

PC RESOLUTION NO. 25-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA, UPHOLDING THE DECISION OF THE ZONING ADMINISTRATOR TO APPROVE A DEVELOPMENT PLAN REVIEW (DPR-000941-2024) TO DEVELOP A 0.48 ACRE PROPERTY WITH A FOUR-STORY STRUCTURE INCLUDING 35 AFFORDABLE UNITS AND ON-SITE AMENITIES LOCATED AT 1377 N. GAREY AVE. (APN 8339-027-015, 8339-027-016) AND DETERMING THE PROJECT TO BE EXEMPT FROM CEQA

WHEREAS, the applicant, Sarah Johnson of Pathways to Tomorrow, has submitted an application for Development Plan Review (DPR-000941-2024) a request to develop two vacant parcels approximately 0.48 acres into a four-story residential development with 35 units and on-site amenities;

WHEREAS, the applicant, Sarah Johnson of Pathways to Tomorrow, has submitted a separate request to utilize California State Density Bonus (Government Code Sec. 65915-65918);

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

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

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 subject to the provisions of Housing Crisis Act of 2019 also known as Senate Bill 330 (SB 330);

WHEREAS, the Zoning Administrator of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on July 29, 2025, and approved Development Plan Review (DPR-000941-2024) with conditions;

WHEREAS, on July 31, 2025, Councilmember Martin and on August 4, 2025, Mayor Sandoval filed an appeal (APL-00582-2025) of the approval decision on Development Plan Review (DPR-000941-2024), ZA Resolution No.25-007;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on September 24, 2025;

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. The Planning Commission, exercising their independent judgment, has determined that per the findings noted below, the proposed project meets the criteria for a Class 32 (In-Fill Development) Categorical Exemption, in that 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 environmental review is required.

- 1) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

Staff's analysis of the project concluded that the proposed development will further the following General Plan Goals & Policies:

Goals & Policies	Consistency
Goals 6D.G1: Improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors.	Consistent: The site is currently vacant and consists of landscaping and a concrete slab where a commercial structure once stood. The proposed project would improve the physical character, economic vitality, and mobility function along Garey Avenue.
Goals 6D.G4: Promote the success and improvement of existing corridor development.	Consistent: The project is an appropriate improvement within the established commercial corridor and will contribute to the overall improvement and success of Garey Avenue.
Goals 6B.G10: Promote the transitioning of the most visible and highly traveled streets that lead Downtown into the City's most prominent and grand corridors.	Consistent: The proposed project would provide the envisioned transition contemplated in the General Plan along Garey Avenue between the 10 FWY and Downtown Pomona.
Policy 7F.P4: Establish an appropriate relationship between public space and private development with building entrances oriented towards streets, utilizing shopfronts, porches, patios or outdoor spaces that overlook or interact with front yards or sidewalks.	Consistent: The proposed project has been designed to oriented to Garey Avenue with all parking located to the rear of the building and out of view from the public right-of-way. The design features a common lobby with a lounge and elevator.
HE Policy 1.4: Encourage affordable housing through both regulatory mandates and incentive programs.	Consistent: The proposed project is a 100% affordable housing project as defined by California Density Bonus Law (Government

Goals & Policies	Consistency
	Code Sec. 65915-65918). Furthermore, the proposed project satisfies all requirements set forth by the California Density Law, a regulatory mandate.

- 2) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is located on a 0.48-acre site within a developed urban area. It is immediately surrounded by commercial, residential, and publicly owned land on all sides.

- 3) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is currently vacant and was previously developed with a medical office structure. The project site is not located within the areas identified in the General as special status for species habitat. In addition, the project site has is located within a highly developed residential area surrounded by existing development on all sides; therefore, the site has no value as habitat for endangered, rare or threatened species.

- 4) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

a. Traffic

Staff analyzed the project in accordance with CEQA Guidelines for evaluating traffic impacts using the VMT methodology. The City's Transportation Study Guidelines for VMT & LOS provide the methodology for analyzing VMT. Multi-family residential projects that include fewer than 200 units are screened out for further analysis of VMV impact. Therefore, the proposed project would not constitute a VMT CEQA impact.

b. Noise

Staff can conclude that the project is not expected to result in a significant long-term increase in traffic noise levels, and that temporary construction noise would be less than significant, based on compliance with the City's time restrictions on construction activities, contained in the City's Municipal Code, and compliance with standard conditions of approval which will include sound blanketing during construction. In addition, Staff can also conclude that the project's operational noise would be similar to noise from other adjacent properties, including noise from nearby properties, and would be less than significant in the context of the existing noise in the surrounding

area. Therefore, noise-related impacts resulting from development of the proposed project would be less than significant.

c. Air Quality

Staff can conclude that the maximum emissions would occur during site preparation and grading activities; however would last for approximately one month. For construction activities, odors would be temporary in nature and would be subject to SCAQMD Rule 402, Nuisance. Construction activities would be temporary and transitory and associated odors would cease upon construction completion. The project would not result in any significant air quality-related impacts.

d. Water Quality

The proposed project is conditioned by the Public Works Department to comply with 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. With this condition in place, Staff can conclude that the impacts related to water quality would be less than significant.

5) The site can be adequately served by all required utilities and public services.

The project site is in a developed area served by existing public utilities and services. Though a substantial increase in demand for services or utilities would be anticipated with addition of 35 residential units, the site has been cleared by all departments and conditioned to satisfy all minimum requirements related to utilities and public services. The City of Pomona provides water, sewer, and solid waste collection services to the previous building and would provide these services to the proposed project. Other services, including gas and electricity, would also continue to be provided for the proposed project by existing service providers.

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

SECTION 3. In accordance with Section 2.0.5.A.(4) of the PCSP, the hearing body must make findings in order to approve Development Plan Review (DPR-000941-2024). Based on consideration of the whole record before it, including but not limited to, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

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

The granting of the Development Plan Review to allow the project as conditioned is consistent with the Pomona General Plan and will further the following general plan goals& policies:

Goals & Policies	Consistency
Goals 6D.G1: Improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors.	Consistent: The site is currently vacant and consists of landscaping and a concrete slab where a commercial structure once stood. The proposed project would improve the physical character, economic vitality, and mobility function along Garey Avenue.
Goals 6D.G4: Promote the success and improvement of existing corridor development.	Consistent: The project is an appropriate improvement within the established commercial corridor and will contribute to the overall improvement and success of Garey Avenue.
Goals 6B.G10: Promote the transitioning of the most visible and highly traveled streets that lead Downtown into the City's most prominent and grand corridors.	Consistent: The proposed project would provide the envisioned transition contemplated in the General Plan along Garey Avenue between the 10 FWY and Downtown Pomona.
Policy 7F.P4: Establish an appropriate relationship between public space and private development with building entrances oriented towards streets, utilizing shopfronts, porches, patios or outdoor spaces that overlook or interact with front yards or sidewalks.	Consistent: The proposed project has been designed to oriented to Garey Avenue with all parking located to the rear of the building and out of view from the public right-of-way. The design features a common lobby with a lounge and elevator.
HE Policy 1.4: Encourage affordable housing through both regulatory mandates and incentive programs.	Consistent: The proposed project is a 100% affordable housing project as defined by California Density Bonus Law (Government Code Sec. 65915-65918). Furthermore, the proposed project satisfies all requirements set forth by the California Density Law, a regulatory mandate.

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

to either existing or proposed surrounding development.

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; and*

The project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood as the development will comply with all applicable development and design standards of the Downtown Gateway Segment of the PCSP. The project, as conditioned, is not anticipated to generate noise, traffic, lighting, and privacy impacts detrimental to residents, occupants, and properties within the surrounding area and is consistent with the subject property's zoning.

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

The project is designed with pedestrian and vehicular access along Garey Avenue. As conditioned, the project not adversely affect the Circulation Plan of the Corridors Specific Plan.

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

The project has been thoroughly reviewed and meets all applicable provisions of the PCSP and other applicable regulations.

SECTION 4. Based upon the above findings, the Planning Commission hereby denies the appeal and upholds the Zoning Administrator's decision to approve Development Plan Review (DPR-000941-2024) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the Development Plan Review or any portion thereof:

PLANNING DIVISION

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 Planning Commission on September 24, 2025 and as illustrated in the stamped approved plans and as conditioned. 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 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 Planning Commission.
5. This approval shall lapse and become void if the privilege authorized is not utilized within one year from the date of this approval (September 24, 2026). A maximum of two additional 12-month time extension 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 Tentative Tract Map.

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 and PZDC 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 walking paths and comply with required setbacks. external All equipment shall be adequately screened and not impede on private open space area, subject to the review of the Planning Division and the Building & Safety Division.
10. The review and approval of fence installation shall require the submittal of a "Fence and Wall Permit" application for review and approval by the Planning Division & Public Works Department per the Pomona Zoning & Development Code. 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 site plan shall demonstrate compliance with Pomona Zoning & Development Code, including the required materials, construction, design and location of required trash enclosures as applicable.
12. 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 Pomona Zoning & Development Code.
13. 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. 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 Development Services Director.
14. The utilization of palm trees within the landscape plan shall be strictly prohibited.
15. The applicant shall conform to Section .5809-24 of the Pomona Zoning & Development Code pertaining to public art requirements for private development by complying with the following:
 - I. Placement of an approved Public Art on the Project site.
 - a) The Applicant must 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.

16. The applicant shall comply with City of Pomona Ordinance No. 4295, pertaining to Inclusionary Housing.
17. As applicable, an Affordable Housing Agreement in a form approved by the City must be recorded against all affordable units, as deemed appropriate by the City Manager in consultation with the City Attorney, prior to the issuance of any building permit for the Residential Development.
18. 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.
19. The Applicant shall remove all south facing balconies on the development along the property line.
20. The Applicant shall submit evidence of leasing agreements which reflect a maximum of 19 occupants with vehicles as permissible by law, subject to the approval of the Development Services Director.
21. The Applicant shall remove the existing chain-link along the south property line and erect a 6-foot wall or wrought iron fence to the extent feasible in coordination with the adjacent property owner, subject to the approval of the Development Services Director.
22. Prior to the issuance of the Certificate of Occupancy, Applicant/Developer shall be responsible for the installation and cost of decorative fencing (min 42 inches high) along the Garey Avenue raised landscape median, between Orange Grove Avenue and Jefferson Avenue. Applicant shall work with Planning Division and Public Works Staff on the design of the decorative fence.

Site Development & Maintenance

23. 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.
24. There shall be no activity conducted on the subject site that exceeds the noise and

vibration parameters of Pomona City Code Section 18-301, et seq., and City Council Ordinance No. 3939 at any time, or such other ordinance enacted related to noise and vibration.

25. The construction area shall be kept clean at all times prior to, during, and after construction.
26. 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.
27. 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.
28. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of Development Plan Review (DPR-000941-2024).
29. The property shall be maintained free of weeds and debris prior, during and after the construction period.

BUILDING & SAFETY DIVISION

30. This project must comply with 2022 California Building Codes.
31. The 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:
 - 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.
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. 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 DEPARTMENT

The following conditions and public improvements, as well as all applicable plan check fees, permit fees and bond deposits shall be complied with, completed and paid for by the Developer in accordance with the City standards, fee schedules and applicable laws.

All the required plans, studies and calculations shall be performed by a registered civil engineer or other registered/licensed professional as required, and submitted for review and approval of the City Engineer.

Land Development Requirements

44. Property Owner shall submit a Lot Merger application for the consolidation of two (2) legal lots (APNs 8339-027-015 & -016) into one parcel. The application shall be submitted to the Public Works Department for review and approval and shall be recorded prior to the issuance of the building permits.
45. Property Owner shall dedicate to the City of Pomona the necessary easement, minimum 15' wide by 10' deep, along the applicable property frontage, for public water improvement purposes. The water easement applications shall be submitted to the Public Works Department for review and approval and shall be recorded prior to issuance of building permits. The site plans shall be updated to correctly reflect the cross section of Garey Avenue.
46. The title report shall be updated and resubmitted to include the street deed 2886, Book 46817 Pages 198-202, O.R.
47. 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) Plans shall be a minimum of 1" = 10' scale to clearly show all details; plans shall be submitted on 24" x 36" sheet size with 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) No stormwater sheet flow over the proposed driveway approach is allowed.
48. 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 Development Plan Review [DPR] meeting notification list regarding the direct and indirect impact associated with the proposed construction. The notification shall include a statement confirming that the existing public services (sewer, water, storm drain) to adjacent property owners will not be affected by the proposed development and outline the City approval process (City review, public notification, Planning Commission approval, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.

49. 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.
50. 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.
51. 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.
52. 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) One (1) new driveway approach on Garey Avenue, per City standards and ADA requirements. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries.
 - *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 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) 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 City standard A-26-02 (Case III moratorium paving).
 - d) Street lights: To address site access safety and required City standard upgrades, a **lighting analysis** shall be prepared and submitted to the Public Works Department for review and approval. The study areas will be along Garey Avenue, between Garfield and Lincoln 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 and installation) with all mitigation measures, along the property frontage, including upgrading existing streetlight luminaire per City Standards.
 - e) Street Landscaping:
 - The parkway landscaped areas along the Garey Avenue project frontage shall be designed and installed in compliance with the "Grand Boulevard" requirements of the Pomona Corridors Specific Plan.
 - The parkway landscaped area shall be designed to comply with City standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added on the public street improvement plan.

- The parkway landscaped area shall be maintained by the property owner, as required by City's Municipal Code Section 46-496 and a note to this effect shall be added to the public street improvement plan.
 - f) Site runoff shall be intercepted on site and directed to the public storm drain in compliance with City standards.
 - g) Existing and proposed sewer, water and storm drain infrastructure, including laterals and easements.
 - 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) 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 City's Municipal Code Section 18-261 and a note to this effect shall be added to the public street improvement plan.
53. The demolition or relocation of all public improvements (street lights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project construction must be coordinated and agreed upon by the appropriate City departments, shall be designed per City standards and applicable ADA requirements, and must be reviewed and approved by the Engineering Division of the Public Works Department.
54. 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.
55. 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.
56. **Traffic:**
- a) All project parking is to be accommodated onsite, including all pick-up/drop-off spaces.
 - b) Install red curbs along (i) the entire Garey Avenue property frontage as needed, to meet the sight distance requirements.
57. Prior to the issuance of the Certificate of Occupancy, Applicant/Developer is responsible for the payment of any/all applicable City water, sewer and stormdrain connection fees and

- shall make proof of payment of the Los Angeles County Sanitation District fees associated with the proposed development.
58. 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.
59. Prior to issuance of the Certificate of Occupancy, Applicant/Developer is responsible for paying the project's development tax fee.
60. Owner is responsible for the compliance with the special annual levy assessment derived from the current inclusion of the project site into the City's Street Lighting and Landscaping Maintenance District. The Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping Maintenance District and is subject to annual special taxes.
61. 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.
62. 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.
63. 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>
64. Prior to 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: water, sewer, storm drains, street paving and striping, alley repaving, curb and gutter, sidewalk, corner ramp, parkway landscaping, street lighting, traffic improvements, and undergrounding of utilities.

65. 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.
66. 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

A full set of separate water, sewer, stormwater, and grading plans shall be submitted to the Public Works Department for this project separately from building plan submittals for the Building Division. WRD requests that final versions of these plans be sent in electronic (PDF) format. Please contact WRD at wrd.engineering@pomonaca.gov if you have any questions regarding public water, sewer, or stormwater requirements.

Based on the information provided with submittal documents, the following water, sewer, and stormwater improvements will be required to provide domestic water, fire, sewer, and stormwater services to the site. More specific comments from WRD shall be generated throughout the project development process as required for public utility infrastructure.

WATER

1. The site is within the City of Pomona's water service area, in Hydraulic Zone 7. Static water pressure at the site is approximately 70 psi. A fire hydrant flow test may be requested to verify water pressure.
2. Water service connections may be made to the existing City-owned 6-inch cast iron water main located within the western portion of N Garey Ave.
3. There is an existing water service with 5/8-inch water meter (#31263140) serving the property that shall be abandoned in accordance with City requirements.
4. The following fire hydrants are located near the subject property.
 - On the west side of N Garey Ave, approximately 40 feet south of the property.
 - At the northeast corner of N Garey Ave and Garfield Ave, approximately 200 north of the

property.

5. A civil plan for the proposed water system improvements will be required and must be prepared by a Professional Engineer registered in the State of California. The water plan shall include water main extensions, new services, meters, and backflow devices, with details for proposed connection(s) to the existing water main.
6. 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. Analysis, methodology, and calculations shall be included in a Water Report and shall be submitted to WRD for review.
7. The site shall be served via above-ground master domestic water meter(s) located within a security cage per City Standard Drawings 13A through 13C. Separate water services shall be installed for the domestic, irrigation, and fire protection systems, and shall be installed on the street matching the property address.
8. Water meters up to two inches (2") in size may be installed by the City and shall be located in the public right-of-way. Water meters three inches (3") and larger shall be installed by the Contractor and shall be located at the property line on private property. Contact WRD for information regarding water service and meter installation fees.
9. 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.
10. As required by LACoFD, new public fire hydrants shall be installed per City Standard Drawing 2 and 2A and shall be located at least 5 feet (5') from new or existing driveways and parking stalls.
11. Backflow devices are required as follows:
 - Domestic water services shall be equipped with a reduced pressure principle backflow assembly (RP) downstream of the meter.
 - Irrigation water services shall be equipped with an RP downstream of the meter.
 - Fire protection services shall be equipped with a double check detector assembly (DCDA) per City Standard Drawing 14.

Backflow devices shall be low-lead (0.25%), testable, and shall be identified on the "USC List of Approved Backflow Prevention Assemblies". Product information (manufacturer, model, size) shall be supplied to the City prior to installation.

- Domestic water services shall be equipped with a reduced pressure principle backflow

assembly (RP) downstream of the meter.

- Irrigation water services shall be equipped with an RP downstream of the 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 and/or public right-of-way.

12. A 15-foot easement will be required for new water main, water services, water meters, fire hydrants, and DCDA backflow devices on private property.
13. 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

1. The site is within the City of Pomona's wastewater service area.
2. Water service connections may be made to the existing City-owned 8-inch VCP sewer main located within N Garey Ave (City Drawing No. FB-607).
3. 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.
4. 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.
5. A sewer study shall be conducted to verify that the projected sewer flows for the proposed improvement can be accommodated by the City's existing wastewater infrastructure. Analysis shall include water discharge calculations based on fixture units and a metered flow monitoring field test (at locations approved by WRD) to determine the available capacity of the existing sewer system. Analysis, methodology, and calculations shall be included in a Sewer Report and shall be submitted to WRD for review.
6. New sewer laterals shall be installed per City Standard Drawings S5 and S6.
7. Sewer main and lateral separation distances from water mains and services shall comply with the requirements of California Code of Regulations (CCR), Title 22.
8. A 15-foot easement will be required for new sewer main, public sewer laterals, public cleanouts, and public manholes on private property.

STORMWATER

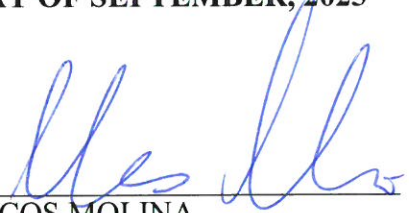
1. Post-development peak stormwater discharge rates shall be calculated for this property and shall not exceed the estimated pre-development flow rates at 25-year frequency storm (Q25) or downstream system capacity, whichever is less.
2. A civil plan for any proposed public stormwater improvements must be prepared by a Professional Engineer registered in the State of California. The stormwater plan shall include plan and profile for proposed public stormwater mains and laterals with details for proposed discharges or connections to the public stormwater collections system.
3. Stormwater main and lateral separation distances from water mains and services shall comply with the requirements of California Code of Regulations (CCR), Title 22.
4. A 15-foot easement will be required for new public storm drainpipe and public stormwater improvements on private property.

LACFD, FIRE PREVENTION DIVISION

1. A separate approval is required for:
 - a. Underground Fire Line Plans
 - b. Fire Sprinkler Plans
 - c. Fire Alarm Plans
2. Submit Plans to Fire Prevention Engineering to the Fire Sprinkler Plan Check Unit and Fire Alarm Plan Check Unit. Fire Prevention Engineering can be contacted at 323-890-4125 for additional information and EPICLA submittals.

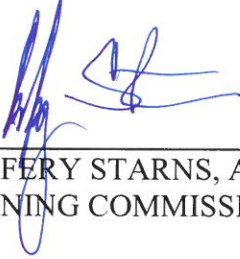
SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk

APPROVED AND PASSED THIS 24TH DAY OF SEPTEMBER, 2025


MARCOS MOLINA
PLANNING COMMISSION CHAIRPERSON

PC Resolution No. 25-013
Appeal (APL-000582-2025)
Development Plan Review (DPR-000941-2024)
1377 N. Garey Avenue
Page 21 of 21

ATTEST:



GEOFFERY STARNs, AICP, AIA, LEED AP
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: Molina, Camacho, Ontiveros, Chu.
NOES: Kane, Rodriguez.
ABSTAIN: None.
ABSENT: Martin-Marshall.

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.

