

PC RESOLUTION NO. 25-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING DEVELOPMENT PLAN REVIEW (DPR 21813-2023) TO DEVELOP A NET 0.45 ACRE LOT WITH A THREE-STORY MULTI-FAMILY RESIDENTIAL BUILDING WITH 20 ATTACHED CONDOMINIUMS, A PARKING GARAGE AND AMENITIES, ON A 0.45-ACRE PROPERTY LOCATED AT 2145 N. GAREY AVENUE (APN: 8371-018-041, 8371-018-042).

WHEREAS, the applicant, Daphne Shen from CDA+PDG, has submitted an application for Development Plan Review (DPR 21813-2023) to develop a net 0.45-acre site, with 20 attached condominiums, a parking garage and amenities on a property located at 2145 N. Garey Avenue (APN: 8371-018-041, 8371-018-042);

WHEREAS, the applicant has concurrently submitted Conditional Use Permit (CUP 21812-2023) to allow a partially exposed parking garage on the subject site, and Tentative Tract Map (TRACTMAP 21814-2023) for condominium purposes;

WHEREAS, the subject property is currently located within the Workplace Gateway Segment of the Pomona Corridors Specific Plan (PCSP);

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

WHEREAS, the subject property has a General Plan Transect Zone designation of “T4-B” allowing up to 40 dwelling units per acre;

WHEREAS, the proposed project is proposing twenty units in total on the 0.45 acre lot, resulting in a total density of approximately 40 dwelling units per acre;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on June 11, 2025, concerning the requested Development Plan Review (DPR 21813-2023);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. In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. 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 action is required and a Notice of Exemption will be filed indicating that the project is eligible for a Class 32 Categorical Exemption pursuant to Section 15332.

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 Pomona Corridors Specific Plan, the approving body shall make the findings below in order to approve Development Plan Review (DPR 21813-2023). 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 Neighborhood Edge Type, which includes “grand scale buildings, compatible with medium scale multi-family housing and townhomes in areas envisioned to have a more residential character.” Neighborhood Edge properties accommodate larger scale development, which is more suitable for wider, heavily trafficked roadways, functioning as buffers for the residential neighborhoods behind them. These areas anticipate a reasonable amount of infill development emphasizing streetscape improvements to add visual appeal, continuity, and value. In addition to providing buffering and compatibility. The residential development project is consistent with the City’s General Plan because it will stabilize and strengthen the neighborhood character of the surrounding area with an infill project that is compatible with existing surrounding residential uses and provides an appropriate transition from nearby single-family residences to commercial uses south of the subject site. Furthermore, as conditioned the project is consistent with the standards and design guidelines of the Workplace Gateway Segment of the PCSP.

2. *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;*

The residential development 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 project will comply with all development and design standards of the Workplace Gateway Segment of the PCSP, as conditioned. The project is not anticipated to generate noise, traffic, and lighting impacts detrimental to residents, occupants, and properties within the surrounding area and is consistent with the General Plan Place Type Designation.

Furthermore, the project is consistent with the following General Plan goals:

Goal 6D.G.1: "Improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors."

Goal 6D.G.6: "Enhance Landscape buffering, streetscape quality, and pedestrian-friendliness of wider arterial streets to make environments more conducive to residential living and more flattering to the City's image."

The proposed project will enhance landscape buffering by providing landscaping along the frontage of the project facing Garey Avenue and it will improve the overall physical character and economic vitality of the site.

3. *The project will not adversely affect the Circulation Plan of this Specific Plan;*

The proposed project will not adversely affect the Circulation Plan of this Specific Plan, as the project intends to reduce vehicular access by only providing one vehicular driveway approach directly off Garey Avenue for entry and exit to the parking garage. In addition to providing a pedestrian walkway, connecting the subject site to the surrounding public right-of-ways.

4. *The project complies with the applicable provisions of the Pomona Corridors Specific Plan and other applicable regulations.*

The proposed project complies with the applicable provisions of the Workplace Gateway Segment of the Pomona Corridors Specific Plan and all other applicable regulations.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Development Plan Review (DPR 21813-2023) 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. **Approved Plans and Modifications.** 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 June 11, 2025, and as illustrated in the stamped approved plans dated June 11, 2025. Any major modifications to the approved project plans shall be reviewed and approved by the Development Services Director 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 Development Services Director designee.
2. **Approval Period and Time Extension.** This approval shall lapse and become void if construction has not commenced under a valid building permit, within twelve (12) months from the date of this approval (June 11, 2025), in accordance with PCSP Section 2.0.5(A)(6). The Planning Division may extend this period for a maximum of two, one (1) year extensions upon receipt of an application for a Time Extension request submitted by the applicant at least thirty (30) days before the expiration date of this approval, consistent with Pomona Corridors Specific Plan Section 2.0.5(A)(6).
3. **Indemnification.** 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.
4. Violation of Conditions. 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 Development Plan Review.
 5. Appeals. 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.
 6. Conditions of Approvals on Plans. Prior to plan check submittal, the applicant shall include all conditions of approval from Development Plan Review (DPR 21813-2023) Resolution No. 25-007 on the title sheet of the construction plans.
 7. Trespass Authorization. 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.
 8. Monitoring. 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. Any unauthorized trespassing onto the property shall be reported to the property owner and Police Department. Failure to comply with this condition shall be grounds for revocation.
 9. Workplace Gateway Segment. The applicant shall submit construction drawings for plan check to all required City of Pomona departments. Plans shall be consistent with all required development standards outlined in the Pomona Corridors Specific Plan Section 2.1.8 Workplace Gateway Segment outlined in Section 2.1.8.A Development Standards Chart.
 10. Utility and Mechanical Equipment on Plans. Prior to plan check submittal, the applicant shall ensure the site plan identifies 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 mechanical equipment must be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas, and comply with required setbacks.

11. Fence and Wall Permit. The installation of any walls and/or fences will require the submittal of a Fence and Wall Permit application for review and approval by the Planning Division. The plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) shall be in substantial conformance with the grading plan and any other applicable plans submitted as part of the Development Plan Review. The plans shall identify materials, seep holes, and drainage.
12. Sign Permit. The installation of any 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 Corridors Specific Plan requirements for signage.
13. Landscape Plan Check. 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. The plan should further conform to the State Model Water Efficient Landscape Ordinance, Section .1300 – Landscape of the Pomona Zoning and Development Code, and all applicable portions of the Pomona Corridors Specific Plan
14. Landscape Maintenance Bond. Prior to issuance of a certificate of occupancy, the applicant shall submit a landscape maintenance bond to the Planning Division to be held for a period of one year to ensure the project's compliance with the approved landscaping plans, at an amount to be determined by the Development Services Director or their designee.
15. Art in Public Places. The applicant shall conform to Section .1320 – Public Art Requirement of the Pomona Zoning and Development Code pertaining to public art requirements for private development. The applicant shall meet compliance by choosing one of the following two options:
 - i) Option 1.
Placement of approved Public Art on the Project site.
 - i. The Applicant may 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.
 - ii. A Final Design Plan of the Public Art to be installed on the Project site shall be approved by the Cultural Arts Commission prior to the issuance of a building permit for the Project.
 - iii. The Public Art shall be installed on the Project site prior to the 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 prior to the 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 Zoning Administrator. 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) Option 2.
Payment of an In-lieu Contribution.
- i. 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 prior to the issuance of any building or grading permit for the Project.
- iii) Use of In-lieu Contributions.
- i. 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.
 - ii. 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.
16. Inclusionary Housing Program. The applicant shall comply with City of Pomona Ordinance No. 4295, pertaining to Inclusionary Housing.
- i) The project will consist of two (2) units that shall be reserved for moderate-income households. The income limit for moderate-income households, adjusted for family size, is published periodically in the California Code of Regulations, Title 25, Section 6932.
 - ii) If there is a fractional unit required, the applicant shall pay an in-lieu fee in the amount determined pursuant to Section 74-357 of Ordinance No. 4295, equal to the amount calculated for that fractional unit on a per dwelling unit basis.

17. **Affordable Housing Agreement.** An Affordable Housing Agreement in a form approved by the City must be recorded against Inclusionary Units or the Residential Development in its entirety, as deemed appropriate by the City Manager in consultation with the City Attorney, prior to the issuance of any building permit for the project.
18. **Resolution Recording.** Prior to issuance of a certificate of occupancy, in order to ensure future owner(s) are made aware of conditions of approval, the applicant shall record this resolution with the Los Angeles County Recorder's office and forward copies to the City of Pomona Planning Division.

Site Development & Maintenance

19. **Noise During Construction Activity.** During demolition, grading, site development, and/or construction, all requirements of the Pomona Zoning Ordinance 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. **Noise and Vibration, General.** 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. **Maintenance During Construction.** The property, including all construction areas, shall be kept clean at all times prior to, during, and after construction.
22. **Maintenance During Operations.** The property owner shall provide regular maintenance and cleaning of all exterior walkways, patios, canopies, sidewalks, common areas, and landscaped parkways in compliance with Pomona City Code 62-351.
23. **Maintenance of Private Balconies.** The private balcony areas shall be kept free and clear of any unnecessary debris and maintained in an orderly fashion at all times.
24. **Maintenance of Landscaping.** All landscaping shall be maintained in a neat and clean manner, and in conformance with the stamped approved plans associated with Development Plan Review (DPR 21813-2023).

25. Removal of Graffiti. 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 Development Services Director or their designee.
26. Recessed Windows. All windows shall be recessed a minimum of three (3) inches.
27. Outdoor Amenities. Prior to building permit issuance, all proposed outdoor amenities and equipment intended for communal use shall be incorporated into the building plan check submittal, subject to review and approval by the Development Services Director or designee.
28. Public Open Space. The applicant shall enter into a licensing and maintenance agreement, on a template as provided by the City of Pomona, and to be recorded against the property, to identify the requirements and mechanisms to install and maintain the privately owned public open space as proposed in the approved site plan and as regulated by the Pomona Corridors Specific Plan.
29. Parking Garage Security. The proposed parking garage shall include the following requirements into the building plan check submittal:
 - i) Parking garage lighting shall illuminate directly between parking stalls as well as in the center of parking aisles.
 - ii) The interior of parking structures shall be painted light colors such as white to reflect light to interior the of the structure.
30. Parking Garage Video Surveillance Plan. Prior to issuance of a certificate of occupancy, a video surveillance plan shall be submitted for review and approval by the Pomona Police Department before the installation of video surveillance equipment. Surveillance cameras shall be installed and placed at entrances and exits of the parking garage, as well as interior areas and at elevator waiting areas and stairwells. Signage shall be provided, advising residents and visitors that video recording devices are in use. Cameras should record 24 hours a day and 7 days a week with clear signs indicating their operation. Recordings shall be digital and recorded in high definition, kept a minimum of ninety (90) days.

BUILDING & SAFETY DIVISION

31. This project must comply with 2022 California Building Codes

32. The undergrounding of utility facilities is required. (PMC 62-31)
33. 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)
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. Project must comply with Bicycle Parking requirements as designated on the California Green Building Standards. Section 5.106.4. This includes Short-term and Long-term bicycle parking.
40. Project must comply with EV Charging requirements as designated on the California Green Building Standards. Section 5.106.5.3
41. 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.

42. 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.
43. Separate demolition permit, if applicable, will be required. NOTE: AQMD clearance report for the abatement of asbestos containing material required prior to the issuance of demolition permit.
44. 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
45. Building Department comments and conditions are subject to plan check. Comments are based on information provided.
46. Fence and wall plan shall be required.

PUBLIC WORKS – 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 laws. Applicable Codes to include but not be limited to: California Subdivision Map Act, all applicable City of Pomona ordinances and resolutions, City of Pomona Water Code, City of Pomona Standard Drawings and Fee Schedule, Construction Standard Specifications for Public Works Construction, Los Angeles County Department of Public Health requirements, California Code of Regulations, Title 22, California Department of Transportation Highway Design Manual.

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:

47. Tentative Tract Map shall conform to the requirements of the Subdivision Map Act and to City Ordinance No. 2779. Financial security for all public improvements shall be posted prior to the map approval, to guarantee the construction of all public improvements for the proposed subdivision.
48. The tentative tract map shall be recorded and developed as one tract map, but may be developed in phases.

49. All existing and proposed easements for water/sewer lines (including the dedication of a water easement corresponding to the 1988-installed public water main located south of the northerly property line), ingress/egress, footings and traveled ways (including up to 4-foot wide strip of land to accommodate the ADA path of travel around the proposed driveway approach) must be clearly shown on the map; all easements proposed to be vacated need to be included as part of the final map. Prior to recordation, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of property. Any omission or misrepresentation of these documents may require the tract map to be resubmitted for further consideration.

Provide copies of all recorded instruments referenced in the easements section pertaining to the project's legal description.

50. Prior to the tract map approval, the Title Company must submit a Final Subdivision Guarantee.
51. All subdivisions must have centerline ties and survey property monuments set by a licensed Land Surveyor or a qualified Professional Civil Engineer as shown on the recorded subdivision. All final monuments shall be set by the Engineer of record within one year of the tract map recordation; adequate monumentation bond is required prior to the final map approval.
52. Prior to the issuance of the building permits, the tract map shall be recorded to reflect the new lot lines, easements and Fire Department access. Mylar copies of the map with the Los Angeles County Recorder's Office official stamp must be submitted to the Public Works Department.

Improvement plans requirements

53. 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.
- 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.
 - One-foot topographic contours of the site must extend a minimum of **15 feet** beyond the boundary lines.
 - 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.
- 54. Prior to issuance of the grading permit the Applicant/Developer shall submit written notifications to the (non-City) property owners as indicated on the Conditional Use Permit [CUP] and the Development Plan Review [DPR] meetings 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/DPR approvals, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.
- 55. 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.
- 56. 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.
- 57. Applicant/Developer shall implement stormwater 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 post construction.
- 58. Prior to the approval of the tract map or the issuance of the public works improvement permits, whichever occurs first, Applicant/Developer shall submit public street improvement plans to include the following items and are responsible for the construction thereof:
 - a. New driveway approach in conformity with the City standards and ADA requirements.
 - i. Additional real property dedication, up to 4-foot wide strip of land, shall be included in the proposed subdivision map to accommodate the ADA path of travel around the driveway apron.
 - ii. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries. No obstructions taller than 30 inches are allowed within the visibility triangles and within the sight distance restricted areas.
 - b. New sidewalk, curb and gutter to replace (i) all existing damaged, cracked and uplifted sections and (ii) the existing driveway approach proposed for removal.

- c. In the event that project related hardscape, wet and/or dry utility pavement cuts are needed along Garey Avenue property frontage, ARHM (Asphalt Rubberized Hot Mix) overlay paving shall occur in accordance with the City standard A-26-02.
 - d. 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 Garey Avenue property frontage, between La Verne Avenue and Sharon Drive, to ensure the roadway illumination design meets the IES RP-8 requirements and the Pomona Corridors Specific Plan – Palm Gateway Boulevard Segment requirements, for vehicles and pedestrians; the owner is responsible for the compliance (design & installation) with all mitigation measures, including all upgrades to LED luminaires, along the lot boundaries. If more than 3 new street lights are deemed necessary, a separate public street lighting plan is required.
 - e. Two (2) new Queen Palm trees along the property frontage, as follows:
 - i. (1) tree to replace an existing dead one.
 - ii.(1) tree and (1) tree well, to replace the one proposed for removal due to the installation of the project driveway approach.
 - f. Parkway drains per City standards. Stormwater sheet flow over the driveway approach is not allowed.
 - g. Existing sewer, water and storm drain infrastructure.
 - h. Undergrounding of all existing (along the northerly lot line) and proposed utility lines shall conform with the City of Pomona Municipal Code Section 62-31(b).
 - i. The parkway landscaped area shall be maintained by the property owner, as required by the City's Municipal Code Section 46-496.
 - j. 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".
59. 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 Public Works Department.
60. Applicant/Developer shall identify the existence of all City utilities that may conflict with the development and submit protection measures to the City Engineer for those City

- utilities. No permanent structures are allowed to encroach in any/all existing and/or proposed public utility easements.
61. 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.
 62. 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, public safety improvements and parks.
 63. Prior to the issuance of the building permit, 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.
 64. Prior to issuance of the building permits Applicant/Developer is responsible for paying the development tax associated with the proposed project.
 65. The final improvement plans, as shown on the Mylar, shall be provided to the City in both hard copy and electronic in AutoCAD v. 2010. 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 on disk in AutoCAD v. 2010 and .pdf formats.
 66. 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.
 67. 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

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

- 68. Prior to map recordation, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: sewer, water, storm drains,**

curb, gutter, sidewalk, driveway approaches, street lighting, paving and striping.

69. 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.
70. Permittee shall pay fees associated with and possess the City of Pomona Business License.
71. 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.

PUBLIC WORKS – SOLID WASTE DIVISION

72. Solid waste recycling and organics services are to be provided by the City's approved commercial solid waste non-exclusive franchise hauler.
73. Demonstrate on the site plan trash enclosures that can accommodate the following requirements:
- i) For 2145 N. Garey Avenue, the City's approved commercial solid waste non-exclusive franchise hauler will service one 3-yard bin trash / one 3-yard bin recycle and start with Two 65-gallon carts for the SB1383 requirement for organics. Hauler will adjust if needed.

WATER RESOURCES DEPARTMENT

Water

74. The site is within the City of Pomona's water service area, in Hydraulic Zone 2.

75. There is an existing 8-inch City AC water main located on the north side of the property (AIN 8371018041) within a 15-foot public utilities easement (City Drawing No. CO-2799).
76. There is an existing 12-inch City ductile iron water main located on the east side of N Garey Avenue (City Drawing No. CO-3262).
77. There are no existing water services to the property.
78. Static water pressure at the site is approximated at 74 psi at an elevation of 1015 feet. A fire hydrant flow test may be requested via the Public Works Department to verify water pressure.
79. There is one existing fire hydrant on the adjacent parcel to the west.
80. 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.
81. The site shall be served by an above-ground master domestic water meter located within a security cage per City Standard Drawings 13A through 13C. Please work with City Planning Division for aesthetic requirements for the security cage.
82. Water meters up to two inches (2") in size shall be installed by the City. Water meters three inches (3") and larger shall be installed by the Contractor. Contact WRD at 909-620-2212 or wrd_engineering@pomona.gov for information regarding water service and meter installation fees.
83. Contact Los Angeles County Fire Department (LACoFD) to determine fire flow demand for the property, location and number of fire hydrants, and fire sprinkler system requirements. A copy of Fire Department conditions and requirements shall be provided to WRD.
84. As required by LACoFD, new public fire hydrants shall be installed per City Standard Drawing 2 and 2A and shall be located at least 5 feet (5') from new or existing driveways and parking stalls.
85. Backflow devices shall be low-lead (0.25%) and identified on the "USC List of Approved Backflow Prevention Assemblies". Product information (manufacturer,

model, size) shall be supplied to the City prior to installation. Backflow devices are required as follows.

- Domestic water services shall be equipped with a reduced pressure principle backflow assembly (RPBA) downstream of the meter.
 - Irrigation water services shall be equipped with an RPBA downstream of the meter.
 - Fire protection services shall be equipped with a double check detector assembly (DCDA) per City Standard Drawing 14.
86. A 15-foot easement will be required for new hydrants, DCDA backflow assemblies, and water meters on private property.
87. A civil plan for the proposed water system improvements will be required and must be prepared by a Professional Engineer registered in the State of California. The water plan shall include water main extensions, new services, meters, and backflow devices, with details for proposed connection(s) to the existing water main.
88. All newly installed water lines shall be disinfected per the City of Pomona Water Division Standard Specifications for Water Facility Construction (January 2006) before connection to the existing water main.

Wastewater

89. The site is within the Sanitation District of Los Angeles County (LACSD) wastewater service area. Please coordinate with LACSD for stormwater requirements for the proposed improvements.

Stormwater

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

COUNTY OF LOS ANGELES FIRE DEPARTMENT – FIRE PREVENTION DIVISION

Final Map Requirements

92. The Final Map shall be submitted to the Land Development Unit for review and approval prior recordation.

Access Requirements

Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

93. The proposed building will be equipped with automatic sprinkler protection installed in accordance with NFPA 13 per Section 903.3.1.1. Class I standpipe hose connection complying with LACBC Section 905 at the rear of the property with directional signage.
94. The building will be constructed as two stories of a Type V residential construction above one-story of a Type IB parking garage. The parking garage will be separated from the residential floors above by a 2-hour horizontal assembly per LACBC, Section 510.4.
95. Both interior exit stairways for the proposed building will be enclosed in 2-hour fire barriers and provided with Class I standpipe hose connections.
96. 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.

Water System Requirements

97. All fire hydrants shall measure 6"x 4"x 2-1/2" 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 Code.
98. The required fire flow for the public fire hydrants for this project is 4000 gpm at 20 psi residual pressure for 4 hours. Two public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1. The required fire flow may be recalculated during the building plan check review.
99. Install one new public fire hydrant on Garey Avenue by the north property line. (indicated on the site plan).

100. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
101. The required public fire hydrant shall be installed prior building permit issuance. Upon completion verification of fire flow and installation shall be submitted to the County of Los Angeles Fire Department, Fire Prevention Engineering for review and approval.
102. Additional Fire Department requirements will be determined during the Building Plan Check Phase by Fire Prevention Engineering, Pomona Office. Contact the Fire Prevention Engineering Unit at 909 569-0758 for additional Fire Department requirements and EPICLA submittal instructions.

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

APPROVED AND ADOPTED THIS 11TH DAY OF JUNE, 2025

ALFREDO CAMACHO
PLANNING COMMISSION CHAIRPERSON

ATTEST:

GEOFFREY STARNES
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

PC Resolution No. 25-007
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MARCO MARTINEZ
ASSISTANT CITY ATTORNEY

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

AYES:
NOES:
ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.