

PC RESOLUTION NO. 25-017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 84344 (TRACTMAP-001798-2024) FOR CONDOMINIUM PURPOSES IN ASSOCIATION WITH THE DEVELOPMENT OF 16 RESIDENTIAL UNITS AND ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 1061 E. PHILLIPS BOULEVARD (ASSESSOR'S PARCEL NUMBERS: 8327-001-032, 8327-001-033)

WHEREAS, the applicant, Jonathan Ko, has submitted an application for a Tentative Tract Map (TRACTMAP-001798-2024) for condominium purposes on a property located at 1061 E. Phillips Boulevard (Assessor's Parcel Numbers: 8327-001-032, 8327-001-033);

WHEREAS, the subject property is located within the Neighborhood Edge District 2 zoning district and the SB 330 Overlay zoning district;

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

WHEREAS, the subject property has a General Plan Transect Zone designation of "T4-B" allowing up to 30 dwelling units per acre and a maximum height of 2.5 floors;

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 Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on December 10, 2025, concerning the requested Tentative Tract Map (TRACTMAP-001798-2024); and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California:

SECTION 1. In compliance with the California Environmental Quality Act (CEQA) guidelines, the Zoning Administrator has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects

upon the environment; and the site can adequately be served by all required utilities and public services. Therefore, no further action is required.

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. Pursuant to Section 66474 of the California Government Code (Subdivision Map Act) and the City's Subdivision Ordinance, the Planning Commission must make seven findings in order to approve Tentative Tract Map No. 84344 (TRACTMAP-001798-2024. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *The proposed tentative tract map is consistent with the general plan and applicable specific plan.*

The project site has a General Plan Place Type designation of "Residential Neighborhood". The proposed project is consistent with General Plan Goals 6G.G3, *Improve neighborhoods exhibiting substandard conditions and declining private reinvestment*, Goal 6G.G6, *Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections*, Goal 6G.G7, *Promote attractive community character as viewed from public streets, while providing adequate buffer areas between homes and heavily traveled roads*, 6G.G8, *Ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods*.

The proposed project is consistent with the listed General Plan goals in that the applicant is utilizing a long-standing vacant lot with a development that fits into the residential scheme of the surrounding neighborhood while also producing a residential product capable of meeting required design elements crafted to improve public health and quality of life for new and existing residents. Some example of elements capable of achieving those goals include uninterrupted, pedestrian-only paths of travel from the right-of-way into and through the site that capable of reducing interactions between moving vehicles and persons, permanent and temporary bike-parking amenities that will encourage the use of alternative modes to and from the site using the adjacent dedicated bike lanes along E. Phillips Blvd., a reduced building setback from the front property line that will assist with "eyes on the street" that will assist with public safety, and landscaping along the building frontage with required trees that will aid in creating an attractive element to the neighborhood while also improve shade canopy along the adjacent sidewalk. Additional measures were also incorporated to ensure

that residents of the development have sufficient shade amenities which include shade canopies within the interior courtyard and shade awnings for private open spaces located on upper floors of the development.

2. *The design or improvement of the proposed subdivision is consistent with the general plan and applicable specific plan.*

The design and improvements of the proposed subdivision are consistent with the General Plan in that on-site improvements, such as driveways, sidewalks and drainage facilities will be designed and constructed in accordance with City standards. In addition, the project design, which is intended for multiple-family residential development, provides for satisfactory pedestrian and vehicular circulation.

3. *The site is physically suitable for the type of development.*

The site is physically suitable for the type of development proposed in that the property is relatively flat and approximately 0.47 acres in area. The proposed development, which includes 16 residential units as well as associated on-site and off-site improvements, meets the applicable development standards of the Neighborhood Edge District 2 of the Pomona Zoning and Development Code. Further, the site is relatively flat which will allow for minimal grading and compatible building pad heights with adjacent properties surrounding the site.

4. *The site is physically suitable for the proposed density of development.*

The site is physically suitable to accommodate the proposed density resulting from the subdivision. The tentative tract map proposes 16 dwelling units on a 0.47 acre property which results in a density of approximately 34 units/acre. This density is slightly over the City's General Plan Transect Zone of T-4 that allows a maximum density of 30 units/acre, however, the project is able to accommodate all required amenities consistent with applicable City codes that will ensure no negative impacts to public health.

5. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed subdivision will comply with the policies and regulations of the Pomona City Code and General Plan and will not cause substantial environmental damage or injure wildlife as the project site is in an urbanized area surrounded by existing development on all sides of the site. Additionally, the site itself is vacant and solely consists of drying vegetations composed of weeds and loose dirt and gravel. Furthermore, the subject site is not

located within the areas identified in the General Plan as special status for species habitat. The proposed project is also required to comply with the policies and regulations of the Pomona City Code and General Plan and with all local or regional plans, policies, regulations, and any requirements by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Based on these factors, the proposed subdivision will not cause substantial environmental damage or injure wildlife or their habitat.

6. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The design of the subdivision and the type of improvements are not likely to cause serious problems to public health because the building and infrastructure improvements shall be constructed to conform to all City standards. The adopted City standards relating to the Uniform Building Code and Grading Code are designed to protect the public health and welfare and have been approved by the City.

7. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Tentative Tract Map No. 84344 (TRACTMAP-001798-2024) 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 conditional use permit or any portion thereof:

DEVELOPMENT SERVICES DEPARTMENT – 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 Planning Commission on December 10, 2025, and as illustrated in the stamped approved plans dated December 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 or their designee.

2. **Approval Period and Time Extension.** The approval of the Tentative Tract Map shall lapse and become void if the privilege authorized is not utilized within two (2) years from the date of this approval or December 10, 2027, in accordance with Pomona Subdivision Ordinance section 29-49, et seq. The Planning Commission may extend this period not to exceed an aggregate of three years upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
3. **Appeals.** The project is subject to a twenty (20) calendar day appeal period beginning from the date of action by the approving body. During the appeal period, written appeals may be filed with the City Clerk by one or more city councilmembers, by the applicant, or by any person owning property within four hundred feet of the exterior boundaries of the applicant's property.
4. **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.
5. **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.

6. Recordation of CC&Rs. Conditions, Covenants, and Restrictions (CC&Rs) shall be recorded for this project prior to the issuance of “Certificate of Occupancies” for the dwellings and prior to the sale of any lot or dwelling. At a minimum, the CC&R's shall include provisions that 1) establish a Homeowner's Association (HOA), 2) incorporate conditions 1,4,5, of this Tentative Tract Map and 3) provide reciprocal access easements and facilitate the use and maintenance of the common areas. The CC&Rs shall be submitted to the Planning Division for review prior to the issuance of building permits. The Applicant shall be responsible for the reimbursement of fees incurred for the City Attorney to review the CC&R's.
7. Conditions of Approvals on Plans. Prior to plan check submittal, the applicant shall include all conditions of approval from PC Resolution No. 25-017 on the title sheet of the construction documents.
8. Compliance with Subdivision Design/Map Standards. The final map shall include evidence of compliance with the applicable requirements of *Section 1010. Subdivision Design Standards* and *Section 1020. Subdivision Map Standards* of the PZDC.
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. All utilities and mechanical equipment shall be screened from view from the public rights-of-way with fencing material to the satisfaction of the Planning Manager. 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. 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.
11. Fence and Wall Material. All perimeter walls proposed in the Fence and Wall plan shall utilize split-face decorative block with decorative caps.
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.

13. 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.
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 Zoning Administrator or their designee.
15. Site Wide Landscaping. In conjunction with Planning Condition of Approval #13, the following conditions of approval apply to the site's final landscaping plan:
 - a. Artificial turf and any other material intended to imitate live vegetation is prohibited.
 - b. 60% of the site's total proposed plantings shall consist of native plant species.
 - c. All proposed native plants must be identified as historically occurring species of the Pomona region as identified by the California Native Plant Society (calscape.org).
 - d. The replacement of native plant species with non-native species shall be prohibited.
 - e. The replacement of any dead or diseased plantings must be replaced with a planting that corresponds with the removed plant type (as defined in section 620.F.3.d).
16. 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.
 - a. 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.
 - b. 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.
 - c. 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.

a. 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. 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.

17. Inclusionary Housing Program. The applicant shall comply with City of Pomona Ordinance No. 4295, pertaining to Inclusionary Housing.
18. Affordable Housing Agreement. An Affordable Housing Agreement in a form approved by the City must be recorded against Inclusionary Units or the Residential Development in its entirety, as deemed appropriate by the City Manager in consultation with the City Attorney, prior to the issuance of any building permit for the project. The project will consist of three (3) units that shall be reserved for moderate-income households with affordable sales prices within 80% - 120% of Area Median Income, as those prices are determined by the California Tax Credit Allocation Commission.
19. Noise During Construction Activity. During demolition, grading, site development, and/or construction, all requirements of the Pomona Zoning Ordinance and Municipal Code, including the noise provisions, shall be adhered to. All activities including truck deliveries associated with construction and grading will be limited to Monday through Saturday, between 7:00 a.m. and 8:00 p.m., and provided the noise level created by such activities do not exceed the noise standard of 65 dB(A) plus the limits specified in section 18-311(b) as measured on residential property and any vibration created does not endanger the public

health, welfare, and safety.

20. Noise and Vibration, General. There shall be no activity conducted on the subject site that exceeds the noise and vibration parameters of Pomona City Code Section 18-301, et seq., and City Council Ordinance No. 3939 at any time, or such other ordinance enacted related to noise and vibration.
21. Maintenance During Construction. The property, including all construction areas, shall be kept clean at all times prior to, during, and after construction.
22. Maintenance During Operations. The property owner shall provide regular maintenance and cleaning of all exterior walkways, patios, canopies, sidewalks, and landscaped parkways in compliance with Pomona City Code 62-351.
23. Maintenance of Private Balconies. The private balcony areas shall be kept free and clear of any unnecessary debris and maintained in an orderly fashion at all times.
24. Maintenance of Landscaping. All landscaping shall be maintained in a neat and clean manner, and in conformance with the stamped approved plans associated with this project.
25. Removal of Graffiti. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti shall substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Zoning Administrator or their designee.
26. 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.
27. 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:
 - (1) 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.

- (2) 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.
 - (3) 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.
 - (4) All dirt/soil shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
 - (5) All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - (6) General contractors shall maintain and operate construction equipment to minimize exhaust emissions.
 - (7) 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 2022 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.
28. 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.

- b. Nesting Bird Survey. As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as March 1 through August 31 (as early as January 1 for some raptors). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, demolition activities, and grading. If no nesting birds are detected during surveys, then construction-related activities may proceed. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Buffers may be as large as 300 feet (500 feet for raptors) or as determined by the qualified biologist. The biologist shall act as monitor to determine when the nest is no longer active and remove the avoidance buffer.

29. Cultural Resources Conditions.

- a. Donation Of Paleontological or Archaeological Findings. In the event scientifically valuable paleontological or archaeological materials are identified on the subject site, those materials shall be donated to a responsible public or private institution with a suitable repository, located within Pomona, or Los Angeles County, whenever possible.
- b. Procedures If Buried Cultural Materials Encountered. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:
 - i) Historic artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
 - ii) Historic structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
 - iii) Prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates; ground stone artifacts, including mortars, pestles, and grinding slabs;
 - iv) Dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, ground stone, and fire affected rocks.

30. Procedures If Human Remains Encountered. If human remains are encountered, State Health

and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

BUILDING AND SAFETY DEPARTMENT

31. Undergrounding of utility facilities is required. (PMC 62-31).
32. 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).
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. Project must comply with **EV Charging** requirements as designated on the California Green Building Standards. Section 5.106.5.3.

39. Project must comply with **Grading and Paving** requirements designated on the California Green Building Standards. Section 5.106.10. These include the following:
 - i) Swales
 - ii) Water collection and disposal systems.
 - iii) French drains.
 - iv) Water retention gardens.
 - v) Other measures which keep surface water away from buildings and aid in ground water recharge.
 - vi) Exception: Additions and alternations not altering the drainage path.
40. 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.
41. Demolition permits will be issued upon completion of the following conditions:
 - i) AQMD testing and abatement of asbestos contain materials must be completed prior to the issuance of demolition permit. Proof required.
 - ii) Erosion control plan must be prepared by a licensed professional and must be submitted for plan review prior to any work.
42. 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.
43. Building Department comments and conditions are subject to plan. Comments are based on information provided.
44. Fence and wall plan shall be required.

PUBLIC WORKS DEPARTMENT

Tract Map Requirements

45. The development's tentative tract map 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, whichever occurs first, to guarantee the construction of all public improvements for the proposed subdivision.
46. Tentative Tract Map shall conform to the requirements of the Subdivision Map Act and to City Ordinance No. 4345.

47. All existing easements (water, storm drain and sewer lines, ingress/egress, ADA traveled ways, etc.) proposed to be maintained or vacated, and all new easements must be clearly shown on the tentative and final parcel map. Prior to recordation of the tract map, the Applicant/Developer shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of property. Any omission or misrepresentation of these documents may require the final map to be resubmitted for further consideration.
48. Provide copies of all recorded instruments referenced in the easements section pertaining to the project's legal description.
49. Prior to the tract map approval, the Title Company must submit a Final Subdivision Guarantee to the Public Works Engineering Division.
50. 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/Land Surveyor of record within one year of the tract map recordation; adequate monumentation bond is required prior to the tract map approval.
51. The final map shall be recorded prior to the issuance of building permits to reflect lot lines, easements, and Fire Department access. An e-copy of the recorded final map shall be submitted to the Public Works Engineering Department.

Improvement Plans Requirement

52. Applicant/Developer shall submit the **grading, drainage and erosion control plans** for review and approval by the Public Works, Planning and Building and Safety Departments.
 - a. The plans shall be a minimum of 1" = 10' scale to clearly show all the details; the plans shall be submitted on 24" x 36" sheet size with a standard City title block.
 - b. One-foot topographic contours of the site must extend a minimum of 15 feet beyond the boundary lines.
 - c. The plans shall include sufficient cross sections to show all block wall locations, parkway width and all permanent facilities that might require maintenance and access easements.
 - d. Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.
 - e. No stormwater sheet flow over the proposed driveway approach is allowed.

53. Prior to issuance of the grading permit the Applicant/Developer shall submit **written notifications to the neighboring (non-City) property owners** as indicated on the Planning Commission [PC] 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, PC approvals, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.
54. 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.
55. 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.
56. 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.
57. The project involves a New Development that creates 10,000 square feet or more 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. Prior to issuance of the grading permit, the Applicant/Developer shall develop and obtain City approval of the final **Standard Urban Stormwater Mitigation Plan (SUSMP)** for the proposed project, in accordance with the City of Pomona's LID Ordinance, the City of Pomona's Green Streets Policy and the Los Angeles Region NPDES MS4 Permit No. CAS004004, Order No. R4-2021-0105, which includes:
 - a. Site Design BMPs;
 - b. Source Control BMPs; and
 - c. Treatment Control BMPs.

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

Prior to issuance of the grading permit Applicant/Developer shall implement stormwater Good Housekeeping Best Management Practices [BMPs] for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy.

58. Concurrently with the submittal of the grading/building plans, Applicant/Developer shall submit **public street improvement plans** to include the following items and is responsible for the construction thereof:
- a. One (1) new driveway approach on Phillips Boulevard, per City standards (A-27-10 Type II) and ADA requirements. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries.
 - i. *No obstructions (block walls, monument signs, etc.) taller than 30 inches are allowed within the 10'x10' visibility triangles and within the sight distance restricted areas.*
 - ii. Minimum clearances shall be maintained from the edges of driveway approach to all utilities, per City Standard A-27-10.
 - b. New sidewalk, curb and gutter per City standards, to replace the existing driveway approach proposed for removal and any/all damaged cracked and uplifted sections along the lot frontage.
 - c. Site runoff shall be intercepted on site and directed to the public storm drain system by use of parkway drains designed and built in compliance with the City standards. Stormwater sheet flow over the driveway approach is not allowed.
 - d. Removal of the existing chain-link fence installed along the property frontage, as it encroaches in the public right-of-way.
 - e. Based on the project related hardscape, wet and/or dry utility pavement cuts, Asphalt Rubberized Hot Mix (ARHM) overlay paving shall occur in accordance with the City standard A-26-02, along the entire lot frontage and over the street width.
 - f. Streetlights: To address site access safety and required City standard upgrades, a **lighting analysis** must be prepared and submitted to the PW Department for review

and approval. The study areas will be along Phillips Boulevard, between San Antonio and Mountain View Avenues, to ensure the roadway illumination design meets the IES RP-8 requirements for vehicles and pedestrians. The owner is responsible for the compliance (design & installation) with all mitigation measures, along the property frontage.

- g. The parkway landscaping along Phillips Boulevard lot frontage:
 - i. Shall be designed to comply with The City standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added to the site plan.
 - ii. Shall be maintained by the property owner, as required by the City's Municipal Code Section 46-496 and a note to this effect shall be added to the site plan.
 - h. Existing and proposed sewer, water and storm drain infrastructure, including laterals and easements.
 - i. 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.
 - j. 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.
 - k. Undergrounding all existing and proposed overhead utility lines located along the 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.
 - l. 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.
59. The demolition or relocation of all public improvements (streetlights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project construction must be coordinated and agreed upon by the appropriate City departments, shall be designed per City standards and applicable ADA requirements, and must be reviewed and approved by the Engineering Division of the Public Works Department.
60. Applicant/Developer shall identify the existence of all City utilities that may conflict with the development and submit protection measures to the City Engineer for those City utilities.

61. If future placement of permanent structures conflicts with location of existing public utilities (water, sewer and storm drain), then improvement plans proposing the relocation or abandonment of identified utilities must be submitted, reviewed and accepted by the Public Works Department. No public utility infrastructure shall be removed or modified as part of the onsite demolition plan approved by the Building and Safety Department.
62. **Traffic:** Install red curbs along the entire Phillips Boulevard property frontage as needed, to meet the sight distance requirements per City Standard No. A-34-11.
63. 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 make proof of payment of the **Los Angeles County Sanitation District fees** associated with the proposed development.
64. 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.
65. Prior to issuance of the Certificate of Occupancy, Applicant/Developer is responsible for paying the project's **development tax fee**.
66. The 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 the public right-of-way areas with dimensions.
67. 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.

68. Prior to the issuance of the Certificate of Occupancy Applicant/Developer is responsible for the project's compliance with the USPS Delivery Growth Management Program; related information is available at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm>

Public Works Improvements Permit

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

69. **Prior to the approval of the final map, or the issuance of the building or public improvements permits, whichever occurs first, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: water, sewer, storm drains, street paving and striping, curb and gutter, sidewalk, parkway landscaping, street lighting, traffic improvements and undergrounding of utilities.**
70. 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.

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

Changes and additions to the proposed work, including but not limited to detail plans for street improvement work, water plans and/or other work associated with this project and due to developer's or City's request shall require additional conditions to be completed by the Applicant/Developer.

WATER RESOURCES DEPARTMENT

72. The site is within the City of Pomona's water service area.
73. There is an existing 12-inch City ACP water main located on the south side of E. Phillips Blvd (City Drawing No. 1825).
74. There is an abandoned 4-inch City STLP water main located on the north side of E. Phillips Blvd.

75. The property currently has two existing water services and meters. The preliminary grading plan indicates that the existing services and meters will be abandoned and a new 2" water service, 1" irrigation, and fire hydrant is proposed.
76. Static water pressure at the site is approximated at 60 psi at an elevation of 830 feet. A fire hydrant flow test may be requested via the Public Works Department to verify water pressure.
77. There is an existing fire hydrant 144 feet away from the southeast corner of the property.
78. To ensure the City's existing water infrastructure can meet the projected water demand of the proposed improvements, a hydraulic analysis is required. This analysis must include calculation for domestic, irrigation, and fire flow demands, which shall be submitted to WRD for review.
79. Water meters up to two inches (2") in size shall be installed on public property by the City. Water meters three inches (3") and larger shall be installed on private property by the Contractor. Contact WRD at 909-620-2283 or wrd.engineering@pomona.gov for information regarding water and meter installation fees.
80. 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.
81. As required by LACoFD, new public fire hydrants shall be installed per City Standard Drawing 2 and 2A and shall be located at least five feet (5') from new or existing driveways and parking stalls.
82. Backflow Devices shall be testable, low-lead (<0.25%), and identified on the "USC List of Approved Backflow Prevention Assemblies". Product information (manufacturer, model, size) shall be supplied to water WRD prior to installation. Backflow devices are required as follows:
 - i) Domestic water services shall be equipped with a reduced pressure principle backflow assembly (RPBA) downstream of the meter.
 - ii) Irrigation water services shall be equipped with an RPBA downstream of the meter.
 - iii) Fire protection services shall be equipped with a double check detector assembly (DCDA) per City Standard Drawing 14.
83. For DCDA backflow assemblies and water meters 3 inches in diameter or larger located

on private property, a 15-foot wide easement with a 10-foot depth will be necessary.

84. A civil plan for the proposed public 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.
85. 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.

Stormwater

86. Calculations for stormwater discharge rates to public infrastructure / right-of-way shall be provided for the proposed development.

Wastewater

87. The site is within the City of Pomona's wastewater service area.
88. There is an existing 21-inch Los Angeles County Sanitation District RCP wastewater main located in the north side of E. Phillips Blvd. (County Drawing No. 21P13-14). Any connection to LACSD wastewater main will require separate review and approval.
89. There is an existing 10-inch City VCP wastewater main located on the south side of E. Phillips Blvd (City Drawing No. SEW270). The preliminary grading plan indicates the abandonment of the existing 4-inch sewer lateral and a proposed 6-inch sewer lateral. Provide an analysis demonstrating that the proposed 6-inch lateral is adequately sized to accommodate the projected sewer flows from the proposed development.
90. 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 (5') feet from the main.
91. A civil plan for the proposed sewer improvement 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.
92. A sewer study is required to verify that the City's existing wastewater infrastructure can handle the projected sewer flows from the proposed improvements. Thus 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 analysis, methodology, and calculations shall be detailed in a Sewer Report to be submitted to WRD for review. Any additional wastewater infrastructure upgrades identified by the sewer study as necessary to adequately serve the proposed development must be included in the sewer improvement plan.

93. New sewer laterals shall be installed per City Standard Drawings S5 and S6.
94. Sewer main and lateral separation distances from water mains and services shall comply with the requirements of California Code of Regulations (CCR), Title 22.
95. A 15-foot easement will be required for new public sewer main, public sewer laterals, public cleanouts, and public manholes on private property.

LOS ANGELES COUNTY FIRE DEPARTMENT

96. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
97. The Final Map shall be submitted to our office for review and approval prior recordation.
98. The fire hydrant improvement plans for the new required public fire hydrant shall be submitted for review and approval prior to the F.

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

PASSED AND APPROVED THIS 10th DAY OF DECEMBER 2025

MARCOS MOLINA
PLANNING COMMISSION CHAIRPERSON

ATTEST:

GEOFFREY STARNs, AICP, AIA, LEED AP

PC Resolution No. 25-017
Tentative Tract Map No. 84344 (TRACTMAP-001798-2024)
1061 E. Phillips Boulevard
Page 23 of 23

PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

MARCO A. MARTINEZ
DEPUTY 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.