

PC RESOLUTION NO. 25-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA, APPROVING DEVELOPMENT PLAN REVIEW (DPR-000445-2025), TO DEVELOP 127, FOR-SALE, THREE-STORY DWELLING UNITS, AS WELL AS ASSOCIATED ON/OFF-SITE IMPROVEMENTS AND A PRIVATELY-OWNED PUBLIC AREA ON A +/- 5.5 ACRE SITE, ON A PROPERTY LOCATED AT 3101-3191 N. GAREY AVENUE (APN: 8370-010-016, 8370-009-038).

WHEREAS, the applicant, Nick Buchanan for Pomona CPD, LLC, has submitted an application for Development Plan Review (DPR-000445-2025) to develop 127, three-story, for-sale dwelling units, as well as associated on/off-site improvements and a privately-owned public area on a +/- 5.5 acre site located at 3101-3191 N. Garey Avenue (APN: 8370-010-016, 8370-009-038);

WHEREAS, the applicant has concurrently submitted a Tentative Tract Map (TRACTMAP-000447-2025) for condominium purposes;

WHEREAS, the subject property is located within the City 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 127 units in total on the +/- 5.5 acre lot, resulting in a total density of 23 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 November 19, 2025, concerning the requested Development Plan Review (DPR-000445-2025);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, the Planning Commission has determined that the proposed project meets the criteria for an exemption under Section 15182 (Projects Pursuant to a Specific Plan) of CEQA, where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the

requirements of State CEQA Guidelines Section 15182(c). Therefore, no further action is required.

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-000445-2025). 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 City 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 City 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, as it 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 improve the physical character of the existing neighborhood by replacing the vacant shopping center with a housing development that will provide for-sale needed housing opportunities. It will enhance landscape buffering by providing landscaping along all frontages of the project and it will improve the 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 along Garey Avenue for a safer pedestrian circulation plan. The project will provide two vehicular driveway approaches directly off Grove Street and Drake Street for entry and exit to the units, which will also serve as the fire lane. The project will also provide a pedestrian circulation network, connecting the subject site to the surrounding public rights-of-way and privately owned public open space.

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 City Gateway Segment of the Pomona Corridors Specific Plan and all other applicable regulations. Pursuant to Section 2.0.3.F of the PCSP, Deviations from the Development Standards of the PCSP may be granted at the time of the Development Plan Review. Deviations of up to 20% of any single standard may be considered by the Planning Commission/Development Services Director. The Planning Commission may approve the Request for Deviation in whole or in part upon determining the project is consistent with the intent of the PCSP and otherwise meets the required findings of a Development Plan Review. The applicant is requesting a 20% deviation from the minimum required parking standards for residential use. The PCSP sets parking minimums for residential uses based on bedroom counts, in contrast to only based on total unit count.

The project provides a mixture of unit types (duplexes, townhouses, zipper homes) and a

total of 11 different floor plans, with no studio or one-bedroom units. The units range from two-bedroom units to four-bedroom units, with total square footage of each unit between 1,409 square feet to 2,225 square feet, providing larger housing options for the City. Although the variety of unit types and floor plans aligns with the City's General Plan and Housing Element, the parking ratio based on bedroom count requires a high number of parking spaces for residential projects in the PCSP that provide an otherwise missing housing type in our City. The total required parking spaces is 369.25; with a deviation of 20% (295.4 spaces), the project still provides a two-car garage per unit and an additional 52 surface parking spaces throughout the site for a total of 306 parking spaces. The Planning Commission hereby approves the Request for Deviation as the project is consistent with the intent of the PCSP and meets the required findings of a Development Plan Review.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Development Plan Review (DPR-000445-2025) 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 November 19, 2025, and as illustrated in the stamped approved plans dated November 19, 2025. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the 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 (November 19, 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-000445-2025) Resolution No. 25-018 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. **City 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 2.1.9 City Gateway Segment outlined in Section 2.1.9.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.
- 17. 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

- 18. 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.
- 19. 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.
- 20. Maintenance During Construction. The property, including all construction areas, shall be kept clean at all times prior to, during, and after construction.
- 21. 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.
- 22. Maintenance of Private Decks/Balconies. The private decks/balcony areas shall be kept free and clear of any unnecessary debris and maintained in an orderly fashion at all times.
- 23. Maintenance of Landscaping. All landscaping and open space areas shall be maintained in a neat and clean manner, and in conformance with the stamped approved plans associated with Development Plan Review (DPR-000445-2025).

24. 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.
25. 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.
26. 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.
27. The project applicant shall repaint the wall along the west side property line and will work with the adjacent neighbor, to the extent feasible, to remove the wrought iron material on the combination wall.

BUILDING & SAFETY DIVISION

28. This project must comply with 2022 California Building Codes.
29. The undergrounding of utility facilities is required. (PMC 62-31)
30. 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)
31. 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.
32. 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.
33. 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.

34. 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.
35. 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.
36. 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.
37. Project must comply with EV Charging requirements as designated on the California Green Building Standards. Section 5.106.5.3
38. 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.
39. 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.
40. 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.
41. 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
42. Building Department comments and conditions are subject to plan check. Comments are based on information provided.

43. Fence and wall plan shall be required.

PUBLIC WORKS – LAND DEVELOPMENT

Regulation and Fees: The Developer shall comply with all conditions of approval, complete required public improvements, and pay all related fees in accordance with City Standards, the City's current fee schedules, and all applicable laws and regulations. Applicable codes include but are not 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, and the California Department of Transportation Highway Design Manual.

Licensed Professionals: 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 Engineering Division of the Public Works Department.

Land Development and Mapping Actions:

44. **Tentative Tract Map:** The tentative map shall conform to the requirements of the Subdivision Map Act and City Ordinance No. 4345 and shall be recorded as one final map and developed as one tract. Financial security for all public improvements shall be posted prior to the approval of the final map or the issuance of the building permits or the issuance of the offsite improvement permits, whichever occurs first, to guarantee the construction of all public improvements for the proposed subdivision.
45. **Easements:** All existing and proposed water, sewer, drainage, ingress/egress easements, roadway dedications, traveled ways, and drainage courses must be clearly shown on 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 easements by the holders of said easements. Any omission or misrepresentation of these documents may require the final map to be resubmitted for further consideration. Provide copies of all recorded instruments referenced in the easements section of the Title Report.

46. **Final Subdivision Guarantee:** Prior to final map approval, the Title Company must submit a Final Subdivision Guarantee to the Engineering Division of the Public Works Department.
47. **Centerline Ties and Monuments:** All subdivisions must have centerline ties and survey property monuments set by a licensed professional civil engineer or land surveyor as shown on the recorded subdivision. All final monuments shall be set by the Engineer of Record within one year of final map recordation. Adequate monumentation bond is required prior to final map approval.
48. **Final Map:** The final map shall be recorded prior to issuance of the first Certificate of Occupancy, to reflect lot lines, easements, and Fire Department access. An e-copy of the recorded final map shall be submitted to the Engineering Division of the Public Works Department.

Improvement Plans

49. **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. The plans shall be a minimum of 1" = 10' scale to clearly show all the details; the plans shall be submitted on 24" x 36" sheet size with a standard City title block.
 - b. One-foot topographic contours of the site must extend a minimum of **15 feet** beyond the boundary lines.
 - c. Plans shall include sufficient cross sections to show all block wall locations, parkway width and all permanent facilities that might require maintenance and access easements.
 - d. Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.
 - e. Double walls or double fencing along the property boundary are prohibited.
 - f. Stormwater sheet flow over the driveway approach is prohibited.
50. **Notification to Neighbors:** Prior to issuance of the grading permit or the demolition of existing structures, 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 that includes:

- a. An outline of the City approval process (City review, public notification, Planning Commission approval, plans on record, etc.).
 - b. Confirmation that existing public services (sewer, water, storm drain, etc.) to adjacent property owners will not be affected by the proposed development.
 - c. Confirmation that the proposed development shall accept the conveyance of any existing offsite drainage.
51. **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.
52. **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.
53. **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.
54. **Stormwater Mitigation:** Prior to issuance of the grading permit Applicant/Developer shall develop and obtain the City approval of the final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed project. The project involves a Significant Redevelopment that adds or replaces 5,000 or more square feet of impervious surface. The project 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
 - c. Treatment Control BMPs

Applicant/Developer shall utilize the County of Los Angeles Department of Public Works Low Impact Development Standards Manual (published February 2014) as a guidance document for the design of applicable Best Management Practices (BMPs) proposed for the project and for the elements that are required to be included in the

SUSMP. (Important note: If drywells are proposed as stormwater BMPs, only the circular/bottom area of the wells may be considered in the calculations.)

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. The site geotechnical investigations shall comply with the Los Angeles County Guidelines GS200.1, 6/30/2021 Revision.

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/>.

The project involves soil-disturbing activities in excess of 1 acre; therefore Applicant/Developer shall apply for a State General Construction Permit (CGP/SWPPP) and list the WDID number on the grading plans.

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.

55. **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 is responsible for the construction thereof:
- a. Removal of all existing driveway approaches, total of five (5):
 - i. One (1) on Grove Street
 - ii. One (1) on Drake Street
 - iii. Three (3) on Garey Avenue
 - b. Two (2) new driveway approaches, one each on Grove and Drake Streets, per City standards and ADA requirements.
 - i. Unobstructed visibility (line of sight) shall be ensured at all intersections and driveways along the project boundaries.
 - ii. No obstructions taller than 30 inches are allowed within the visibility triangles and within the sight distance restricted areas.
 - c. Two (2) new curb extensions (bulb-outs) shall be constructed, one at the northwest corner of Garey Avenue and Grove Street, and one at the southwest corner of Garey Avenue and Drake Street. The curb extensions shall include directional curb ramps for each crossing and comply with ADA and City

Standards. Existing drainage patterns shall be maintained to the greatest extent feasible. Any impacts to drainage resulting from the new curb extensions shall be mitigated through appropriate design measures.

- d. New sidewalk, curb and gutter along Garey Avenue, Grove Street, and Drake Street property frontages, per City standards and ADA requirements:
 - i. Replace existing driveway approaches proposed for removal.
 - ii. Replace any/all cracked and damaged sections of the existing sidewalk, curb and gutter.
 - iii. Full-width sidewalk with tree wells shall be installed along Grove Street and Drake Street lot frontages per the “Neighborhood Streets” requirements of the Pomona Corridor Specific Plan.
- e. The existing mid-block raised median left turn pocket shall be closed and replaced with a continuous, raised landscaped/hardscaped median, to match existing.
- f. In the event that project-related hardscape, wet and/or dry utility pavement cuts are needed along the Grove Street, Garey Avenue, and Drake Street property frontages, ARHM (Asphalt Rubberized Hot Mix) overlay paving shall be constructed in accordance with City standard A-26-02, followed by restriping to match existing, and as listed below:
 - i. Garey Avenue – Full street-width repaving is required for the area corresponding to the section of the proposed raised median and of the intersection with Grove Street.
 - ii. Drake Street – Due to the current poor condition of the street pavement, a core sample analysis is necessary; based on the results, and if the cold planing process is not supported due to the reduced thickness of the existing Asphalt Concrete layer, full-depth repaving is required along the lot frontage and over the entire street width.
 - iii. Grove Street – Under paving moratorium conditions until summer of 2028.
- g. 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 areas will be along Garey Avenue property frontage and along Drake and Grove Streets, between Garey Avenue and Thompson Creek, to ensure the roadway illumination design meets the IES RP-8 requirements and the Pomona Corridors Specific Plan – City Gateway

Segment requirements, for vehicles and pedestrians.

- i. The Owner is responsible for compliance (design and installation) with all mitigation measures, including all upgrades to LED luminaires, along the lot boundaries.
 - ii. If more than three new streetlights are deemed necessary, a separate public street lighting plan is required.
- h. Site runoff shall be intercepted on-site and directed to the public storm drain system and shall be designed and constructed in compliance with City Standards. Stormwater sheet flow over the driveway approach is prohibited.
- i. Street Landscaping shall be designed, installed, and maintained in accordance with Pomona's Urban Forestry Manual and the Pomona Corridors Specific Plan (CSP), and as specified below:
 - i. Garey Avenue – Landscaping shall follow the “City Gateway Segment” requirements of the CSP. Existing dead trees or empty tree wells shall be replanted.
 - ii. Drake Street and Grove Street – New trees shall be installed per the “Neighborhood Streets” requirements of the CSP.
 - iii. Landscaping along streets and driveways shall comply with the City Standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added to the public street improvement plan.
 - iv. Landscaping in the public right-of-way 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 improvement plan.
- j. Existing and proposed sewer, water and storm drain infrastructure, including laterals.
- k. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries and a note to this effect shall be added to the public street improvement plan.
- l. All electrical power and data lines proposed to be installed for the new development 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.

56. Traffic:

- a. Pedestrian improvements at Garey Avenue and Grove Street:
 - i. New traffic signal upgrade at the northwest corner of Garey Avenue and Grove Street by replacing both existing 1A with Type 15TS poles.
 - ii. Upgrade existing push buttons to Accessible Pedestrian Signals (APS) for Garey Avenue and Grove Street.
 - iii. Upgrade the existing traffic signal controller to enable Lead Pedestrian Interval (LPI).
- b. Pedestrian Improvements at Garey Avenue and Drake Street:
 - i. Install a new high-visibility crosswalk for the south leg, including necessary signal equipment (i.e. ped head, wiring, conduits, and push buttons) to enable this pedestrian phase.
 - ii. Upgrade all existing crosswalks to high-visibility crosswalks.
 - iii. Upgrade existing push buttons to Accessible Pedestrian Signals (APS) for Garey Avenue and Drake Street.
 - iv. Upgrade the existing traffic signal controller to enable Lead Pedestrian Interval (LPI).
- c. Traffic Calming Measures for potential neighborhood cut-through traffic:
 - i. Install three speed humps with appropriate signage and markings, per City Standard A-35-11, on Drake Street between Garey Avenue and Covecrest Way, subject to review of the Los Angeles County Fire Department [LACFD]. If determined infeasible by LACFD prior to the first Certificate of Occupancy, install two (2) AC-powered speed radar feedback signs on Drake Street. Additional paving requirements along Drake Street to be determined by City Engineer.
 - ii. Install three speed humps with appropriate signage and markings, per City Standard A-35-11, on Grove Street between Gladstone Street and Shasta Street, subject to review of LACFD. If determined infeasible by LACFD prior to the first Certificate of Occupancy, install two (2) AC-powered speed radar feedback signs on Grove Street.
 - iii. Install two (2) AC-powered speed radar feedback signs on Garey Avenue.

- d. Parking Management Plan (PMP) to minimize overflow of on-street parking:
 - i. Prepare and submit to the City for review and approval.
 - ii. Implement recommendations from the PMP.

57. 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.

58. Existing Public Utilities:

- a. Applicant/Developer shall identify all existing City utilities that may conflict with the proposed development and submit utility 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.

59. Fees and Taxes: Prior to the issuance of the first Certificate of Occupancy, Applicant/Developer is responsible for the payment of:

- a. Connection fees for water, sewer, and storm drain, and shall submit proof of payment of the Los Angeles County Sanitation District fees.
- b. Impact fees for traffic signals and control devices, road and highway improvements, public safety improvements, and parks.
- c. Development tax.

60. LLMD: Owner is responsible for 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 (LLMD). The Owner shall disclose to any future buyers that the property is within the LLMD and is subject to annual special taxes.

61. 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.

62. 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 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.

63. USPS: Prior to the issuance of the first 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 Permit

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

64. Bonds: Prior to the approval of the final map or the issuance of 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 approaches, curb, gutter, sidewalk, street paving, sewer, water, storm drain, streetlights, raised street median (landscaping and hardscape to match existing) and undergrounding improvements.

65. Insurance: Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:

- a. Commercial General Liability, with City of Pomona as additional insured.
- b. Automobile Liability, with City of Pomona as additional insured.

c. Worker's Compensation as required by the State of California.

66. **Business License Fees:** Permittee shall pay fees associated with and possess a City of Pomona Business License.

67. **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

68. Solid waste recycling and organics services are to be provided by the City's approved commercial solid waste non-exclusive franchise hauler.

69. Demonstrate on the site plan that each unit can accommodate the following requirements:

- i) For 3101-3191 N. Garey Avenue, the City's approved commercial solid waste non-exclusive franchise hauler will service one 90-gallon barrel for trash / one 90-gallon barrel for recycle and one 30-gallon organic barrel for the SB1383 requirement for each unit. Hauler will adjust if needed.

WATER RESOURCES DEPARTMENT

Water

70. The site is within the City of Pomona's water service area, Hydraulic Zone 9.

71. The following water mains are in the immediate vicinity of the project:

- a. There is an existing 6-inch City AC water main located on the west side of N Garey Avenue (City Drawing No. CO-1426).
- b. There is an existing 8-inch City AC water main located on the north side of W Grove St (City Drawing No. CO-1703).
- c. There is an existing 6-inch City AC water main located within a private drive immediately west of the subject property on the south side (City Drawing No. CO-2223).
- d. There is an existing 8-inch City AC water main located within a private drive immediately west of the subject property on the north side (City Drawing No. CO-2735).

72. There are six existing water services consisting of a 1" service with 5/8" meter, one 1 1/2" meter, three 2-inch (2") water meters serving the property, and a 6" DCDA. The existing water services may be reused to serve the new development, provided it has adequate backflow prevention. Contact WRD Quality at 909-620-2248 regarding backflow requirements. For information regarding water service and connection fees contact WRD Engineering at 909-620-2283 or by email wrd_engineering@pomona.gov
73. There is an existing water sampling point station (DS24 3161 N Garey Avenue) that is within the project property. The sampling station shall be relocated within the public right-of-way per City of Pomona Water Standards at location directed by City Water Quality section.
74. The preliminary utility plan shows the project being served via an above-ground domestic water meter(s), it shall be located within a security cage per City Standard Drawings 13A through 13C on private property. A minimum easement of 15 feet in width and 10 feet in depth will be required on private property for all new public fire hydrants, Double Check Detector Assembly (DCDA) backflow prevention assemblies, and above-ground master water meters. **The preliminary utility plan, site plan, and Vesting Tract Map does not delineate these minimum width easements for these devices or provide geotechnical resultant building force calculations (refer to Item 13 for more information).** Prior to final recordation, these easements must be accurately depicted on the tract map and referenced in the water improvement plan
75. Any existing domestic service that is not to be reused shall be cut, capped, and abandoned in coordination with WRD. The preliminary Utility Plan shall be revised to identify all existing water services to be abandoned or reused for the project.
76. Static water pressure at the site is approximated at 59 psi at an elevation of 1138 feet. A fire hydrant flow test may be requested via the Public Works Department to verify water pressure.
77. There are four existing fire hydrants along the perimeter of the property – one at the southwest corner of the property, two along N Garey Avenue, and one at the northeast corner 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. Domestic water service(s) shall be separate from fire and irrigation services, shall be sized in accordance with the California Plumbing Code, and shall be installed per City Standard Drawings.
80. Contact the Los Angeles County Fire Department (LACoFD) to determine the required fire flow for the property, the necessary location and number of fire hydrants, and any fire sprinkler system requirements. Provide a copy of the official Fire Department conditions and requirements to WRD concurrently with the water plan submittal.
81. As required by LACoFD, new 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.
82. Backflow devices shall be low-lead (0.25%), testable, 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 water meter. Residential (1" or smaller) services to homes with fire sprinklers shall be equipped with a dual check (DC) for backflow protection (Watts Series LF07S).
 - Irrigation water services shall be equipped with an RPBA downstream of the water meter.
 - Fire protection services shall be equipped with a double check detector assembly (DCDA) per City Standard Drawing 14.

Backflow devices shall be installed on private property as close as practicable to the water meter, water connection, and/or public right-of-way. This shall also be shown on the Water Development plan.
83. The required horizontal separation from the proposed building foundation edge shall be determined based on geotechnical resultant building force calculations. These calculations shall be wet or electronically stamped and signed by a licensed State of California civil engineer. Soils data shall at a minimum include the class, type, bearing capacity, for the development area. These calculations are required to document the structural forces and their associated geotechnical resultant active earth pressure that may detrimentally affect the structural integrity of the existing main. These calculations must be submitted to the WRD as an attachment to the building plan structural calculations.

- The site plan shall be revised to show the required horizontal separation from all proposed building foundations.
84. Concurrent with the submittal of grading and/or building plans, the Applicant/Developer shall submit public water improvement plans that incorporate the aforementioned items. The Applicant/Developer is responsible for the design and construction of these improvements. The water improvement plan must be prepared and stamped by a Professional Civil Engineer registered in the State of California and shall include, but not be limited to, water main extensions, new service connections, meter installations, and backflow prevention devices. Detailed connection points to the existing water main(s) must be clearly shown. The water improvement plan shall be submitted for review in conjunction with the hydraulic analysis. Details for any proposed private water lines on the property should also be included for context.
 85. Prior to the issuance of any building permits or the approval of the water improvement plan, whichever occurs first, the Applicant/Developer shall post surety bonds guaranteeing the completion of all public water improvements
 86. 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

87. The site is within the City of Pomona's wastewater service area.
88. There is an existing 8-inch City VCP wastewater main located in an easement along the western edge of the properties and extending to the southern-most property line (City Drawing No. FB-974). The preliminary utility plan shows this sewer main to be rerouted, the existing lateral that serves the development to the north east shall be detoured during construction. 15-foot easement will be required for new public sewer main, public sewer laterals, public cleanouts, and public manholes on private property. Prior to Certificate of Occupancy application, a license agreement will need to be in place for any private utilities crossing public utility and easement.
89. There is an existing 8-inch AC wastewater main located along the western edge of N Garey Avenue (City Drawing No. FB-441).
90. There are multiple existing sewer laterals serving the property. Any existing sewer laterals serving the property that are not to be reused shall be cut and capped as close to the sewer main as practicable and no more than five feet (5') from the main. The project

- is entitled to two (2) lateral connections per building to the public system. Additional private laterals are allowed provided it can be shown that the entire project flow cannot be served by two laterals that are sized per the Uniform Plumbing Code.
91. Construction of sewer mains shall be prohibited in the following locations, unless approval of specific written deviations is obtained from the Water Resources Director and situations are mitigated with engineered solutions: under structures, within ten (10) feet of trees or shrubs that mature naturally to a height of over three (3) feet, within medians, under sidewalks, parallel to railroad alignments unless a separate easement with access is acquired, inaccessible areas, within fifteen (15) feet of buildings, near the outlet of any storm drain catch basins and within ten (10) feet of a public water main.
 92. Sewer main and lateral separation distances from water mains and services shall comply with the requirements of California Code of Regulations (CCR), Title 22.
 93. Installation, maintenance, and repair of the service laterals and connections are the responsibility of the property owner served per Pomona Municipal Code, Section 62-399.
 94. Calculations for expected wastewater flows from the building shall be used to properly size the sewer main and sewer lateral(s) to serve the site and shall be submitted to WRD for review and acceptance. A sewer discharge flow study is required for this development. The sewer study shall calculate the new sewer demand and cumulative impact on the existing downstream system to verify that the existing infrastructure can accommodate the discharge rate, given the size, capacity, and age of the existing system. This study must include water discharge calculations based on fixture units and a metered flow monitoring field test (at locations approved by WRD) to determine the existing sewer system's available capacity. The methodology and assumptions used in the flow calculations and study shall be clearly documented.
 95. Concurrent with the submittal of the grading/building plans, Applicant/Developer shall submit public and private sewer improvement plans to include the above items and is responsible for the construction thereof. A civil plan for the proposed sewer improvements will be required and must be prepared by a Professional Engineer registered in the State of California. The sewer plan shall include plan and profile for proposed public sewer main(s) and lateral(s) with details for proposed connection(s) to the existing sewer main. Details for any proposed private sewer lines on the property should also be included for context. The sewer improvement plan shall be submitted for review in conjunction with the sewer flow study. A private easement will be required for the proposed sewer lateral crossing over the adjacent property as shown on Sheet 7 of the preliminary utility plan. This private easement shall also be submitted prior to the approval of the public sewer improvement plan.

96. Prior to the issuance of building permits or the approval of the sewer improvement plan, whichever occurs first, Applicant/Developer shall post surety bonds for all required public sewer improvements. The amount and terms of the surety bonds shall be as determined by the City/WRD.

Stormwater

97. There are existing catch basins along N Garey Avenue that connect to a perforated pipe in the center of N Garey Avenue for localized stormwater infiltration in the public right-of-way.
98. A civil plan for any proposed stormwater connections and improvements to City Storm Water will be required and must be prepared by a Professional Engineer registered in the State of California. The stormwater plan shall include plan and profile for proposed public stormwater main with details for proposed connection(s) to the existing stormwater main.
99. 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

100. The Final Map shall be submitted to the Land Development Unit for review and The Fire Department's Land Development Unit has approved the Fire Apparatus Access Roads as shown on the Tentative Map/site plan in compliance with the County of Los Angeles Fire Code.
101. 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.
102. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract/Parcel).
103. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.

104. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access, including emergency providers. A digital copy of the agreement shall be submitted to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be provided through EPIC-LA in the project's Final Map plan number.
105. Prior Final Map recordation, provide the public fire hydrant improvement plans. the Submittal shall be provided through EPIC-LA in the project's Final Map or Water Plan number.
106. 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
107. Install 2 new public fire hydrants. The required fire flow for the public fire hydrants is 2500 gpm at 20 psi residual pressure for 2 hours. Location as indicated on the tentative map.
108. Install 3 private on-site fire hydrants. The required fire flow for the private on-site fire hydrants is 2500 gpm at 20 psi residual pressure for 2 hours. Location as indicated on the tentative map.
109. All on-site fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour-rate 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.

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

APPROVED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2025

MARCOS MOLINA
PLANNING COMMISSION CHAIRPERSON

ATTEST:

GEOFFREY STARNES
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

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.