

# THE CITY OF POMONA

Planning Division

Development  
Services Department



February 22, 2023

Jordan Clark  
26135 Bungalow Court  
Santa Clarita, CA 91355

Sent via email to [jclark@cre-consulting.net](mailto:jclark@cre-consulting.net)

## **TEMPORARY USE PERMIT (TUP-020535-2023) – APPROVED, SUBJECT TO CONDITIONS – REVISED**

A request has been submitted for the approval of a temporary sales office at 2115 S. Garey Ave. in association with the development of 156 units approved under DPR-013326-2020 and TRACTMAP-013327-2020. Said request is made pursuant to Section .583 of the Zoning Ordinance pertaining to Temporary Uses. According to the findings made pursuant to Section .583-D of said Zoning Ordinance, the above request is APPROVED. These findings are as follows:

1. As proposed, the temporary use will be located, operated and maintained in a manner that is consistent with the policies of the General Plan and the provisions of the Zoning Ordinance.
2. Approval of the application will not be detrimental to the property or improvements in the surrounding area or to the public health, safety or general welfare in that the proposed temporary use shall be subject to conditions of approval that will minimize potential impacts on the surrounding area.
3. The proposed temporary use complies with the various provisions of the Zoning Ordinance.

The approved Temporary Use Permit is subject to the following conditions:

1. The temporary use permit shall be valid from March 1, 2023 and expire after March 1, 2024. A one-year time extension may be requested at least ninety (90) days before the one year period expires. A new temporary use permit may be

granted for such one year time extension following a public hearing before the Planning Commission pursuant to Section .580.D of the Pomona Zoning Ordinance.


2. The hours of operation shall be as follows:

Monday – Sunday      10:00AM – 6:00PM

3. The temporary sales shall be restricted to the area of the site as indicated on the submitted site plan.
4. Any gates utilized for accessing the site shall be secured during non-operating hours.
5. Signs shall not be posted on public property (e.g. telephone poles, streetlights, traffic signs, trees.)
6. The applicant/operator or business owner shall ensure that the subject property and the immediate surrounding areas are properly maintained and kept free of trash and debris prior to, during and after the hours of operation.
7. Chairs and tables shall not be allowed outside of the temporary sales office in the model home.
8. Landscaping shall be installed and maintained according to the approved site plan.
9. The applicant shall maintain a minimum one foot-candle of illumination within the parking stalls and ramps leading to the entry of the temporary sales office in the model home.
10. The applicant shall provide one handicap accessible parking space and a handicapped accessible ramp to allow ADA accessibility to the temporary sales office in the model home.
11. All building, electric, plumbing, fire, police, encroachment, health, business license, or other permits required by City ordinance shall be obtained prior to the utilization of the temporary sales office in the model home.
12. The applicant shall obtain a Model Home Certificate of Occupancy from the Building and Safety Division prior to the utilization of the temporary sales office.
13. If an overnight guard is needed for the site, the applicant shall receive approval from the Planning Division for location of a break area for the guard(s).
14. One 2A:10BC Fire Extinguisher is to be mounted between 3-5 feet in height on the wall.
15. Exit(s) are to be fully accessible during business hours.

Temporary Use Permit (TUP-020535-2023) REVISED  
2115 S. Garey Ave.  
February 22, 2023

16. The applicant/operator shall retain a copy of this approval on the premise at all times and will be prepared to produce it immediately upon the request of any City representative.

APPROVED:   
Ata Khan, Planning Manager

DATE: February 22, 2023

Attachment: Approved Site Plan

CC: TUP-020535-2023  
Outgoing Correspondence File  
Code Compliance Division