

**RESOLUTION NO. 2017- \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA,  
CALIFORNIA, ESTABLISHING A PROCESS FOR EXPEDITING  
DEVELOPMENT APPLICATIONS**

**WHEREAS**, Pomona City Code (P.C.C.) Section 2-977(e)(2) provides for utilizing consultants to provide professional services for which a direct relational fee is charged to a third party, which the Development Services Department has utilized for projects requiring extensive plan checking and for projects requiring comprehensive California Environmental Quality Act (CEQA) analysis;

**WHEREAS**, in accordance with P.C.C. Section 2-977 provides the process for establishing a list of consultants to provide continuing professional services, on a project-by-project basis for a term of three years, after which a new list must be established;

**WHEREAS**, over the past several years, the Development Services Department has been subject to staffing reductions, due to budgetary constraints, which considerably slowed the process of reviewing and moving development projects forward for approval;

**WHEREAS**, with the current upswing in the local economy, the Development Services Department has seen a significant increase in the number of development applications;

**WHEREAS**, once a development application is determined to be complete, the project must be presented to the approving body with one year, in accordance with the Permit Streamlining Act;

**WHEREAS**, many project developers are under various time constraints and do not want to undertake projects that cannot receive entitlements in a much shorter time period;

**WHEREAS**, in order to facilitate development projects that have such time constraints, staff is proposing a Development Expediting Process whereby Development Services Department staff will utilize consultants on the professional consultants list approved by the City Council to move projects forward;

**WHEREAS**, under the Development Expediting Process, Developers would have the option to request the Development Expediting Process for their projects;

**WHEREAS**, a Developer opting for the Development Expediting Process would pay the City's application fees, in accordance with the adopted development fees schedule and the cost for the planning consultant to provide services directly related to expediting that Developer's project through the public hearing process.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Pomona as follows:

**SECTION 1.** That the proposed Development Expediting Process is exempt from CEQA, pursuant to the provisions of the California Environmental Quality Act (CEQA)-Public Resources Code, Sections 15060(c)(2) and 15060(c)(3) which pertain to activities that will not result in a direct or reasonably foreseeable indirect change to the environment and that are not defined as a project under Section 15378 of the CEQA Guidelines, in that the establishment of the expediting process will have no impact on the environment and that individual expedited projects shall be subject to CEQA review.

**SECTION 2.** That the City Council hereby approves implementing the proposed Development Expediting Process for the purpose of expediting entitlement applications, if requested by a Developer/Applicant.

**SECTION 3.** That those Developers/Applicants desiring the option of the Development Expediting Process shall pay all applicable City application fees and shall be responsible for all planning consultant fees for their respective development projects.

**SECTION 4.** The professional planning consultants utilized to provide the expedited services paid by Developers shall be selected from the list of professional planning consultants approved by the City Council.

**SECTION 5.** That each approved consultant shall enter into a Master Agreement, the terms and conditions of which shall be in effect for three (3) years.

**SECTION 6.** During the term of the Master Agreement, a separate engagement agreement shall be entered into for each project for which the cost for planning consultant services are being paid by a Developer/Applicant.

**SECTION 7.** The City Clerk shall attest and certify to the passage and adoption of this resolution and it shall be effective immediately upon its approval.

**APPROVED AND ADOPTED this \_\_\_\_ day of March, 2017.**

**ATTEST:**

**CITY OF POMONA:**

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Eva M. Buice, City Clerk

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Tim Sandoval, Mayor

**APPROVED AS TO FORM:**

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Arnold Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF POMONA

I, EVA M. BUICE, CITY CLERK of the City of Pomona do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2017 by the following vote:

AYES: COUNCIL MEMBERS:  
NOES: COUNCIL MEMBERS:  
ABSENT: COUNCIL MEMBERS:  
ABSTAIN: COUNCIL MEMBERS:

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Eva M. Buice, City Clerk