

**DRAFT ZA RESOLUTION NO. 26-001**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF POMONA, CALIFORNIA, APPROVING DEVELOPMENT PLAN REVIEW (DPR-001018-2024) FOR DEVELOPMENT OF A 46-UNIT HOUSING DEVELOPMENT PROJECT WITH ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS ON A 1.25-ACRE SITE LOCATED AT 1490 W. MISSION BOULEVARD WITHIN THE POMONA CORRIDORS SPECIFIC PLAN, MIDTOWN SEGMENT (APN: 8349-010-033)**

**WHEREAS**, the applicant, Integrity Property Group, has filed an application for Development Plan Review (DPR) for the development of a new 46-unit Housing Development Project with associated on-site and off-site improvements on a 1.25 acre property located at 1490 W. Mission Boulevard (APN: 8349-010-033)

**WHEREAS**, the subject property is located within the Pomona Corridors Specific Plan (PCSP), Midtown Segment;

**WHEREAS**, the subject property has General Plan Place Type designations of Neighborhood Edge and Residential Neighborhood;

**WHEREAS**, the subject property has a General Plan Transect Zone designation of “T4-B” and “T3” allowing up to 20 and 40 dwelling units per acre, respectively;

**WHEREAS**, in accordance with Section 2.0.5.C of the PCSP a Development Plan Review (DPR) is required for any new development projects located within the plan area;

**WHEREAS**, the proposed project is subject to the provisions of Housing Crisis Act of 2019 also known as Senate Bill 330 (SB 330);

**WHEREAS**, the proposed project is subject to the provisions of the City’s Inclusionary Housing Program (Ordinance No. 4295);

**WHEREAS**, the Zoning Administrator of the City of Pomona has, after giving notice thereof as required by law held a public hearing on February 11, 2026, concerning the requested Development Plan Review, DPR-001018-2024;

**WHEREAS**, the proposed project is requesting a 35% Density Bonus, which proposes to set aside four units for very low income and one unit for moderate income, resulting in a total density of 36.8 dwelling units per acre;

**WHEREAS**, the Zoning Administrator 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 Zoning Administrator of the City of Pomona, California:

**SECTION 1.** Based upon the facts and information contained in the application, together with all written and oral reports included for the environmental assessment for the application, the Zoning Administrator finds that the proposed project is exempt from further environmental review pursuant to State CEQA Guidelines, Section 15182 based on the following findings of fact:

- A. In March 2014, the City Council certified and approved the EIR for the General Plan Update and Pomona Corridors Specific Plan.
- B. The proposed project is a housing development project consisting of 46 units and is undertaken pursuant to and in conformity with the Pomona Corridors Specific Plan. The proposed residential units were contemplated in the EIR and were evaluated as part of that environmental analysis.
- C. None of the conditions in State CEQA Guidelines, Section 15182 are present. Specifically,
  1. Substantial changes are not proposed in the project that would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

The density, design, and infrastructure plan of the proposed development are consistent with the adopted Specific Plan in that the level and intensity of the proposed development are consistent with the PCSP as well as the General Plan. Therefore, this event is not applicable to the proposed project.

2. Substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects have not occurred; and

Staff has no evidence of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, for all environmental impact categories identified in the Certified Final EIR. There are no known nearby properties that have been developed since 2014 along the Mission Boulevard corridor that have significantly deviated from the PCSP and General Plan, which could have necessitated a study of new significant environmental impacts, nor any General Plan or Specific Plan Amendments adopted since 2014 in the project area that have increased the potential of new significant environmental impacts or previously identified significant effects, this event is not applicable to the proposed project.

3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified or adopted, as applicable, showing any of the following, has not come to light: (i) that the project would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the

applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those previously analyzed would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

At the time of adoption of the Certified Final EIR, traffic impacts were analyzed using a Level of Service (LOS) model that studied roadway capacity on Mission Boulevard for potential traffic and transportation impacts. Since that time, traffic impacts for CEQA purposes are now analyzed using a Vehicle Miles Traveled (VMT) model. Thus, the City Council subsequently adopted VMT thresholds in May of 2020. In addition, the City prepared a VMT Substantial Evidence Memo in May of 2021 to support the City's screening criteria. Pursuant to the findings of the VMT Substantial Evidence Memo, multi-family residential projects of 200 units or less are considered to not exceed the assumed to have a less than significant impact on regional VMT. Therefore, because the project contains 46 units, there is no evidence of any significant traffic-related CEQA impacts not previously studied in the Certified Final EIR. There is also no evidence that the project would result in different or more severe impacts not previously studied in the Certified Final EIR, and therefore this event is not applicable to the proposed project.

- D. Based on these findings and all evidence in the record, the Zoning Administrator finds that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15182 and no additional environmental review is required in connection with the City's consideration of Development Plan Review, DPR-001018-2024 for the proposed 46-unit housing development project.

**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 2.0.5.A.(4) of the PCSP, the Zoning Administrator must make findings to approve Development Plan Review, DPR-000236-2024. Based on consideration of the whole record before it, including but not limited to, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Zoning Administrator hereby finds as follows:

- A. *The project is consistent with the City's General Plan and all applicable requirements of the Pomona City Code; and*

The project is consistent with the site's designated Neighborhood Edge and Residential Neighborhood General Plan Place Types as the project promotes the following goals and policies of its place type designation:

*Goals 6D.G5: New developments shall help establish an appropriate edge to protect and buffer adjacent stable residential neighborhoods.*

*Goals 6D.G1: New developments should improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors.*

*Policy 6G.G6: New residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.*

The proposed project is consistent with the goals of the General Plan in that the project is located within a primary corridor and is immediately adjacent to other residential uses. Per Goal 6D.G5 “New developments shall help establish an appropriate edge to protect and buffer adjacent stable residential neighborhoods.” As proposed, the project’s scale is greatest at the northern portion of the property nearer to Mission Boulevard and reduces in scale at the rear of the property adjacent to smaller scale single-story multi-family residential structures. A majority of the property is underutilized with the rear 500’ of the property lying undeveloped; this is similar to nearby undeveloped lots in this area of West Mission Boulevard. The proposal will help to activate this portion of Mission Boulevard, which further meets Goal 6D.G1 “New developments should improve the physical character, economic vitality, and mobility function of the City’s most visible and well-traveled corridors.”

The project is designed with separate pedestrian and vehicular access from Mission Boulevard as well as providing separate access points for each at the rear of the property along at the alley. Pomona General Plan Goal 6G.G6 ensures that “new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.” These dedicated pedestrian access points will be provided leading directly from the public right of way to the structure, entirely separated from vehicular traffic. The required fire truck turnaround as required by the Fire Department will be accommodated in the courtyard between the two buildings, also functioning as common open space as it will be paved with decorative pavement. Bicycle parking will be provided in each building.

Furthermore, the project will meet all applicable City Codes and standards, with the approval of a Development Plan Review and will have appropriate conditions of approval to ensure that the development will not be detrimental to the health, safety or general welfare of the community. The project will have development characteristics that are compatible with and not detrimental to either existing or proposed surrounding development.

*B. 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; and*

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 development and design standards of the Midtown Segment of the PCSP. The project, as conditioned, will 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 applicable development standards. The proposed use will redevelop a relatively large property (1.25 acres) of which the rear 500’ feet of property currently sit vacant and undeveloped.

*C. The project will not adversely affect the Circulation Plan of the Corridors Specific Plan; and*

The project is designed with separate pedestrian and vehicular access from Mission Boulevard as well as providing separate access points for each at the rear of the property along at the alley. Pomona General Plan Goal 6G.G6 ensures that “new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.” These dedicated pedestrian access points will be provided leading directly from the public right of way to the structure, entirely separated from vehicular traffic. The required fire truck turnaround as required by the Fire Department will be accommodated in the courtyard between the two buildings, also functioning as common open space as it will be paved with decorative pavement. Bicycle parking will be provided in each building. As conditioned, the project does not adversely affect the Circulation Plan of the Corridors Specific Plan.

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

The project has been thoroughly reviewed and meets all applicable provisions of the Pomona Corridors Specific Plan and other applicable regulations, including all applicable development standards of the Pomona Zoning Ordinance and SB 330 Overlay. The applicant is providing four units available to very low income qualifying tenants and one unit available to moderate income tenants and therefore is eligible to receive two concessions and waivers or reductions in development standards through CA Density Bonus Law.

**SECTION 4.** The applicant is seeking relief and waivers/reductions as identified below. The project is eligible for two (2) incentives/concessions per Government Code (GC) Sec. 65915(b)(1)(G) and unlimited waivers/reductions per GC 65915(e). The housing development project is utilizing the one (1) eligible incentive/concession and seven (7) waivers/reductions. The City has granted the requested relief and waivers/reductions in compliance with GC Sections 65915-65918.

A. Concessions per Government Code (GC) Sec. 65915(b)(1)(G):

1. To provide relief from PCSP Section 2.6.1. Provision of Public Open Space.

B. Waivers/Reductions

1. To provide relief from PCSP 2.2.3 Minimum Residential Unit Size
2. To provide relief from PCSP 2.4.1 Building Orientation to Streets & Public Open Space
3. To provide relief from PCSP 2.4.2. Private Frontage Types
4. To provide relief from PCSP 2.4.7 Frontage Coverage
5. To provide relief from PCSP 2.6.6 Setback Area Landscaping
6. To provide relief from PCSP 2.7.1 Provision of Parking
7. To provide relief from Ordinance 4232 Municipal Water Efficiency Landscape Ordinance

C. Parking relief per GC Sec. 65915(p)(1):

1. Upon the developer’s request, the city or county shall not require a vehicular parking

ratio, inclusive of parking for persons with a disability and guests that exceed the following ratios: zero to one bedroom: one onsite parking space, two to three bedrooms: one and one-half onsite parking spaces, four and more bedrooms: two and one-half parking spaces.

**SECTION 5.** Based upon the above findings, the Zoning Administrator hereby approves Development Plan Review (DPR-001018-2024) 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**

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 Zoning Administrator on February 11, 2026, and as illustrated in the stamped approved plans dated February 11, 2026. Any major modifications to the approved project plans shall be reviewed and approved by the Zoning Administrator 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 or their 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 (February 11, 2026), 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 PCSP 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 Zoning Administrator.
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 DPR.

### ***Plan Check***

8. Conditions of Approvals on Plans. Prior to plan check submittal, the applicant shall include all conditions of approval from Zoning Administrator Resolution No. 26-001 on the title sheet of the construction documents.
9. 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 rights-of-way. 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.

10. All required external mechanical equipment shall be adequately screened to the extent feasible, subject to the review of the Planning Manager.
11. Photometric Plan. Prior to building permit issuance the applicant shall submit a photometric plan demonstrating a minimum of one (1) foot candle for any pedestrian walkways and drive aisles. Any lighting fixtures shall be shielded, as applicable, to prohibit any light spilling unto any neighboring property.
12. Resident Parking. The applicant shall assign at least one (1) parking stall to each unit.
13. 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.
14. Fence and Wall Material. All perimeter walls proposed in the Fence and Wall plan shall utilize split-face decorative block with decorative caps.
15. Pedestrian Access. Development shall provide pedestrian access to the alley at the rear of the development, separate from the vehicular access gate.
16. Sign Permit. The installation of any signage shall require the submittal of a Sign Permit application for review and approval by the Planning Division.
17. Landscape Plan Check. Prior to issuance of a building permit, the applicant shall submit an a Landscape Plan Check application for review and approval by the Planning Division. The plans shall be in substantial conformance with the conceptual landscaping plan and other applicable plans submitted as part of the Development Plan Review. The landscape design shall comply the State Model Water Efficient Landscape Ordinance, and applicable landscaping standards.
18. 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 Zoning Administrator or their designee.
19. Art in Public Places. The applicant shall comply with the Art in Public Places Policy and Guidelines Manual pertaining to public art requirements for private development. The applicant shall meet compliance by choosing one of the following two options:
  - a. 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.
- b. 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.
- c. 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.
20. Inclusionary Housing Program. The applicant shall comply with City of Pomona Ordinance No. 4295, pertaining to Inclusionary Housing.
21. Housing Agreement. A Housing Agreement in a form approved by the City must be recorded against Affordable 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. The project must consist of four (4) units designated for lower income households, as defined in Section 50079.5 of the Health and Safety Code as well as one (1) unit designated for moderate income households, as defined in Section 50093 of the Health and Safety Code.
22. Rent Stabilization. The applicant shall comply with the requirements of the Rent Stabilization Ordinance, City of Pomona Urgency Ordinance Nos. 4320 and 4329, pertaining to the displacement of the existing tenants on the site.

***Site Development & Maintenance***

23. 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.
24. 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.
25. Maintenance During Construction. The property, including all construction areas, shall be kept clean at all times prior to, during, and after construction.
26. Maintenance During Operations. 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.
27. 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.
28. Maintenance of Landscaping. All landscaping shall be maintained in a neat and clean manner, and in conformance with the stamped approved plans associated with this project.
29. 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 Zoning Administrator or their designee.
30. Recessed Windows. All windows shall be recessed a minimum of 3 inches.
31. 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 Zoning Administrator or designee.
32. Air Quality Conditions.
  - a. Demolition, Grading, and Construction Activities: Compliance with Provisions of SCAQMD Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District (SCAQMD), including the following provisions of Rule 403:

- i) All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 61 percent.
    - ii) The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
    - iii) All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), in order to prevent excessive amounts of dust.
    - iv) All dirt/soil shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
    - v) All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
    - vi) General contractors shall maintain and operate construction equipment to minimize exhaust emissions.
    - vii) Trucks having no current hauling activity shall not idle but be turned off.
  - b. Odors: Compliance with Provisions of SCAQMD Rule 402. The project shall comply with the following provision of SCAQMD Rule 402. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
  - c. Architectural Coatings: Compliance with SCAQMD Rule 1113. The project shall comply with SCAQMD Rule 1113 limiting the volatile organic compound (VOC) content of architectural coatings, through use of low VOC coatings as issued by the contractor.
  - d. Engine Idling. In accordance with Section 2485 of Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
  - e. Emission Standards. In accordance with Section 93115 of Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
  - f. Air Filters. In accordance with the 2025 California Energy Code Subchapter 7, Section 150(m), the installation of MERV 13 air filters in the building ventilation systems shall be required for all new sensitive use structures.
33. Biological Resources Conditions.
- a. Biological Survey. Conduct presence/absence biological surveys for sensitive plant and animal species during the appropriate time of year and time of day in natural areas prior to any construction activities proposed adjacent to or in natural areas. If no special-status species are detected during these surveys, then construction-related activities may proceed. If listed special-status species are found in the construction zone, then avoid these species and their habitat or consult with U.S. Fish and Wildlife prior to the commencement of construction.



**BUILDING & SAFETY DIVISION**

35. This project must comply with the 2025 California Building Codes.
36. Undergrounding of utility facilities is required. (PMC 62-31).
37. 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).
38. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2025 California Building Codes.
39. All grading shall conform to the 2025 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.
40. 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.
41. All proposed work shall comply with the 2025 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.
42. The proposed project shall comply with the 2025 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
43. The project must comply with **EV Charging** requirements as designated on the California Green Building Standards. Section 5.106.5.3.
44. 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 alternations not altering the drainage path.
45. 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.

46. 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.
47. Building Department comments and conditions are subject to plan check. Comments are based on information provided.
48. Fence and wall plans 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 City Standards, fee schedules, and applicable laws.

All 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 by the City Engineer.

### **Land Developer Requirements**

49. Certificate of Compliance: Property Owner shall submit a Certificate of Compliance application to the Public Works Department, in accordance with Subdivision Map Act Section 66412.6(b). The Certificate of Compliance shall be recorded prior to the issuance of building permits.
50. Grant of Easements: Property Owner shall dedicate to the City of Pomona the necessary Grant of Easement, minimum 15' wide by 10' deep, along the applicable property frontage, for public water improvements purposes. The water easement application shall be submitted to the Public Works Department for review and approval and shall be recorded prior to issuance of building permits.

### **Improvement Plan Requirements**

51. Grading: Applicant/Developer shall submit the grading, drainage, and erosion control plans for review and approval by the Public Works, Planning, and Building & Safety Departments.
  - a. Plans shall be a minimum of 1" = 10' scale to clearly show all details; plans shall be submitted on 24" x 36" sheet size with standard City title block.
  - b. One-foot topographic contours of the site must extend a minimum of 15 feet beyond property boundary lines.
  - c. 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 adjacent properties shall not be altered, redirected or modified in any way.
  - e. Double walls or double fencing along the property boundary are prohibited.

52. **Written Notifications:** Prior to issuance of the grading permit the Applicant/Developer shall submit written notifications to neighboring (non-City) property owners as indicated on the Development Plan Review [DPR] 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 any existing offsite drainage.
53. **Non-interference Letters:** 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.
54. **Soils Report:** Prior to issuance of the grading permit, the Applicant/Developer shall submit a soils and geologic report to address the soil's stability, infiltration rate, and geological conditions of the site.
55. **Hydrology/Hydraulics Report:** 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.
56. **Stormwater Mitigation:** Prior to issuance of the grading permit Applicant/Developer shall develop and obtain City approval of the final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed project. The project involves a New Development that creates 10,000 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 (full trash capture).

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 shall 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 BMPs for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy.

Additionally, the project involves soil-disturbing activities in excess of 1 acre, therefore Applicant/Developer shall apply for a State General Construction Permit (Order No. CAS000002) and submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Public Works Department. Applicant/Developer shall implement construction BMPs as required by the CGP/SWPPP

57. Public Street Improvement Plans: Concurrent with the submittal of the grading plans, Applicant/Developer shall submit public street improvement plans to include the following items and are responsible for the construction thereof:
- a. New Mission Boulevard driveway approach per City Standards and ADA requirements; the driveway approach shall be placed such that a minimum of 2-foot separation is provided between the top of the apron wing and the prolongation of the easterly property line (Type II driveway). Unobstructed visibility shall be ensured at the intersection of the proposed driveway and Mission Boulevard.
  - b. Removal of two Mission Boulevard driveway approaches: (i) the apron that is currently used for the existing residential unit and (ii) the unutilized apron that extends beyond the easterly property line, along the frontage of neighboring lot.
  - c. New sidewalk, curb and gutter per City Standards, to replace the unutilized driveway approach referenced in the previous paragraph as well as all damaged and/or cracked sections along Mission Boulevard lot frontage.
  - d. In the event that project related hardscape, wet and/or dry utility pavement cuts are needed along the Mission Boulevard property frontage and in Vejar Street, ARHM (Asphalt Rubberized Hot Mix) overlay paving shall be constructed in accordance with City Standard A-26-02.
  - e. Repaving of the N-S alley connecting to W. Vejar Street, located at the southwest corner of the property, including the addition of an alley approach, per City Standard A-5-06.
  - f. Lighting analysis: To address site access safety and required City Standard upgrades, a lighting analysis must be prepared and submitted to the Public Works Department for review and approval. The study area shall be along Mission Boulevard between Dudley Street and Oak Avenue, to ensure the roadway illumination design meets the IES RP-8 requirements; the owner is responsible for the compliance (design and installation) with all mitigation measures along the lot frontage, including the

- upgrading of the existing streetlight luminaire, per City Standards.
  - g. Site runoff shall be intercepted on site and directed to the public storm drain system by way of parkway drains designed and constructed in compliance with City Standards. Stormwater sheet flow over the driveway approach is prohibited.
  - h. Removal of existing mailbox located adjacent to the Mission Boulevard curb.
  - i. Parkway landscaped area:
    - i) Shall be designed and installed per the “Midtown Boulevard” requirements of the Pomona Corridors Specific Plan.
    - ii) Shall be designed to comply with City Standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added to the public street plan.
    - iii) Shall be sprinklered and 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 plan.
  - j. Existing sewer, water, and storm drain infrastructure, including laterals.
  - k. Unobstructed visibility shall be ensured at the proposed driveway and Mission Boulevard and a note to this effect shall be added to the public street improvement plan.
    - i) Boundary fencing shall comply with City Standard A-34-11
    - ii) *No obstructions taller than 30 inches are permitted within the visibility triangles and within the sight distance restricted areas.*
  - l. Undergrounding of all existing and proposed overhead utility lines located along the Mission Boulevard property frontages 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.
  - m. 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.
  - n. 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.
58. Demolition and Relocation of Public Infrastructure Elements: The demolition or relocation of any existing public improvements (streetlights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project.
- a. Must be coordinated and agreed upon by the appropriate City departments
  - b. Shall be designed per City Standards and applicable ADA requirements
  - c. Must be reviewed and approved by the Engineering Division of the Public Works Department
59. Existing Public Utilities.
- a. Applicant/Developer shall identify all existing City utilities that may be in conflict with the development and submit protection measures to the City Engineer for approval.

- b. If future placement of permanent structures conflicts with the 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 & Safety Department.
  
60. Traffic:
  - a. Install signage to restrict left turn egress from the Mission Boulevard driveway unless an engineering memo confirms that the minimum sight distance requirements are met.
  - b. Install “No Parking” signage along the Mission Boulevard property frontage.
  
61. Connection Fees: Prior to the issuance of the Certificate of Occupancy, Applicant/Developer is responsible for the payment of any/all applicable City water, sewer, and storm drain connection fees and shall submit proof of payment of the Los Angeles County Sanitation District fees associated with the proposed development.
  
62. Development Tax: Prior to issuance of the Certificate of Occupancy, Applicant/Developer is responsible for paying the project’s development tax fee.
  
63. Impact Fees: 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.
  
64. LLMD: 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 and Landscaping Maintenance District. The Applicant/Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping Maintenance District and is subject to annual special taxes.
  
65. Plan Submittals: Plans shall be submitted in electronic PDF format 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 public right-of-way areas with dimensions.
  
66. Final Approved Plans: 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 "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 must be properly oriented (Most PDF Plans should be landscape, and the title block can be read 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.
67. 19. USPS: 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. Additional information is available at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm>

**Public Works Improvement 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. 20. Bonds: Prior to the issuance of the building permits or the approval of public improvement plans, whichever occurs first, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: Driveway and alley approaches, sidewalk, curb and gutter, street and alley paving, existing and proposed undergrounding of utilities, sewer, water, storm drain, street lights, offsite landscaping, and traffic improvements.
69. Insurance: 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. Business License Fees: Permittee shall pay fees associated with and possess the City of Pomona Business License.
71. Changes to Scope of Work: 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.

**PUBLIC WORKS – SOLID WASTE DIVISION**

72. Solid waste, recycling and green waste services are to be provided by the City’s approved commercial franchise hauler.
73. Each of the trash room/enclosure shall contain at least:
- a. Trash: one 4-yard container (to be serviced at least 3x a week)
  - b. Recycle: one 4-yard container (to be serviced at least 1x a week)
  - c. Organic: one 64-gallon container (to be serviced at least 1x a week)

**WATER RESOURCES DEPARTMENT**

74. A full set of separate water, sewer, stormwater, and grading plans shall be submitted to the Public Works Department for this project separately from building plan submittals for the Building Division.

**WATER**

75. There currently exists the following water infrastructure adjacent to the proposed site: Eight-inch (8") ACP main within Mission Boulevard (City Drawing No. CO-1495).
76. The localized approximate static pressure for the proposed project area within is 60-65 psi. A fire hydrant flow test may be requested to verify water pressure.
77. The following fire hydrants are located near the subject property:
- a. On the north side of W. Mission Blvd., approximately 100 feet north of the property
  - b. On the north side of Vejar St., approximately 60 feet south of the property
78. 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.
79. The site shall be served via above-ground master domestic water meter(s) located within a security cage per City Standard Drawings 13A through 13C. Separate services shall be installed for commercial and residential uses.
80. 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.
- a. Domestic water services shall be equipped with a reduced pressure principle backflow assembly (RPBA) downstream of the meter
  - b. 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 and/or public right-of-way. This shall also be shown on the Water Development plan.

81. Contact Los Angeles County Fire Department (LACoFD) to determine fire flow demand for the proposed improvements and fire hydrant, water main looping, and sprinkler system requirements. A copy of LACoFD conditions shall be provided to WRD.
82. A 15-foot wide by 10-foot depth easement, at minimum, will be required for new public hydrants, DCDA backflow assemblies, and water meters on private property. **The proposed site plan shall be revised to accommodate easements required for the master meter and DCDA backflow assembly.**
83. 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.

### **STORMWATER**

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

### **WASTEWATER**

86. There currently exists the following sewer infrastructure adjacent to the proposed site.
  - a. Eight-inch (8") VCP main within public right-of-way directly southwest of the proposed site (City Plan No. FB-714)
  - b. Twenty-one inch (21") RCP Los Angeles County Sanitation Districts (LACSD) trunk sewer main within Mission Boulevard (LA County Sanitation District Plan No. SEW-75). Connections to this sewer main must be reviewed and approved to LA County Sanitation District
87. 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.
88. 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 seven-day sewer discharge flow study is required for this development. The sewer study 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.

### **COUNTY OF LOS ANGELES FIRE DEPARTMENT, FIRE PREVENTION DIVISION**

89. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at 909.569.0858 for additional information and EPICLA submittals.
90. The stairways in both buildings must extend to the roofs, be a minimum 2 hour fire resistance rated, be supplied with a standpipe in accordance with Building Code and Fire Code Chapter 9, Section 905.
91. The parking garage and all residential units must be provided with an automatic fire sprinkler system in accordance with NFPA 13.
92. 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. Fire Code 501.4.

93. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7.
94. All on-site fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. Indicate compliance prior to project proceeding to the public hearing process. Fire Code Appendix C106.1.

Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure

95. The required fire flow for the new public fire hydrant is 3250 gpm for 3 hours @ 20 psi.

**SECTION 7.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

**PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2026**

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BETTY DONAVANIK  
ZONING ADMINISTRATOR

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.