) to adjacent property owners will not be affected by the

proposed development and outline the City approval process (City review, public notification, Planning Commission approval, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.

44. Prior to the issuance of the grading permit, the Applicant/Developer shall provide **non-interference letters** from all applicable utility agencies for all utility easements located within the areas subject to grading activities. All such documents shall be subject to review and approval by the City Engineer.
45. Applicant/Developer shall implement 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.
46. Concurrent with the submittal of the grading/building plans, Applicant/Developer shall submit public street improvement plans to include the following items and is responsible for the construction thereof:
  - a) Removal of the existing Monterey Avenue driveway approach and construction of a new approach per City standards and ADA requirements.
    1. Unobstructed visibility shall be ensured at the intersection of Towne Avenue and the proposed driveway. No obstructions taller than 30 inches are allowed within the 10'x10' visibility triangles and within the sight distance restricted areas.
    2. The beginning of the curb return [BCR] of the proposed driveway approach shall not extend beyond the prolongation of the northerly property line.
  - b) New sidewalk, curb and gutter per City standards, to replace any/all damaged cracked and uplifted sections along the lot frontage.
  - c) Removal of the existing fence located along the Monterey Avenue lot frontage, behind the sidewalk, as it encroaches in the public right-of-way. The proposed fence/gate shall be installed at the property line.
  - d) In the event that project related hardscape, wet and/or dry utility street pavement cuts are needed along the property frontage, ARHM (Asphalt Rubberized Hot Mix) repaving shall occur in accordance with the City standard A-26-02. Monterey Avenue and Newman Street are both under city's pavement moratorium (Case III).
  - e) Street lights: To address site access safety and required City standard upgrades, a lighting analysis must be prepared and submitted to the PW Department for review and approval. The study areas will be along Towne Avenue, between County Road and Caltrans property limits, to ensure the roadway illumination design meets the IES RP-8 requirements for vehicles

and pedestrians; the owner is responsible for the compliance (design & installation) with all mitigation measures, along the property boundaries.

- f) Street Landscaping:
    - 1. The parkway landscaped area shall be designed to comply with the City standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added on the public street improvement plan.
    - 2. The parkway landscaped area shall be maintained by the property owner, as required by the City's Municipal Code Section 46-496 and a note to this effect shall be added to the public street improvement plan.
  - g) Site runoff shall be intercepted on site and directed to the public storm drain, as applicable, in compliance with the City standards.
  - h) Existing and proposed sewer, water and storm drain infrastructure, including laterals and easements.
  - i) Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries, and a note to this effect shall be added to the public street improvement plan.
  - j) Undergrounding of all proposed overhead utility lines shall conform with the City of Pomona Municipal Code Section 62-31(b) and a note to this effect shall be added to the public street improvement plan
  - k) 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 and a note to this effect shall be added to the public street improvement plan.
  - l) The property abutting sidewalk, parkway and alley, as applicable, shall be maintained free of weeds, rubbish and refuse by the property owner, as required by the City's Municipal Code Section 18-261 and a note to this effect shall be added to the public street improvement plan.
47. The demolition or relocation of all public improvements (street lights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project construction must be coordinated and agreed upon by the appropriate City departments, shall be designed per City standards and applicable ADA requirements, and must be reviewed and approved by the Engineering Division of the Public Works Department.

48. Applicant/Developer shall identify the existence of all City utilities that may be in conflict with the development and submit protection measures to the City Engineer for those City utilities.
49. If future placement of permanent structures conflicts with location of existing public utilities (water, sewer and storm drain), then improvement plans proposing the relocation or abandonment of identified utilities must be submitted, reviewed and accepted by the Public Works Department. No public utility infrastructure shall be removed or modified as part of the onsite demolition plan approved by the Building and Safety Department.
50. Prior to the issuance of the Certificate of Occupancy, Applicant/Developer is responsible for the payment of any/all applicable City water, sewer and stormdrain connection fees and shall make proof of payment of the Los Angeles County Sanitation District fees associated with the proposed development.
51. Prior to issuance of the Certificate of Occupancy, Applicant/Developer is responsible for paying the project's impact fees for traffic signals and control devices, road and highway improvements, public safety improvements and parks.
52. Prior to issuance of the Certificate of Occupancy, Applicant/Developer is responsible for paying the project's development tax fee.
53. Owner is responsible for the compliance with the special annual levy assessment derived from the current inclusion of the project site into the City's Street Lighting District and Landscaping Maintenance District. The Developer 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.
54. The plans shall be submitted on 24" x 36" sheet size with a standard City title block, and must correctly identify the property owner, address, legal description, property lines, street centerline, curb-lines, existing and proposed utilities (water, sewer, and storm drain), utility easements, and the public right-of-way areas with dimensions.
55. The final improvement plans shall be provided to the City in electronic PDF 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 city-approved PDF 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 PDF format.
  - a) Plans all must be properly oriented (Most PDF Plans should be landscape – where you can read the title block without rotating the plan).
  - b) The signature block must be located in the exact same location on each sheet.

- c) Use standard, true-type fonts that are easy to read. Avoid any italics, unfilled outlines, or fonts that replicate handwriting.
  - d) Plans must be saved at full size and “to-scale”.
  - e) Do NOT submit “password-protected” or “locked” documents.
  - f) Flatten and purge the drawing layers in CAD before creating the PDF.
  - g) Combine all sheets into one file.
56. Prior to the issuance of the Certificate of Occupancy Applicant/Developer is responsible for the project’s compliance with the USPS Delivery Growth Management Program; related information is available at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm>

***Public Works Improvements Permit***

57. All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of Public Works Department.
58. Prior to the approval of the final map, or the issuance of the building permits or the approval of the public improvements plans, whichever occurs first, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: water, sewer, storm drains, street paving and striping, curb and gutter, sidewalk, parkway landscaping, street lighting, traffic improvements and overhead lines undergrounding.
59. 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.
60. Permittee shall pay fees associated with and possess the City of Pomona Business License.
61. 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/Developer.

## **WATER RESOURCES DEPARTMENT**

The City of Pomona, Water Resources Department (WRD) has completed its review of the proposed 3 three-story residential development at 857 W. Monterey Avenue (AIN 8348-009-016). This proposed 17-unit condominium development includes a 3 new residential building.

A full set of water, drainage/grading, and sewer development plans shall be submitted to the Public Works and Water Resources Departments for this project. WRD requests that final versions of these plans be sent in both hard copy and electronic (saved as AutoCAD) format. If you have any questions regarding water, sewer, and stormwater requirements or these conditions, please contact the WRD at (909) 620-2239.

Based on the information provided with submittal documents, the following water, sewer, and stormwater improvements will be required to provide water, fire, sewer, and stormwater services to the site. More specific comments from the WRD shall be generated throughout the project development process as required for public utility infrastructure.

### ***Water***

62. There currently exists six-inch (6") DIP potable water main within Monterey Avenue (City Plan No. CO-2202). The localized approximate static pressure for the proposed project area is 50-55 psi. A fire hydrant flow test may be requested via the Public Works Department to verify water pressure. The existing potable water infrastructure shall be shown on the site plan and Water Development plan.
63. Per City billing records there is currently two existing meters serving the site. Identify if these existing meters will be used within the proposed development. A separate irrigation meter will be required for the proposed project.
64. A hydraulic analysis shall be conducted to verify the projected water demand for the proposed improvements can be accommodated by the City's existing water infrastructure. At a minimum, analysis shall include water calculations for domestic, irrigation, and fire flow demands. Calculations and reports shall be submitted to WRD for review.
65. If the site needs to be served via above-ground master domestic water meter(s), it shall be located within a security cage per City Standard Drawings 13A through 13C on private property. Separate services shall be installed for commercial and residential uses.
66. Backflow devices shall be low-lead (0.25%) and identified on the "USC List of Approved Backflow Prevention Assemblies". Backflow devices are required as follows.

- Domestic water services shall be equipped with a reduced pressure principle backflow assembly (RPBA) downstream of the meter.
- Fire protection services shall be equipped with a double check detector assembly (DCDA) per City Standard Drawing 14.

Backflow devices shall be installed on private property as close as practicable to the water meter, water connection, and/or public right-of-way. This shall also be shown on the Water Development plan.

67. Contact the Los Angeles County Fire Department (LACoFD) to determine the required fire flow for the property, the necessary location and number of fire hydrants, and any fire sprinkler system requirements. Provide a copy of the official Fire Department conditions and requirements to WRD concurrently with the water plan submittal.
68. A minimum easement of 15 feet in width and 10 feet in depth will be required on private property for all new public fire hydrants, Double Check Detector Assembly (DCDA) backflow prevention assemblies, and above-ground master water meters. The tentative map shall be revised to clearly delineate these easements for these devices. Prior to final recordation, these easements must be accurately depicted on the tract map and referenced in the water improvement plan.
69. Concurrent with the submittal of grading and/or building plans, the Applicant/Developer shall submit public water improvement plans that incorporate the aforementioned items. The Applicant/Developer is responsible for the design and construction of these improvements. The water improvement plan must be prepared and stamped by a Professional Civil Engineer registered in the State of California and shall include, but not be limited to, water main extensions, new service connections, meter installations, and backflow prevention devices. Detailed connection points to the existing water main(s) must be clearly shown. The water improvement plan shall be submitted for review in conjunction with the hydraulic analysis. Details for any proposed private water lines on the property should also be included for context.
70. Prior to the issuance of any building permits or the approval of the water improvement plan, whichever occurs first, the Applicant/Developer shall post surety bonds guaranteeing the completion of all public water improvements.

#### ***Waste Water***

71. There is an existing eight-inch (8") VCP sewer main within Monterey Avenue (City Plan No. SEW-102). The existing wastewater infrastructure within and adjacent to the project site shall be shown on the site plan and Sewer Development plan.

72. Calculations for expected wastewater flows from the building shall be used to properly size the sewer main and sewer lateral(s) to serve the site and shall be submitted to WRD for review and acceptance. A sewer discharge flow study is required for this development. The sewer study shall calculate the new sewer demand and cumulative impact on the existing downstream system to verify that the existing infrastructure can accommodate the discharge rate, given the size, capacity, and age of the existing system. The methodology and assumptions used in the flow calculations and study shall be clearly documented.
73. Concurrent with the submittal of the grading/building plans, Applicant/Developer shall submit public and private sewer improvement plans to include the above items and is responsible for the construction thereof. A civil plan for the proposed sewer improvements will be required and must be prepared by a Professional Engineer registered in the State of California. The sewer plan shall include plan and profile for proposed public sewer main(s) and lateral(s) with details for proposed connection(s) to the existing sewer main. Details for any proposed private sewer lines on the property should also be included for context. The sewer improvement plan shall be submitted for review in conjunction with the sewer flow study.
74. Prior to the issuance of building permits or the approval of the sewer improvement plan, whichever occurs first, Applicant/Developer shall post surety bonds for all required public sewer improvements. The amount and terms of the surety bonds shall be as determined by the City/WRD.

### ***Stormwater***

75. There is no City of Pomona public stormwater infrastructure within the immediate vicinity of the site.
76. Calculations for stormwater discharge rates to public right-of-way shall be provided for the proposed development.

### **LACFD, FIRE PREVENTION DIVISION**

77. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit is required for this project prior to building permit issuance. Additional water and access requirements will be determined at this time. Please contact the Fire Prevention Engineering Section at 909 569-0758 for additional information and EPICLA submittals.

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

**APPROVED AND ADOPTED THIS 14TH DAY OF MAY, 2025**

\_\_\_\_\_  
MARCOS MOLINA  
PLANNING COMMISSION CHAIRPERSON

**ATTEST:**

\_\_\_\_\_  
GEOFFERY STARNES, AICP, AIA, LEED AP  
PLANNING COMMISSION SECRETARY

**APPROVED AS TO FORM:**

\_\_\_\_\_  
MARCO A. MARTINEZ  
DEPUTY CITY ATTORNEY

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

A YES:  
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 California Code of Civil Procedure Section 1094.6.