

DRAFT ZONING ADMINISTRATOR RESOLUTION NO. 25-001

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF POMONA, CALIFORNIA APPROVING DEVELOPMENT PLAN REVIEW (DPR-022550-2023) TO DEVELOP 15 RENTAL HOUSING UNITS ON A PROPERTY LOCATED AT 1518 ARROYO AVENUE (APN: 8355-021-035).

WHEREAS, the applicant, Arroyo Holdings, LLC., has submitted an application for Development Plan Review (DPR-022550-2023) to develop 15 rental housing units;

WHEREAS, the subject property was, at the time of vesting, located in the SB 330 Overlay District and R-1 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 "T3" allowing up to 20 units per acre, respectively;

WHEREAS, on September 27, 2023, the applicant received a Deemed Complete letter from the City of Pomona for an SB 330 Preliminary Application vesting it against the rules in place at that time;

WHEREAS, the Zoning Administrator of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on February 5, 2025, concerning the requested application;

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

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Zoning Administrator of the City of Pomona, California:

SECTION 1. In compliance with the California Environmental Quality Act (CEQA) guidelines, the Zoning Administrator has determined that the proposed project meets the criteria for a Categorical Exemption under Section 15332 (In-Fill Development Projects) of CEQA, in that the project is consistent with the applicable general plan and zoning designations and all applicable general plan policies and zoning regulations, and is not a project site greater than five acres. Therefore, no further action is required and a Notice of Exemption will be filed indicating that the project is eligible for an exemption under CEQA Guidelines Section 15332.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this

resolution are severable.

SECTION 3. In accordance with Urgency Ordinance No. 4311, the approving body shall make the findings below in order to approve Development Plan Review (DP-022550-2023). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Zoning Administrator 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 granting of the Development Plan Review to allow the project as conditioned is consistent with the Pomona General Plan and all applicable requirements of the Pomona City Code. The proposed request is within the “Residential Neighborhood” Place Type designation under the Pomona General Plan. It is consistent with this Place Type’s goals and policies insofar as it is providing residential in-fill development which is compatible in scale and design to the surrounding neighborhood, and will include amenity space, landscaping, and lighting that will enhance the neighborhood. The granting of the Development Plan Review to allow the project as conditioned is consistent with the Pomona General Plan and all applicable requirements of the Pomona City Code. The project will meet all applicable City Codes and standards, with the approval of a Development Plan Review and will have appropriate conditions of approval to ensure that the development will not be detrimental to the health, safety or general welfare of the community.

2. *The project complies with the applicable regulations of the Pomona Zoning Ordinance and all other applicable Federal, State, and local regulations.*

The project has been thoroughly reviewed and meets all applicable regulations of the Pomona zoning ordinance and other applicable regulations including all applicable zoning standards of the PCSP and the SB 330 Overlay.

SECTION 4. Based upon the above findings, the Zoning Administrator hereby approves Development Plan Review (DPR-022550-2023) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the Development Plan Review or any portion thereof:

PLANNING DIVISION

General Conditions

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Zoning Administrator on February 5, 2025 and as illustrated in the stamped approved plans dated February 5, 2025 and as conditioned. Any major modifications to the approved project plans shall be reviewed and approved by the Zoning Administrator as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Planning Manager.
2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse 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.
3. 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 Conditional Use Permit.

4. The project is subject to a twenty (20) calendar day appeal period. Written appeals may be filed with the City Clerk within twenty (20) calendar days by one or more City Council members or the applicant. The appeal shall be filed with the City Clerk within twenty (20) calendar days from the date of action by the Zoning Administrator.
5. This approval shall lapse and become void if the privilege authorized is not utilized within one year from the date of this approval (February 5 ,2026). A maximum of two additional 12-month time extensions may be requested from the designated approving body. Such requests shall be submitted in writing by the applicant, property owner(s), and/or authorized designee a minimum of 30 days prior to the expiration of the Development Plan Review. If the applicant has not obtained grading or building permits or diligently pursued necessary permits for construction approved under the Development Plan Review within the approved or extended time period, the Development Plan Review shall be terminated.
6. Within thirty (30) days of approval of this Development Plan Review, the property owner shall execute a trespass authorization letter with the City to allow the Police Department to enforce trespassing on the subject property.
7. Prior to, during, and until construction is completed, the subject property shall be maintained clean and free of debris, trash and clutter at all times, and monitored on a regular basis to ensure compliance with this condition and report any unauthorized trespassing onto the property to the property owner and Police Department. Failure to comply with this condition shall be grounds for revocation of this DPR.

Plan Check

8. The applicant shall include all conditions of approval from Development Plan Review on the title sheet of construction plans prior to plan check submittal. Plans shall be consistent with all required development standards in the PCSP as applicable.
9. The site plan shall include all utility apparatus, such as but not limited to,

backflow devices and electric transformers. Utility meters shall be screened from view from public right-of-ways. Backflow prevention devices shall not be located in the front yard setback and shall be screened from public view. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, utilities and/or equipment must be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas, and comply with required setbacks.

10. The installation of fences will require the submittal of a "Fence and Wall Permit" application for review and approval by the Planning Division. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Division. Double walls shall be avoided to the extent feasible. The applicant shall coordinate with the adjacent property owner(s) and make reasonable attempts to construct one common property line wall.
11. The installation of signage shall require the submittal of a "Sign Permit" application for review and approval by the Planning Division. Any proposed signs shall be consistent with PCSP requirements for signage.
12. 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. Plan should further conform to the State Model Water Efficient Landscape Ordinance, and applicable portions of the PCSP. A landscaping maintenance bond shall be required and held for a period of one year to ensure the project's compliance with the approved landscaping, at an amount to be determined by the Zoning Administrator.
13. A lighting plan will be submitted for review of the proposed area of lighting that meets the minimum 1 FC requirement, including information of the light source type (ie LED) and Kelvin temperature. The plan shall be stamped and signed by a registered Professional Civil/Electrical Engineer in the State of California.
14. All required external mechanical equipment shall be adequately screened to the extent feasible, subject to the review of the Planning Manager.
15. The applicant shall conform to Section .5809-24 of the PZO pertaining to

public art requirements for private development by complying with one of the following two options:

- I. Placement of an approved Public Art on the Project site.
 - a) The Applicant may decide to place an approved Public Art on a private development site. The Public Art, and all eligible expenditures associated with installation of the Public Art (as described in the Manual), shall be in an amount equal to or in excess of the Public Art Allocation.
 - b) A Final Design Plan of the Public Art to be installed on Project site shall be approved by the Commission before issuance of a building or grading permit for the Project.
 - c) The Public Art shall be installed on the Project site before issuance of a Certificate of Occupancy, including any temporary Certificate of Occupancy, for the Project. In cases where the Public Art cannot be installed on the Project site before issuance of a Certificate of Occupancy, the Applicant may post a cash bond to assure installation of the Public Art. The cash bond shall be in an amount equal to the Public Art Allocation or an amount based on any remaining, unexpended artwork budget as determined by the Community Development Director. The bond shall not be released until the Public Art has been completed and installed on the Project site in accordance with the approved Final Design Plan.
- II. Payment of an In-lieu Contribution.
 - a) Rather than place an approved Public Art on the Project site, the Applicant may choose to pay an In-lieu Contribution. The In-lieu Contribution shall be submitted to the City and deposited into the Public Art Fund before issuance of any building or grading permit for the Project.
- III. Use of In-lieu Contributions shall comply with the following:
 - b) In-lieu Contributions shall be used for the acquisition and installation of Public Art on public or private property in the City, except that up to 1/3 of the In-lieu Contribution may be used for maintenance of the proposed Public Art or an existing Public Art that is listed on the City's registry of Public Art.
 - c) In-lieu Contributions may be aggregated with other funds contained in the Public Art Fund for the purpose of providing a single qualifying Public Art project.

16. Before issuance of a zoning clearance and business, the applicant and any successor in interest shall sign a **certificate of compliance** stating that:
 - a) They have read and understand all the conditions of approval applicable to their project;
 - b) That they are familiar with the daily operations of the use; and
 - c) That the use will operate in compliance with the conditions of approval.

Site Development & Maintenance

17. During demolition, grading, site development, and/or construction, all requirements of the PZO and Municipal Code, including the noise provisions, shall be adhered to. All activities including truck deliveries associated with construction and grading will be limited to Monday through Saturday, between 7:00 a.m. and 8:00 p.m., and provided the noise level created by such activities do not exceed the noise standard of 65 dB(A) plus the limits specified in section 18-311(b) as measured on residential property and any vibration created does not endanger the public health, welfare, and safety.
18. 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.
19. The construction area shall be kept clean at all times prior to, during, and after construction.
20. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti shall substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Planning Manager.
21. 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. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of Development Plan Review (DPR 22353-2023).
23. The property shall be maintained free of weeds and debris prior, during and after the construction period.
24. The applicant shall explore to the extent feasible, at the discretion of the Zoning Administrator, the removal of the artificial turf and replacing it with an alternative plant material.
25. The applicant shall explore to the extent feasible, at the discretion of the Zoning Administrator, an alternate design or change of material on the balcony rails to address child safety.
26. The applicant shall explore, at the discretion of the Zoning Administrator, the provision of eight additional bicycle lockers within the structures or, if infeasible, outside.

Public Works

Land development requirements

27. Property Owner shall dedicate the necessary separate easement(s), to the City of Pomona, for public fire lane and water improvements purposes. The **Grant of Easement** application(s) shall be submitted to the Public Works Department for review and approval and shall be recorded prior to the issuance of the building permits.

Improvement plans requirements

28. 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 double walls/fencing along the property boundary are allowed.
 - f. No stormwater sheet flow over the proposed driveway approach is allowed.
29. Prior to issuance of the grading permit the Applicant/Developer shall submit **written notifications** to the (non-City) property owners as indicated on the Development Plan Review [DPR] meeting notification list regarding the direct and indirect impact associated with the proposed construction. The notification shall include a statement confirming that the existing public services (sewer, water, storm drain) to adjacent property owners will not be affected by the proposed development and outline the City approval process (City review, public notification, DPR approval, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.
30. 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.
31. Prior to issuance of the grading permit the Applicant/Developer shall submit a **soils and geologic report** to address the soil's stability and geological conditions of the site.
32. 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.
33. Prior to the issuance of the grading permit, Applicant/Developer shall submit **public street improvement plans** to include the following items and are responsible for the construction thereof:
- a. One (1) new driveway approach on Arroyo Avenue, per City standards 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.*
- b. New sidewalk, curb and gutter along the Arroyo Avenue lot frontage.
- c. In the event that project related hardscape, wet and/or dry utility pavement cuts are needed along the Arroyo Avenue property frontage, ARHM (Asphalt Rubberized Hot Mix) overlay paving shall occur in accordance with the City standard A-26-02, Case III (Paving Moratorium).
- d. Street Lights - To address site access safety and required City standard upgrades, the following are required:
 - i. A lighting analysis must be prepared and submitted to the Public Works Department for review and approval. The study area will be along Arroyo Avenue property frontage, between Cambrin Road and Dudley Street, to ensure the roadway illumination design meets the IES RP-8 requirements; the owner is responsible for the compliance (design & installation) with all mitigation measures along the lot frontage.
- e. 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.
- f. The parkway landscaped area:
 - 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 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 site plan.
- g. Existing sewer, water and storm drain infrastructure, including laterals.
- h. 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.
 - i. The proposed boundary fencing shall comply with the City standard A-34-11.

- ii. No obstructions taller than 30 inches are allowed within the visibility triangles.
 - i. Undergrounding of all proposed overhead utility lines serving the 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.
 - j. It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the inspector's review of the current condition of the said public improvements and a note to this effect shall be added to the public street improvement plan.
 - k. 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.
34. The demolition or relocation of any public improvements (street lights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project construction must be coordinated and agreed upon by the appropriate City departments, shall be designed per City standards and applicable ADA requirements, and must be reviewed and approved by Public Works Engineering Department.
35. Applicant/Developer shall identify the existence of all City utilities that may be in conflict with the development and submit protection measures to the City Engineer for those City utilities.
36. 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.
37. Prior to issuance of the building permits Applicant/Developer is responsible for paying the project's **impact fees** for traffic signals and control devices, road and highway improvements, public safety improvements and parks.
38. Prior to issuance of the building permits applicant/developer is responsible for paying the **development tax** associated with the proposed project.

39. Prior to the issuance of the first Certificate of Occupancy, Applicant/Developer is responsible for the payment of any/all applicable City **water, sewer, stormdrain and parks impact fees** and shall make proof of payment of the **Los Angeles County Sanitation District fees** associated with the proposed development.
40. Owner is responsible for the compliance with the special annual levy assessment derived from the current inclusion of the project site into the **City's Street Lighting District and Landscaping Maintenance District**. The Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping District and is subject to annual special taxes. This requirement applies to APNs 8355-021-036, -035.
41. The final improvement plans, as shown on the Mylar, shall be provided to the City in both hard copy and electronic in AutoCAD v. 2010. Following construction and prior to acceptance of the improvements by the City, the project engineer shall provide hand drafted "AS BUILT" corrections on the original approved Mylars of the final constructed improvements to the satisfaction of the City Engineer. A corrected "**AS BUILT**" plan shall also be provided to the City on disk in AutoCAD v. 2010 and .pdf formats.
42. The plans shall be submitted on 24" x 36" sheet size with a standard City title block, and must correctly identify the property owner, address, legal description, property lines, street centerline, curb-lines, existing and proposed utilities (water, sewer, and storm drain), utility easements, and the public right-of-way areas with dimensions.
43. 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.

44. **Prior to the issuance of the building permits, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: driveway approach, sidewalk, curb and gutter, street paving, sewer, water, storm drain, street lights and dry utility undergrounding improvements.**

45. 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.

46. Permittee shall pay fees associated with and possess the City of Pomona Business License.
47. 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.

Water Resources

48. There currently exists eight-inch (8") ACP potable water main within Second Street (City Plan No. CO-1233). The localized approximate static pressure for the proposed project area is 50-60 psi. A fire hydrant flow test may be requested via the Public Works Department to verify water pressure. The existing potable water infrastructure shall be shown on the site plan.
49. Per City billing records there is currently an existing meter serving the site. No information related to proposed water services was provided for review. A separate irrigation meter may be required for the proposed project.
50. 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.
51. Backflow devices shall be low-lead (0.25%) and identified on the "USC List of Approved Backflow Prevention Assemblies". Backflow devices are required as follows.
 - Domestic water services shall be equipped with a reduced pressure principle backflow assembly (RPBA) downstream of the meter.
 - Fire protection services shall be equipped with a double check detector assembly (DCDA) per City Standards.

This shall also be shown on the Water Development plan.

52. Contact Los Angeles County Fire Department (LACoFD) to determine fire flow demand for the property, location and number of fire hydrants, and fire sprinkler system requirements. A copy of Fire Department conditions and requirements shall be provided to WRD.
53. A 15-foot wide, at minimum, will be required for new public hydrants, DCDA backflow assemblies, water mains, and water meters on private property. An above-ground master meter may also be proposed, this shall also be clarified on the Water Improvement Plan. The submitted development and grading plans lack clarity regarding proposed approach for water connections. **The site plan may need to be revised to accommodate for water service connections, backflow devices, and easement areas.**
54. A civil plan for the proposed water system improvements will be required and must be prepared by a Professional Engineer registered in the State of California. The water plan shall include water main extensions, new services, meters, and backflow devices, easement and with details for proposed connection(s) to the existing water main.
55. There is an existing eight-inch (8") VCP sewer main within Arroyo Street (City Plan No. FB-476).
56. 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.
57. A 15-foot-wide easement will be required for new public sewer main, manholes, and sewer lateral connections on private property. The submitted development and grading plans lack clarity regarding proposed approach for sewer connections. A civil plan for the proposed sewer system improvements will be required and must be prepared by a Professional Engineer registered in the State of California. The sewer plan shall include sewer mains, new lateral connections, manholes, easements, and details for proposed connection(s) to the existing sewer main. **The site plan may need to be revised to accommodate for sewer services.**
58. A sewer discharge flow study is required for this development. The sewer study shall calculate the new sewer demand to verify that the existing

infrastructure can accommodate the discharge rate, given the size, capacity, and age of the existing system.

59. There is no City of Pomona public stormwater infrastructure within the immediate vicinity of the site.
60. Calculations for stormwater discharge rates to public right-of-way shall be provided for the proposed development.
61. Submit stormwater improvement, onsite capture, and treatment details within the proposed building plans. Identify those stormwater design details within the submitted project grading plan.

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

PASSED AND APPROVED THIS 5TH DAY OF FEBRUARY, 2025

BETTY DONAVANIK
DEVELOPMENT SERVICES DIRECTOR
AS ZONING ADMINISTRATOR