

PC RESOLUTION NO. 22-032

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING DEVELOPMENT PLAN REVIEW (DPR 18140-2022) FOR AN ELEVEN UNIT CONDOMINIUM PROJECT AS WELL AS ASSOCIATED ON-SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 312 W. FRANKLIN AVENUE (APN 8344-021-005).

WHEREAS, the applicant, Scott Wells, has submitted an application for Development Plan Review (DPR 18140-2022) to develop a 0.55-acre site, with an 11-unit condominium development as well as associated on-site improvements on a property located at 312 W. Franklin Avenue (APN 8344-021-005);

WHEREAS, the applicant, Scott Wells, has concurrently submitted an application for Tentative Tract Map (TRACTMAP 18440-2022) to subdivide a 0.55-acre site for condominium purposes at 312 W. Franklin Avenue (APN 8344-021-005);

WHEREAS, the subject property is currently located within the R-3 (Medium Density Multi-Family) Zone and Senate Bill 330 (SB 330) Overlay;

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

WHEREAS, the subject property has a General Plan Transect Zone designation of "T-3" allowing up to 20 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 Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on December 14, 2022, concerning the requested Development Plan Review (DPR 18140-2022); 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. The Planning Commission, exercising their independent judgment, has determined that 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. An environmental review was conducted to support this determination.

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 (DPR 18140-2022). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

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

The project site is currently designated as Residential Neighborhood in the T-3 General Plan Transect, which allow for a maximum residential development density of 20 dwelling units per acre. The proposed residential use is permitted under the existing General Plan designation and would propose a density of 20 dwelling units per acre. The following table details the proposed project's consistency with applicable General Plan policies.

Policy	Consistency
6G. G6: Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections.	Consistent: Surrounding development consists mostly of low density residential. To the east there is a 12-unit housing development. The proposed three-story condo units would be similar in scale, setbacks, and orientation to surrounding development, and would be compatible with the character and quality of the area.
6G. G9: Ensure continuity in development scale and character with careful transitions between areas of differing use composition and density.	Consistent: The project is an appropriate improvement within the established single- and multi-family residential properties within the surrounding neighborhood.
6G. P2: To enhance the pedestrian environment, look for ways to provide multiple access points, through-streets and interconnectivity for all neighborhoods.	Consistent: The proposed project would be consistent with the access requirements for the Multiple Family Residential Zone. Pedestrian access would be from W. Franklin Avenue.
7F.P8: • Ensure that garages do not dominate	Consistent: Garage have been designed not to be visible or fronting the street and have incorporated elements on the second level, above the garages

Policy	Consistency
streetscapes.	such as balconies and private deck areas. In addition, a reduction in front yard setbacks has been established due to the 10' right-of-way dedication they are required to provide.
• Locate parking to the side of or behind buildings and along alleyways to • Maintain an active street edge, especially where pedestrian activity is desired. • Allow for reductions of front yard setbacks • Incorporate design elements on the second level above garages (such as bay windows or balconies) to reduce the scale and visual dominance of the garage.	

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

Staff has determined that the proposed site design is in compliance with all applicable and objective design standards. The applicant is providing one moderate income affordable unit and therefore is eligible to receive one concession which will be used to exceed the number of stories from 2.5 to 3 and is eligible for waivers through Density Bonus law.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Development Plan Review (DPR 18140-2022) 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:

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 December 14, 2022, and as illustrated in the stamped approved plans dated December 14, 2022 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 12 plus 12 extended months (24 months total) from the date of this approval (December 14, 2024). A maximum of one 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 PZO 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 PZO.
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 Conditional Use Permit Process. Plan should further conform to the State Model Water Efficient Landscape Ordinance, and applicable portions of Section .503-J of the PZO. 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.
13. A lighting plan will be submitted to Public Works 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. Developer shall set aside 11% of the 11 units or (1.21) units for moderate income in form of providing one (1) moderate income affordable unit and the fraction (.20) in the form of the in-lieu fee.
- 17. 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 Residential Development.
- 18. Resale restrictions, deeds of trust, and/or other documents as deemed necessary or appropriate by the City Manager shall be recorded against For-Sale Inclusionary Units to ensure the continued affordability of the For-Sale Inclusionary Units in compliance with this Article
- 19. 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

20. 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.
21. Temporary noise barriers and/or blankets with a minimum height of eight feet shall be constructed along the entire northern, western, and eastern project site. Applicant shall request an inspection from the Planning Division of said barriers and/or blankets.
22. 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.
23. The construction area shall be kept clean at all times prior to, during, and after construction.
24. 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.
25. 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.
26. All landscaping shall be maintained in a neat and clean manner, and in conformance with the approval of Development Plan review (DPR 17398-2022).
27. The property shall be maintained free of weeds and debris prior, during and after the

construction period.

BUILDING & SAFETY DIVISION

28. This project must comply with 2019 California codes
29. The undergrounding of utility facilities is required. (PMC 62-31)
30. The design must be reviewed and stamped by an architect or engineer licensed in the State of California – (Business and Professions code Sections 5537, 5538 and 6737.1)
31. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2019 California Building Codes.
32. All grading shall conform to the 2019 California Building Code, and all other relevant laws, ordinances and resolutions governing grading as adopted by the City of Pomona. The applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.
33. Geotechnical and/or soils reports required in order to obtain a grading permit shall be submitted to the Building Official for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Pomona.
34. All proposed work shall comply with the 2019 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.
35. Proposed project shall comply with the 2019 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
36. Project must comply with EV Charging requirements as designated on the California Green Building Standards. Section 5.106.5.3.
37. Project must comply with Grading and Paving requirements designated on the California Green Building Standards. Section 5.106.10. These include the following:
 - Swales

- Water collection and disposal systems.
 - French drains.
 - Water retention gardens.
 - Other measures which keep surface water away from other buildings and aid in ground water recharge.
 - Exception: Additions and alterations not altering the drainage path.
38. 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.
39. 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.
40. Building Department comments and conditions are subject to plan check. Comments are based on information provided.
41. Fence and wall plan shall be required.

PUBLIC WORKS – LAND DEVELOPMENT

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 laws¹.

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.

Improvement plans requirements

42. 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.
43. 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.
44. 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.
45. 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.
46. Applicant/Developer shall implement **storm water** 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.
47. 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 Franklin Avenue, per City standards

and ADA requirements. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries.

- b. Removal of the existing driveway approach located at the northwest corner of the lot.
- c. New sidewalk, curb and gutter to replace the driveway apron proposed for removal and all damaged and/or cracked sections along Franklin Avenue lot frontage.
- d. Removal of the existing chain link fence installed behind the Franklin Avenue sidewalk, as it encroaches in the public right-of-way.
- e. In the event that project related hardscape, wet and/or dry utility pavement cuts are needed along the Franklin Avenue property frontage, ARHM (Asphalt Rubberized Hot Mix) overlay paving shall occur in accordance with the City standard A-26-02 (Case III, Pavement Moratorium may apply).
- f. 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 Franklin Avenue between Park and Garey Avenues, 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, including the addition of one new streetlight, per City standards.*
- g. 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.
- h. 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.

- i. Existing sewer, water and storm drain infrastructure, including laterals.
 - j. 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 and within the sight distance restricted areas.*
 - iii. *Install supplemental signage to reinforce on-street parking restrictions along Franklin Avenue, between Garey and Park Avenues, as needed, to maintain adequate sight distance.*
 - k. Undergrounding of 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. 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.
 - m. 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.
48. 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.
49. 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.

50. 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.
51. Prior to issuance of the building permits applicant/developer is responsible for paying the **development tax** associated with the proposed project.
52. Prior to issuance of the building permit, 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.
53. Prior to the issuance of the building permit, Applicant/Developer is responsible for the payment of any/all applicable City **water, sewer and stormdrain impact fees** and shall make proof of payment of the **Los Angeles County Sanitation District fees** associated with the proposed development.
54. 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 APN 8344-021-005.
55. 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.
56. 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.

57. 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.

58. **Prior to the issuance of the building permits or the approval of the final map, whichever occurs first, 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 and street lights improvements.**
59. 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.
60. Permittee shall pay fees associated with and possess the City of Pomona Business License.
61. 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.

PUBLIC WORKS – SOLID WASTE DIVISION

62. Solid waste, recycling and green waste services are to be proceed by the City's approved commercial franchise hauler.

WATER RESOURCES DEPARTMENT

The City of Pomona, Water Resources Department (WRD) has completed its review of the proposed residential development. **More specific comments from the WRD shall be generated throughout the project development process as required. A full set of water, sewer, stormwater, and grading development plans shall be submitted to the Public Works and Water Resources Departments for this project. WRD requests that final versions of these plans be sent in both hard copy and electronic format (saved as AutoCAD). If you have any questions regarding water, sewer, and stormwater requirements or these comments, please contact the WRD at (909) 620-2212.**

WATER

63. There currently exists the following water infrastructure adjacent to the proposed site:
 - Eight-inch (8”) ACP main within Franklin Avenue.
 - The localized approximate static pressure for the proposed project area within is 70-75 psi.
64. Per City billing records there is currently an existing meter serving the site. Identify if this existing meter will be used within the proposed development. A master domestic compound water meter is required to serve this project. A separate irrigation meter is required for the proposed project.
65. A low-lead (0.25%) reduced pressure principle assembly (RPPA) and double check detector assembly (DCDA) are required for meter and fire service backflow protection respectively.
66. The applicant/developer shall calculate the new water demand (based on fixture units) to verify that the proposed or existing service can provide the water demand given the size, pressure, and distance of these services from the proposed buildings.
67. These calculations shall include fire, irrigation, and domestic water demands. These calculations shall be submitted to the WRD.
68. Contact the Los Angeles County Fire Department and their respective Building, Sprinkler, and Land Development Units regarding this project and their proposed requirements.

SEWER

69. There currently exists the following sewer infrastructure adjacent to the proposed site:
 - Eight-inch (8") VCP main within Franklin Avenue.
70. A seven-day sewer flow meter study using an existing manhole is required for the proposed project.
71. All proposed public sewer mains must be constructed per City of Pomona standards and subsequently inspected using closed-circuit television (CCTV) coding and reporting.
72. The applicant/developer 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. Sewer discharge calculations shall be calculated for this development.
73. New sewer laterals shall be constructed per City of Pomona Standard Drawing Numbers S5, S6, and S7. Construction shall also comply with Standard Drawing A-26-02 per the Public Works Standards.

STORMWATER

74. The applicant/developer shall calculate the new stormwater discharge rate. Stormwater discharge calculations shall be calculated for this development.
75. Submit stormwater improvement, onsite capture, and treatment details within the proposed building plans. Identify those stormwater design details within the submitted project grading plan.
76. Additional stormwater requirements will be developed for this project. There may be additional stormwater pollution prevention plan (SWPPP) and standard urban stormwater mitigation plan (SUSMP) documents required for this project.
77. City of Pomona stormwater best management practices (BMPs), low impact development (LID) design standards, and erosion control plans are required for the entire project.

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

PASSED AND APPROVED THIS 14TH DAY OF DECEMBER 2022



YESENA MIRANDA MEZA
PLANNING COMMISSION CHAIRPERSON

ATTEST:



ATA KHAN
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:



MARCO A. MARTINEZ
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES: Miranda Meza, Camacho, Urey, Kercheval, Brown.

NOES: None.

ABSTAIN: None.

ABSENT: Ontiveros, VanderMolen.

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.