

PC RESOLUTION NO. 22-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (CUP 14649-2020) FOR THE DEVELOPMENT OF A SIX-STORY, 59,569 SQUARE FOOT EXPANSION CONSISTING OF 90 GUEST ROOMS AND ASSOCIATED ON-SITE IMPROVEMENTS FOR AN EXISTING DOUBLE TREE HOTEL LOCATED AT 3101 W. TEMPLE AVENUE (APN 8719-002-016).

WHEREAS, the applicant, Lorraina Pang, has filed a Conditional Use Permit (CUP 14649-2020) application to construct a six-story, 59,569 square foot expansion consisting of 90 guest rooms as well as associated on site improvements for an existing Double Tree hotel located at 3101 w. Temple Avenue (APN 8719-002-016);

WHEREAS, the Planning Commission approved a Conditional Use Permit for the construction of a 130-unit hotel in banquet facilities on September 27, 1989, PC Resolution No. 7183;

WHEREAS, the Planning Commission approved Conditional Use Permit (CUP 3761-2016) to allow modifications to the exterior elevations of an existing multi-story hotel on March 23, 2016, PC Resolution No. 16-010 ;

WHEREAS, the Planning Commission approved Sign Variance (SIGNVAR 6408-2016) to allow to allow three rather than two high rise building identifications signs; to allow a high rise building identification to have two lines of copy rather than one, to allow a wall sign to be installed above the second floor; and to allow a monument sign on a property with less than 100 feet of frontage on June 14, 2017, PC Resolution No. 17-011;

WHEREAS, the subject site is located within the C-4 (Highway Commercial) Zone and Sb 330 Overlay;

WHEREAS, the subject site is designated as "Transit Oriented District: Neighborhood" Place Type as well as "T5" Transect Zone by the City's General Plan;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law held a public hearing on February 23, 2022, concerning the requested Conditional Use Permit (CUP 14649-2020);

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. In compliance with Section 15070 of the California Environmental Quality Act (CEQA) guidelines, an Initial Study was prepared to assess the potential effects of this project

on the environment. The Planning Commission, exercising their independent judgment, has reviewed the Initial Study and determined that although the proposed project could have a significant effect on the environment, the effects will be reduced to a level that is less than significant with the implementation of mitigation measures outlined in the Mitigated Negative Declaration.

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 Zoning Ordinance, the Planning Commission must make five (5) findings in order to approve Conditional Use Permit (CUP 14649-2020). 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 90-room hotel expansion will contribute to the general well-being of the site by providing additional lodging opportunities and by improving the aesthesis of the subject site .

2. *That such use will not, under the circumstances of the particular case 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 project will not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity since the project is in conformance with the applicable development standards of the C-4 Zone. Additionally, an Initial Study has been conducted to determine the potential environmental impact of the proposed development. Staff has determined that the project could have potential environmental impacts to biological resources, cultural resources, hazards/hazardous materials, geology/soils, hydrology/water quality, noise, and tribal cultural resources; however, the impacts would be less than significant with incorporation of mitigation measures. The project will not be detrimental to the use, valuation, and enjoyment of property and improvements in the vicinity since the subject site is consistent with the surrounding properties which are zoned and planned for residential uses by the General Plan. The project, as designed, will enhance the project site and will provide additional lodging opportunities to the surrounding community.

3. *That the site of the proposed use is of adequate topography, size and shaped to accommodate said use as well as all yards spaces, walls, fences, parking, loading, landscaping and any other features necessary to allow said use with the land and uses in*

the neighborhood and make it compatible thereto.

The subject site is located on approximately four acres and is adequate topography, size and shape to accommodate the proposed hotel expansion. It has been designed in accordance with the C-4 Zone development standards and complies with all applicable standards.

4. *That the site abuts streets and highways are adequate in width and improvements to carry traffic generations typical of the proposed use.*

The subject site has direct access to West Temple Avenue, which is a principal arterial. As part of the Initial Study, a traffic impact study was prepared to evaluate the potential roadway deficiencies that may result from the development of the proposed project. Based on the results of the traffic impact study, the project will be required to 1) to update or reconfigure the travel lanes of the westbound Temple Avenue into one left turn, two through lanes, and one right turn lane; and 2) modify the signal operation at the West Temple Avenue at Pomona Boulevard intersection to add right-turn overlaps for the northbound and southbound approaches to allow vehicles to make right turn without stopping. With these improvements, the abutting streets are adequate in width and improvements to carry traffic generations typical of the proposed use of the project.

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.*

The granting of the conditional use permit will not adversely affect the General Plan and conforms to the provisions of the C-4 Zone standards. The proposed hotel use is consistent with the Transit Oriented District: Neighborhood place type as designated in the General Plan. The project will develop a portion of the site that is currently underutilized to meet the current demand of lodging opportunities to the surrounding and greater region.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Conditional Use Permit (CUP 14649-2020) 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 Conditional Use Permit 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 February 23, 2022, and as illustrated in the stamped approved plans dated February 23, 2022. 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 Division 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 City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.
3. In case of a violation of any of the conditions of approval and/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 a 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,
4. The project is subject to a twenty (20) day appeal period. Written appeals may be filed with the City Clerk within twenty (20) days by one or more City Council members, the applicant, or any person owning property within four hundred (400) feet of the exterior boundary of the applicant's property. The appeal shall be filed with the City Clerk within twenty days from the date of action by the Planning Commission or by March 15, 2022.
5. This approval shall lapse and become void if the privilege authorized is not utilized within two (2) years from the date of this approval (February 23, 2024), in accordance with Pomona Zoning Ordinance (PZO) section .580.I. The Planning Commission may extend this period for one year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.

including, but not limited to, revocation of the herein Tentative Tract Map.

6. Within six months from the date of approval, Applicant shall file for a Conditional Use Permit Inspection Request and pay applicable fees. Upon receipt of such Inspection Request, the Development Services Director shall conduct an inspection of the proposed operation and review any complaints received on the property. The Director shall determine if the applicant is satisfactorily in compliance against all conditions of approval identified in this Resolution. The Development Services Director may, at his or her discretion, approve or deny Inspection Requests. If noncompliance is determined, the Director may schedule the matter for review by Planning Commission to consider bringing revocation proceedings. Applicant shall file for subsequent Conditional Use Permit Inspection Requests on an annual basis.

Plan Check

7. The applicant shall include all conditions of approval from Conditional Use Permit (CUP 15363-2021) 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.
8. 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 sidewalk areas, and comply with required setbacks.
9. The installation of fences or walls will require the submittal of a "Fence and Wall Permit" application for review and approval by the Planning Division. 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.
10. 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 PZO.

11. 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 Conditional Use Permit Process. Plan should further conform to the State Model Water Efficient Landscape Ordinance, and applicable portions of 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.

12. The applicant shall conform to Section .5809-24 of the PZO 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.
 - III. Use of In-lieu Contributions shall comply with the following:
 - b) In-lieu Contributions shall be used for the acquisition and installation of Public Art on public or private property in the City, except that up to 1/3 of the In-lieu Contribution may be used for maintenance of the proposed Public Art or an existing Public Art that is listed on the City's registry of Public Art.
 - c) In-lieu Contributions may be aggregated with other funds contained in the Public Art Fund for the purpose of providing a single qualifying Public Art project.

13. Lighting of the premises shall be maintained so that a minimum of one foot-candle of illumination for all exterior portions of the site is maintained during all hours of operation. Said lights shall be property directed and shielded to prevent any stray light on adjacent properties.
14. 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

15. 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.
16. 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.
17. The construction area shall be kept clean at all times prior to, during, and after construction.
18. 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.
19. 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.
20. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of Conditional Use Permit (CUP 1).

21. The property shall be maintained free of weeds and debris prior, during and after the construction period.

BUILDING AND SAFETY DIVISION

22. This project must comply with 2019 California codes
23. The undergrounding of utility facilities is required. (PMC 62-31)
24. 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)
25. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2019 California Building Codes.
26. All grading shall conform to the 2019 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.
27. 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.
28. All proposed work shall comply with the 2019 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.
29. Proposed project shall comply with the 2019 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
30. 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.
31. Building Department comments and conditions are subject to plan check. Comments are based on information provided.
32. Fence and wall plan required.

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT

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 laws¹.

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.

Improvement plans requirements

33. 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.
34. Prior to issuance of the grading permit the Applicant/Developer shall submit **written notifications** of to the (non-City) property owners as indicated on the 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, CUP approval, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.
35. 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.
36. Prior to issuance of the grading permit the Applicant/Developer shall submit a **soils and geologic report** to address the soil's stability and geological conditions of the site.
37. Applicant/Developer shall prepare a detailed **hydrology study** based on a 50-year storm event and a hydraulic analysis of the existing and proposed drainage conveyance capacity. The Developer is responsible to comply with the approved hydrology/hydraulic study recommendations necessary to meet minimum Federal, State, County and City requirements. The hydrology/hydraulic study shall be approved prior to the approval of the

grading plan. Prior to issuance of the grading permit Applicant/Developer shall develop and obtain the City approval of the final Standard Urban **Stormwater** Mitigation Plan (SUSMP) for the proposed project. The project involves a Significant Redevelopment that adds or replaces 5,000 or more square feet of impervious surface and is therefore classified as a Priority Project in accordance with the Los Angeles Region NPDES Permit No. CAS004004, Order No. R4-2021-0105. The SUSMP shall be prepared in accordance with the City of Pomona's Low Impact Development (LID) Ordinance, the City of Pomona's Green Streets Policy and the Los Angeles Region NPDES MS4 Permit No. CAS004004, Order No. R4-2021-0105 which includes:

- a. Site Design BMPs;
- b. Source Control BMPs; and
- c. Treatment Control BMPs.

Applicant/Developer shall utilize the County of Los Angeles Department of Public Works Low Impact Development Standards Manual (Published February 2014) as a guidance document for the design of applicable Best Management Practices (BMPs) proposed for the project and for the elements that are required to be included in the SUSMP. The site geotechnical investigations shall comply with the Los Angeles County Guidelines GS200.1, 6/30/2021 Revision.

Post-construction Structural and/or Treatment Control BMPs, shall be designed to mitigate (infiltrate or harvest and use) storm water run-off from the 85th percentile 24-hour rain event or 0.75-inch, 24-hour rain event, whichever is greater. The comparison must be provided in the SUSMP.

Applicant/Developer Utilize the County of Los Angeles Department of Public Works' HydroCalc program described in the LID Manual to calculate these design flows and volumes. The program download can be found at:
<http://dpw.lacounty.gov/wrd/publication/>.

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.

38. Prior to the issuance of the grading permit, Applicant/Developer shall submit for review and approval **public street improvement plans** to include the following items and are responsible for the construction thereof:
 - a. In the event that project related hardscape, wet and/or dry utility pavement cuts are needed along the Temple Avenue property frontage, street ARHM (Asphalt Rubber Hot Mix) repaving shall occur in accordance with the City standard A-26-02.
 - b. Site runoff shall be intercepted on site and directed to the public storm drain system by use of parkway drains designed and built in compliance with the City standards. Stormwater sheet flow over the driveway approach is not allowed.
 - c. Existing and proposed sewer, water and storm drain infrastructure, including laterals.

- d. 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.
- e. 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.
- f. Undergrounding of the 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.
- g. 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.

Traffic

39. Applicant/Developer shall prepare a traffic modification plan at Temple Avenue and Pomona Boulevard to add right-turn overlaps for the northbound and southbound approaches.
40. Applicant/Developer shall prepare a signing and striping plan to implement a "quick build /demonstration" to restripe the westbound Temple Avenue at Mission Boulevard into one (1) left turn lane, two (2) through lanes, and one (1) right turn lane along with appropriate signage, to the extent feasible. The City Engineer shall review the plan to determine feasibility. If the City Engineer determine that the implementation of the quick build/demonstration is impracticable, they shall have discretion to waive the execution of this requirement."
41. 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.
42. 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.
43. 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.

44. Prior to issuance of the building permits Applicant/Developer is responsible for paying the project's **impact fees** for traffic signals and control devices, road and highway improvements and public safety improvements.
45. Prior to issuance of the building permits Applicant/Developer is responsible for paying the project's **development tax fee**.
46. Prior to the issuance of the first Certificate of Occupancy, Applicant/Developer is responsible for the payment of any/all applicable City **water, sewer and stormdrain impact fees** and shall make proof of payment of the **Los Angeles County Sanitation District fees** associated with the proposed development.
47. Prior to the issuance of the building permits, the property Owner is responsible for the compliance with any special annual levy assessment derived from the current inclusion of the project site into the **City's Street Lighting 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.
48. All 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.
49. The final improvement plans, as shown on the Mylar, shall be provided to the City in both hard copy and electronic (AutoCAD v. 2010) 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 original approved Mylars 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 AutoCAD v. 2010 format.

Public Works Improvements Permit

All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of Public Works Department.

50. **Prior to the issuance of the offsite improvements permits, Applicant/Developer shall post surety bonds for all such public improvements, including but not limited to: water, sewer, street pavement, drainage, traffic improvements and utility undergrounding.**
51. 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.

52. Permittee shall pay fees associated with and possess the City of Pomona Business License.
53. 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 Doubletree Hotel expansion development at 3101 W. Temple Avenue. **More specific comments from the WRD shall be generated throughout the project development process as required. A full set of water 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 format (saved as AutoCAD). If you have any questions regarding water/sewer requirements or these comments, please contact the WRD at (909) 620-2212.**

Water

54. There currently exists an onsite network of eight-inch (8") ACP water main around the perimeter of the proposed building. The localized approximate static pressure for the proposed project area is over 100 psi. **The existing water infrastructure shall be shown on the site plan.**
55. **Since the static system pressure exceeds 80 psi, provide pressure regulators on the service lines to protect internal fixtures from high pressure.**
56. Per City billing records there is currently an existing two-inch (2") water meter, a three-inch (3") compound water meter and one six-inch (6") double check valve fire assembly serving 3101 W. Temple Avenue. There is also an existing two-inch (2") irrigation meter serving 3101-1/2 W. Temple Avenue. **Identify if these existing meters will be used within the proposed development. The proposed project may be served through a master compound meter or through individual meters.**
57. A low-lead (0.25%) reduced pressure principle assembly (RPPA) and double check detector assembly (DCDA) are required for meter and fire service backflow protection respectively.
58. The applicant/developer shall calculate the new water demand (based on fixture units) to verify that the proposed or existing service can provide the water demand given the size, pressure, and distance of these services from the proposed buildings.

59. These calculations shall include fire and domestic water demands. These calculations shall be submitted to the WRD.
60. Contact the Los Angeles County Fire Department, and their respective Building, Sprinkler, and Land Development Units, regarding this project and their proposed requirements.

Sewer

61. There currently exists a ten-inch (10") VCP sewer main within Temple Avenue. The existing sewer infrastructure shall be shown on the site plan.
62. The applicant/developer shall calculate the new sewer demand to verify that the existing infrastructure can accommodate the discharge rate, given the size, capacity, and age of the existing system. Sewer discharge calculations shall be calculated for this development.
63. New sewer laterals shall be constructed per City of Pomona Standard Drawing Numbers S5 and S6. Construction shall also comply with Standard Drawing A-26-02 per the Public Works Standards

LA COUNTY FIRE DEPARTMENT

Planning Division

64. Under Section 15, Public Services, Subsection a.i., the first and second sentences under this paragraph should be recorded to state the LACFD Battalion 15 **and Station 187 in Battalion 19** provide fire protection services to Pomona. The nearest fire station to the project site is Station 187 at **3325 West Temple Avenue**, approximately 0.3 (walking/driving distance) northwest of the project site.

For any questions, regarding this response, please contact Kien Chin, Planning Analyst, at (323) 881-2404 or Kien.Chin@fire.lacounty.com

Land Development

65. The Land Development Unit is reviewing the proposed "DOUBLE TREE HOTEL EXPANSION: project for access and water system requirements. The Land Development Unit's comments are only preliminary requirements. Specific fire and life safety requirements will be addressed during the review for building and fire plan check phases. There may be additional requirements during this time.
66. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water main, fire flows and fire hydrants.

Access Requirements

67. The proposed development will require multiple ingress/egress access for the circulation of traffic and emergency response issues.
68. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
 - a. The Fire Apparatus Access Road shall be cross-hatch on the site plan with the width clearly noted on the plan.
69. Every building constructed shall be accessible to Fire Department apparatus by way access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
70. Fire Apparatus Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.
71. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
72. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.
73. Provide a minimum unobstructed width of 28-feet exclusive of shoulders and an unobstructed vertical clearance "clear to the sky" Fire Department's vehicular access to within 150-feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department's vehicular access road is more than 30-feet high or the building is more than three stories. The access roadway shall be located a minimum of 15-feet and a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
74. Dead-end Fire Apparatus Access Roads in excess of 150-feet in length shall be provided with an approved Fire Department turnaround. Include the dimensions of the turnaround with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.
75. Fire Department Access Roads shall be provided with a 32-foot centerline turning radius. Indicate the centerline, inside, and outside turning radii for each change in direction on the site plan.

76. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface.
77. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Clearly identify firefighter walkway access routes on the site plan. Indicate the scope and walking surface material. Clearly show the required width of the site plan.

Water System Requirements

78. All fire hydrants shall measure 6"x4"x2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Department Regulation Code.
79. The development may require fire flows up to 4,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.
80. The fire hydrant spacing shall be every 300-foot for both the public and on-site hydrants. The fire hydrants shall meet the following requirements:
 - a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c. Additional hydrants will be required if hydrant spacing exceeds specified distances.
81. All required public fire hydrants shall be installed, tested, and accepted prior to beginning construction.
82. An approved automatic fire sprinkler system is required for the proposed buildings within this development.

For any questions regarding these comments, please contact Inspector Claudia Soiza at (323) 890-4243 or Claudia.Soiza@fire.lacounty.gov

Forestry division

83. The statutory responsibilities of the County of Los Angeles Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for High Fire Hazard Severity Zones, archeological and

cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addresses.

84. Under the Los Angeles County Oak Tree ordinance, a permit is required to cut, destroy, remove relocate, inflict damage, or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 ½ feet above mean natural grade.
85. If Oak trees are known to exist in the proposed project area, further field studies should be conducted to determine the presence of this specific on the project site.
86. The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding these comments, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

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

APPROVED AND PASSED THIS 23RD DAY OF FEBURARY, 2022.



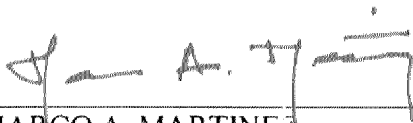
YESENIA MIRANDA MEZA
PLANNING COMMISSION CHAIRPERSON

ATTEST:



ATA KHAN
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:



MARCO A. MARTINEZ
ASSISTANT CITY ATTORNEY

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3101 W. Temple Avenue
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES: Miranda Meza, Gomez, Camacho, Urey, VanderMolen, Brown.
NOES: None.
ABSTAIN: None.
ABSENT: Kercheval

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.