

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA APPROVING CONDITIONAL USE PERMIT (CUP 7491-2017) TO CONSTRUCT NEW BUILDINGS TOTALING APPROXIMATELY 35,000 SQUARE FEET ON THE 5.4 ACRE PORTION OF THE CITY YARD PROPERTY IN THE C-IND (COMMERCIAL AND INDUSTRIAL) AND O (PUBLICLY OWNED LAND) ZONES LOCATED AT 148 N. HUNTINGTON STREET

WHEREAS, the applicant, the City of Pomona, submitted an application for a Conditional Use Permit (CUP 7491-2017) to allow construction of various buildings totaling approximately 35,000 square feet on the westerly and central portions (totaling approximately 5.4 acres) of the City Yard located at 148 North Huntington Street;

WHEREAS, the subject property is located within the C-IND (Commercial and Industrial) and O (Publicly Owned Land) Zoning Districts;

WHEREAS, the subject property is designated “Urban Neighborhood” by the City’s General Plan;

WHEREAS, Section .580 of the Pomona Zoning Ordinance, a Conditional Use Permit is required to construct new public facilities on land zoned C-IND and O;

WHEREAS, on May 4, 2017, the applicant, the City of Pomona--Water & Wastewater Operations Department, submitted an application for a Conditional Use Permit (CUP 7491-2017);

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on June 28, 2017 concerning the Conditional Use Permit (CUP 7491-2017); and

WHEREAS, the Planning Commission of the City of Pomona 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, as follows:

SECTION 1. In compliance with Section 15070 of the California Environmental Quality Act (CEQA) guidelines, an Initial Study was prepared to assess the potential effects of this project on the environment. At the public hearing of June 28, 2017, the Planning Commission, exercising their independent judgment, reviewed the Initial Study and determined that although the proposed project could have a significant effect on the environment, the effects will be reduced to a level that is less than significant with the implementation of mitigation measures outlined in the Mitigated Negative Declaration.

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 servable.

SECTION 3. Pursuant to Section .580.B of the Zoning Ordinance, the Planning Commission must make the five findings listed below in order to grant the Conditional Use Permit (CUP 7491-2017). Based upon a 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 proposed use at the particular location will contribute to the general well-being of the neighborhood or community.*

The proposed project will allow for the replacement of old and hazardous structures that have outlived their useful life with modern structures that will promote the efficient operation of the City Yard functions. The project will also result in remediation of subsurface environmental conditions, directly improving the environment of the neighborhood. The new structures use a clean, Contemporary design that also incorporates physical elements from the existing buildings, providing a link to the design of the older structures

2. *Such use will not, under the circumstances of the particular case be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity or detrimental to the use, valuation or enjoyment of property or improvements in the vicinity;*

The City Yard has been using the property for decades. The project will reduce hazards to employees and promote efficient operations on site; therefore, it will not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity since the project is in full conformance with the development standards of the City with the recommended conditions of approval. The project will not be detrimental to the use, valuation, and enjoyment of property and improvements in the vicinity since the subject site is located within an industrial area with uses similar to those proposed.

3. *The site of the proposed use is of adequate topography, size and shape to accommodate said use as well as all yards spaces, walls, fences, parking, loading, landscaping and any other features necessary to allow said use with the land and uses in the neighborhood and make it compatible thereto;*

The site is of adequate topography, size and shape to accommodate the proposed project. The project, as conditioned, meets the development standards of the C-IND and O zones.

4. *The site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use;*

The traffic generated by the proposed use will not exceed the capacity of the existing streets and rights-of-way from which the subject site will take ingress/egress. Commercial and Huntington Streets, and Monterey Avenue, are of appropriate width and have improvements to handle any additional traffic generated by the proposed project.

5. *That granting of such conditional use permit will not adversely affect the General Plan of the City and conforms to the provisions of the zoning ordinance.*

The proposed new structures are compatible with and will help promote the following Community Design policy of the General Plan:

“Provide visual interest and express the human scale in building design with:

- Architectural building base treatments*
- Varied building colors, materials, and site landscaping treatments”*

The new structures use a clean, Contemporary design that also incorporates physical elements from the existing buildings, providing a link to the design of the older structures. Therefore, approval of the proposed project is consistent with the City policy of quality architectural design in new development.

The proposed project is also compatible with and will help promote the following Noise and Safety policy of the General Plan:

“Support and encourage the seismic retrofitting and strengthening of essential facilities such as hospitals and schools to minimize damage in the event of seismic or geologic hazards.”

The new structures will meet all current construction codes, reducing the hazards to employees that currently use these facilities.

SECTION 3. Based upon the above findings, the Planning Commission hereby approves Conditional Use Permit (CUP 7491-2017) 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

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 June 28 2017, and as illustrated in the stamped approved plans dated June 28, 2017. 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 Development Services Manager.

2. The applicant shall make reductions of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to the Plan Check submittal.
3. The approved Conditional Use Permit (CUP 7491-2017) shall lapse and become void if the use authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced by June 28, 2020. The Planning Commission may extend this period for one (1) year upon receipt of a written request by the applicant at least thirty (30) days before the expiration date of this approval.
4. The project shall be subject to an appeal period of twenty (20) days. Written appeals may be filed with the City Clerk by one or more City Council members, the applicant, or any person owning property within four hundred feet of the exterior boundary of the applicant's property.
5. A 10-foot wide landscaping planter shall be installed adjacent to the street property lines along the north and west sides of the new parking lot west of the administration building, and the parking lot configuration modified to accommodate the new planter, to the satisfaction of the Development Services Manager or designee.
6. Landscaping to include trees, shrubs, vines and ground covers, shall be installed and permanently maintained in all landscaped areas of the project site, and shall be as part of the Conditional Use Permit review process. The plans shall conform to the State of California's model water efficient landscape ordinance and landscape requirements contained in Section .503-J of the Pomona Zoning Ordinance. All landscape areas shall be provided with an automated underground irrigation system. Landscape and irrigation plans shall be prepared by a licensed landscape architect and presented to the Planning Division for review and approval prior to issuance of building permits.

BUILDING AND SAFETY DIVISION

7. The undergrounding of utilities is required.
8. 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).
9. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2013 California Building Codes.

10. All grading shall conform to the 2016 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 and Safety Division prior to commencing any grading or site excavation.
11. 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 the 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.
12. All proposed work shall comply with the 2016 California Energy Code and all other relevant laws, ordinances, and resolutions governing Energy conservation as adopted by the City of Pomona.
13. Proposed project shall comply with the 2016 California Green Building Standards Code and all other relevant laws, ordinances, and resolutions governing sustainable design as adopted by the City of Pomona.

UTILITY SERVICES DEPARTMENT-WATER/WASTEWATER OPERATIONS

WATER

14. There is currently an onsite network of four-inch (4") ACP and six-inch (6") ACP water mains. Within Commercial Street there currently exists a six-inch (6") ACP water main. Within Huntington Street there currently exists a six-inch (6") ACP water main adjacent to the site. The localized approximate static pressure for the proposed project area is 50-60 psi.
15. **The existing water infrastructure shall be shown on the site plan. Connections for all proposed water services shall be located at the closest adjacent public water main. Further design comments shall be issued by the WWOD regarding the extent of proposed public main within the proposed project area.**
16. If verification of static pressure is desired, it may be obtained by requesting a fire hydrant flow test from the Public Works Department.
17. Any private onsite water improvements are the owner's responsibility and not the City's.
18. Any existing public water facilities located on private property shall be installed within a City of Pomona easement, and will be maintained by the City.

Domestic and Fire Service Line

19. There are existing water meter accounts associated with 148 N. Huntington Street. **Please identify any meters for the proposed project, and which existing meters will be removed and no longer used.**
20. There are public fire hydrants within 500 feet of the proposed project site. **There are two existing public fire hydrants onsite. Please state if these hydrants are to remain in place with the proposed project.**
21. Contact the Los Angeles County Fire Department to determine if additional fire hydrants are required for this site. If new fire hydrants are required they must be placed at least five (5) feet from proposed driveways and parking spaces.
22. **The applicant/developer shall calculate the proposed water demand based on fixture units. The proposed service(s) shall provide the water demand given the size, pressure, and distance of these services from the proposed buildings. These calculations shall include fire and domestic water demands.**
23. The edge of all new meter vaults, if necessary, should be located in public right-of-way or the sidewalk two inches (2") from the face of the curb per Standard No.'s 11 and 12 of the *City of Pomona Water Division Standard Specifications for Water Facility Construction, January 2006*. Meter(s) cannot be placed in driveways, parking spaces or within the property line, to allow City personnel access to these meters for future maintenance.
24. 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.
25. Contact the Public Works Department for information regarding meters and all applicable meter fees. The City will install meters less than or equal to 2" in size.
26. Effective January 1, 2017, the City has adopted new connection charges for water service. For further information on how charges are assessed, contact the City's Public Works Business Services Division.
27. Approved low-lead (0.25%) backflow devices (list the brand and model) are required for the following service lines to this site:
 - a) Reduced pressure principal assembly (RPPA) devices are required for dedicated irrigation service lines to the proposed site;
 - b) Reduced pressure principal assembly (RPPA) devices are required for all domestic services; and
 - c) Double check detector assembly (DCDA) devices are required for all fire sprinkler service lines.
28. Please note that due to the currently accepted citywide conservation ordinance, the use of any internal water recirculation system is strongly encouraged for onsite proposed improvements.

29. Due to the nature of the proposed development reduced principal pressure devices are required for any proposed or existing service.
30. **Submit water development plans to the City for review and building approval showing water meters, service lines, approved backflow devices, and proposed/existing water mains. WWOD requests that these plans be sent in both hard copy and electronic (saved as AutoCAD v. 2010) format.**

Sewer

31. There are existing eight-inch (8") VCP sewer mains within Commercial Street, Huntington Street and onsite. **The existing sewer infrastructure shall be shown on the site plan.**
32. **There are existing four-inch (4") VCP laterals that are available for sewer service at the proposed development site. Please identify if these laterals are to be used.**
33. **The applicant/developer shall calculate the expected wastewater generated by the buildings to properly size the sewer later(s) to serve the new site.**
34. The sewer laterals from the public main to the site are considered private and must be maintained by site owners.
35. New sewer laterals must be constructed per Standard No. B-8-61 per City of Pomona Water Division Standard Specifications for Water Facility Construction, March 2006 (Public Works Standards). Construction shall also comply with Standard No. A-26-02 per the Public Works Standards.
36. Effective January 1, 2017, the City has adopted new service charges for sewer service. For further information on how charges are assessed, contact the City's Public Works Business Services Division.
37. The applicant/developer shall submit and include the following items in the sewer development plan:
 - a) The proposed sewer laterals with a profile and connection to the existing sewer laterals and sewer main.
 - b) Construction Notes: The Contractor shall provide all temporary seals enclosures, forced ventilation or other devices as may be necessary to prevent odor nuisance and solid objects from entering the existing sewer line during construction.
38. **Submit sewer development plans to the City for review and approval prior to the building permit approval showing all existing and proposed sewer mains, laterals, and manholes. WWOD requests that these plans be sent in both hard copy and electronic (saved as AutoCAD v. 2010) format.**

PUBLIC WORKS DEPARTMENT—LAND DEVELOPMENT

39. City of Pomona Water Resources Department (“City”) shall submit a **Lot Merger** application for the consolidation of 22 legal lots associated with Assessor Parcel Numbers 8348-013-901, -902, -903 and 8340-032-909; 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.

Improvement plans requirements

40. City shall submit a revised **site plan** to include the removal of the parking stalls that obstruct the proposed railroad access gate; the railroad access shall be kept clear at all times.
41. City shall submit the **grading, drainage and erosion control** plans for review and approval by the Public Works Engineering, Planning and Building and Safety Divisions.
- a) The scale used for the plans needs to be large enough (1”= 10’ is preferred) to clearly show all the details; the plans shall be submitted on 24” x 36” sheet size with a standard City title block and City grading general notes.
 - 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.
42. Prior to issuance of the grading permit the City shall submit a **soils and geologic** report to address the soil’s stability and geological conditions of the site.
43. City shall submit **public improvement** plans to include the following:
- a) Hamilton Boulevard:
 - Removal of one (1) existing driveway approach.
 - New full width (16’) sidewalk (i) where none exists and (ii) to replace the driveway approach proposed for removal.
 - ADA ramp at the southeast corner of Hamilton Boulevard and Commercial Street.
 - Street repaving in compliance with City Std. A-26-02, Case II.
 - Upgrade one (1) existing public street light with LED luminaire.

All public improvement work along Hamilton Boulevard property frontage shall be coordinated with the current Alameda Corridor East Construction Authority project for safety improvements at Hamilton Boulevard-UPRR at grade crossing.

b) Commercial Street:

- New driveway approaches in compliance with the City standards and ADA requirements.
- New 6' wide sidewalk (i) where none exists and (ii) to replace the driveway approaches proposed for removal and all damaged, uplifted sidewalk sections along the property frontage.
- Street grind and O/L along the property frontage, from gutter to street centerline or over the entire street width, based on the extent of the wet and/or dry utility cuts.
- Sprinklered parkway landscaping.
- Upgrade five (5) existing public street lights with LED luminaires.

c) Huntington Street:

- Removal of one (1) existing driveway approach.
- New 6' wide sidewalk to replace (i) the driveway approach proposed for removal and (ii) the damaged, uplifted sidewalk sections along the lot frontage.
- Sprinklered parkway landscaping.
- Installation of one (1) new street light per City standards.
- Upgrade two (2) existing public street lights with LED luminaires.
- Street grind and O/L along the property frontage, from gutter to street centerline or over the entire street width, based on the extent of the wet and/or dry utility cuts.

d) Monterey Avenue:

- Removal and reconstruction of two (2) existing driveway approaches in compliance with the City standards and ADA requirements.
- New 6' wide sidewalk to replace all damaged, uplifted sidewalk sections along the property frontage.
- Sprinklered parkway landscaping.
- Installation of three (3) new street lights per City standards.
- Street repaving in accordance with the City Std. A-26-02, Case III (Moratorium Streets).

e) All existing water, sewer and stormdrain public infrastructure.

f) Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries.

- g) Undergrounding of all existing and proposed utility lines per City of Pomona Municipal Code Section 62-31(b).
 - h) Note: 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.
 - i) Note: The parkway landscaped area shall be maintained by the property owner, as required by the City's Municipal Code Section 46-496.
44. City 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.
45. 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.
46. No public utility infrastructure shall be removed or modified as part of the onsite demolition plan approved by the Building and Safety Division.
47. City shall prepare a detailed **hydrology study** based on a 50-year storm event and a hydraulic analysis of the existing and proposed drainage conveyance capacity. The Developer is responsible to comply with the approved hydrology/hydraulic study recommendations necessary to meet minimum Federal, State, County and City requirements. The hydrology/hydraulic study shall be approved prior to the approval of the grading plan.
48. Prior to issuance of the grading permit City shall develop and obtain the City approval of the final **Standard Urban Stormwater Mitigation Plan (SUSMP)** for the proposed project. The SUSMP shall be prepared in accordance with the City of Pomona's Low Impact Development (LID) Ordinance, the City of Pomona's Green Streets Policy and the Los Angeles Region NPDES MS4 Permit No. CAS004001, Order No. R4-2012-0175 which includes:
- a) Site Design BMPs;
 - b) Source Control BMPs; and
 - c) Treatment Control BMPs.

City shall utilize the County of Los Angeles Department of Public Works Low Impact Development Standards Manual (Published February 2014) as a guidance document for the design of applicable Best Management Practices (BMPs) proposed for the project.

Post-construction Structural and/or Treatment Control BMPs, shall be designed to mitigate (infiltrate or harvest and use) storm water run-off from the 85th percentile 24-hour rain

event or 0.75-inch, 24-hour rain event, whichever is greater. The comparison must be provided in the SUSMP.

City shall utilize the County of Los Angeles Department of Public Works' HydroCalc program described in the LID Manual to calculate these design flows and volumes.

The program download can be found at <http://dpw.lacounty.gov/wrd/publication/>.

City shall implement 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.

The project involves soil-disturbing activities in excess of 1 acre therefore City shall apply for a State General Construction Permit (Order No. CAS000002) and submit a copy of the Stormwater Pollution Prevention Plan to the Public Works Engineering Division.

49. City 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. City 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.
50. The final improvement plans, as shown on the Mylar, shall be provided to the Public Works Engineering Division in both hard copy and electronic (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.
51. 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.

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.

52. **Prior to the issuance of the building permits, Permittee shall post surety bonds for all public improvements, including but not limited to: streets, sewer, water, storm drains and street lights.**
53. 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.

54. Permittee shall pay fees associated with and possess the City of Pomona Business License.
55. 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.

LOS ANGELES COUNTY FIRE DEPARTMENT

56. Show all existing public and private on-site fire hydrants on the site plan. Include the location of all public fire hydrants within 300 feet of the lot frontage on both sides of the street. Specify size of fire hydrant(s) and dimension(s) to property lines. Submit the completed original copy of the Fire Flow Availability Form (Form 196) The fire flow data shall be submitted to the Land Development Unit prior to the issuance for clearance to proceed to the public hearing process.
57. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 & 503.2.2.
58. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius. Fire Code 503.2.4. Indicate compliance on the Site plan and provide an exhibit for verification of this requirement.
59. Provide a site plan indicating the proposed fire access by shading or cross-hatching the Fire Department vehicular access.
60. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.
61. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with Title 32, County of Los Angeles Fire Code.
62. Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

63. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1.
64. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3.
65. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3.
66. A minimum 5-foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1.
67. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4.
68. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1.

WATER SYSTEM REQUIREMENTS

69. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
70. An approved automatic fire sprinkler system is required for the proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
71. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4.
72. Upon receipt of the required Fire Flow Availability form, Form 196 additional water system requirements for public and private on-site fire hydrants will be determined.

73. The required fire flow for the public fire hydrants for this project is 4000 gpm at 20 psi residual pressure for 2 hours. Three (3) public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1.
74. Additional Fire Department requirements will be determined by Fire Prevention Engineering during the Building Plan Check Phase.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 28th DAY OF JUNE, 2017

CAROLYN HEMMING
PLANNING COMMISSION CHAIRPERSON

ATTEST:

BRAD JOHNSON
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY

PC Resolution No.
148 N. Huntington St.
Page 15 of 15

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

AYES:

NOES:

ABSTAIN:

ABSENT:

"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 Sec. 1094.6 C.C.P."