

PC RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
POMONA APPROVING TENTATIVE TRACT MAP (TRACTMAP 7220-
2017) FOR A RESIDENTIAL SUBDIVISION OF THE PROPERTIES AT
990-1006 WEBER STREET**

WHEREAS, the applicant, Pomona Homes LLC, has submitted an application for a Tentative Tract Map (TRACTMAP 7220-2017, Tract No. 74720) for a 14-lot residential subdivision consisting of 11 residential lots and 3 common area lots on the 1.89 acre site at 990-1006 Weber Street;

WHEREAS, the applicant has concurrently submitted a Final Development Plan (FINALDEV 7226-2017) for the proposed improvement plans for the subdivision at the subject site;

WHEREAS, the subject site is located within the R-1-PD-6.67 Zoning District;

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

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on December 13, 2017 concerning the requested Tentative Tract Map (TRACTMAP 7220-2017, Tract No. 74720) and Final Development Plan (FINALDEV 7226-2017);

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. The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), that the project is Categorically Exempt under Section 15332, (In-Fill Development Projects) of CEQA, 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.

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. Pursuant to Section 66474 of the California Government Code (Subdivision Map Act) and the City's Subdivision Ordinance, the Planning Commission must make seven findings in order to approve Tentative Tract Map 74720 (TRACTMAP 7220-2017). 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 proposed Tentative Tract Map is consistent with the General Plan.*

The proposed residential subdivision conforms to the General Plan with the "Residential Neighborhood" land use designation as shown on the General Plan Land Use Diagram. The proposed subdivision will improve a vacant property with new, attractive homes. This is consistent with goal 6G.G6 of the General Plan:

"Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections."

2. *The design or improvement of the proposed subdivision is consistent with the General Plan.*

The proposed residential subdivision lot design conforms to the General Plan with the "Residential Neighborhood" land use designation. The proposed residential subdivision will be similar in scale and design characteristics to the existing single-family neighborhood that surrounds the project. A new street will connect Weber Street to Cathedral Way, creating a linkage in the street network. The project includes a pedestrian path to Weber Park to the south, providing a benefit not only to the new residents but also to the larger neighborhood. The homes will include design details that are attractive and provide a variety of finishes. The project is well-designed to be compatible with the neighborhood.

3. *The subject property is physically suitable for the type of development.*

The site is physically suitable for the development in that the proposed residential subdivision is on flat land served by all necessary public utilities.

4. *The subject property is physically suitable for the density of development.*

The proposed residential subdivision has a average density of 6.67 units per acre which is what the zoning allows.

5. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project will comply with the policies and regulations of the Pomona City Code and General Plan and with all local or regional plans, policies, regulations, and any requirements by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Further, the subject site consists of previously developed land within an urban

environment and is not habitat to any fish or wildlife. Based on these factors, the proposed subdivision will not cause substantial environmental damage or injure wildlife or their habitat.

6. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The design of the proposed project and the type of improvements are not likely to cause harm to public health because the public improvements and the homes will be constructed to conform to all City standards and subject to appropriate conditions of approval. The adopted City standards relating to the Uniform Building Code and Grading Code are designed to protect the public health and welfare and have been approved by the City.

7. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision or type of improvements will not conflict with other easements acquired by the public at large. The project will result in new residences and there are no records of easements acquired by the public at large for access through the property.

SECTION 4. Based upon the above findings, the Planning Commission hereby approves Tentative Tract Map (TRACTMAP 7220-2017, No. 74720), subject to the following conditions:

PLANNING DIVISION

1. The subject property shall be subdivided in a manner consistent with the Tentative Tract Map as reviewed by the Planning Commission on YYY, 2017 as revised and conditioned by the requirements contained in this resolution of approval. Any major modifications to the approved Tentative Tract Map shall be reviewed and approved by the Planning Commission as part of a modification to the approved Tentative Tract Map. Any minor modifications that do not affect the overall intent of the approved Tentative Tract Map, may be reviewed and approved by the Development Services Manager.
2. This approval shall lapse and become void if the privilege authorized by the Planning Commission is not utilized and recordation by the County of the final map is not obtained within two (2) years from the date of Planning Commission approval. The Planning Commission may extend this period for one year upon receipt of written request by the applicant at least thirty days before the expiration date.
3. Tentative Tract Map (TRACTMAP 7220-2017, No. 74720) shall be contingent upon approval of Final Development Plan (FINALDEV 7226-2017).
4. 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 City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

5. The applicant shall include all conditions of approval from Tentative Tract Map (TRACTMAP 7220-2017) related to the project which shall be placed on the title sheet of construction plans prior to plan check submittal.
6. 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 a subsequent violations of the conditions of approval and/or City law occurs within ninety 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 Tentative Tract Map.

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 2016 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. The 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.
14. The 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.
15. A Park and Recreation Improvement Fee of \$675 shall be required for the construction of each dwelling unit.
16. Building Department comments and conditions are subject to plan check. Comments are based on information provided.

WATER RESOURCES DEPARTMENT (WRD)

WATER

17. **All proposed water and sewer infrastructure within the private street shall be maintained by the homeowners and not the City.**
18. There is currently an existing six-inch (6") steel water main within Weber Street. There is currently an existing eight-inch (8") DIP water main within Cathedral Way. **There are water improvements required to accommodate the new demand from this project.** The existing localized static pressure of the project area is 50-60 psi.
19. The existing water infrastructure shall be shown on the site plan. Further design comments shall be issued by the WRD regarding the extent of proposed public main within the proposed project area.
20. If verification of static pressure is desired, it may be obtained by requesting a fire hydrant flow test from the Public Works Department.
21. Any private onsite water improvements are the owner's responsibility and not the City's.
22. Any existing public water infrastructure 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

23. **At one time, several water service accounts associated with this project. Currently, there are no meters/services serving this site.**
24. **To the extent possible, this site shall be master metered through an above ground compound meter.** All proposed master meters shall conform to Standard Drawing numbers 13A-2, 13B-2 and 13C of the City of Pomona Water Division Standard Specifications for Water Facility Construction, January 2006 as applicable. Contact the WRD for a list of acceptable master meter manufacturers and models. Meter(s) shall not be placed in driveways, parking spaces or obstructed by walls. City of Pomona shall be provided an easement for required maintenance access.
25. **The applicant/developer shall calculate the new water demand (based on fixture units) for the proposed development. This hydraulic analysis report shall verify if the existing water infrastructure can accommodate the water demand, given existing the size, pressure and age of the existing water system. This calculation shall include fire and domestic water demands. This hydraulic analysis report shall be submitted to the WRD.**
26. Contact the WRD at (909) 620-2212 for information regarding meter installation fees.
27. The City may install meters that are two-inches (2") in size or less. The project contractor shall install all proposed meters that are greater than two-inches (2") in size.
28. There are public fire hydrants within 500 feet of the proposed project site.
29. Contact the Los Angeles County Fire Department to determine if additional public fire hydrants are required for this site. If new fire hydrants are required, they shall be placed at least five-feet (5') away from proposed driveways and parking spaces.
30. The edge of all new meter vaults, if necessary, shall be located in public right-of-way or the sidewalk two-inches (2") from the back of the curb per Standard Numbers 11 and 12 of the City of Pomona Water Division Standard Specifications for Water Facility Construction, January 2006. Meter(s) shall not be placed in driveways, parking spaces or within the property line, to allow City personnel access to these meters for future maintenance.
31. 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.
32. 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.
33. Approved low lead (0.25%) backflow devices (list the brand and model) are required for the following service lines to the site:
 - Reduced principle pressure assembly devices are required for dedicated irrigation service lines to the proposed site, and
 - Reduced principle pressure assembly devices are required for all domestic services; and

- Double check detector assembly devices for all fire sprinkler service lines.
34. **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. WRD requests that these plans be sent in both hard copy and electronic (saved as AutoCAD v. 2010) format.**

SEWER

35. There are currently existing eight-inch (8") VCP sewer mains within Weber Street and Cathedral Way. The existing sewer infrastructure shall be shown on the site plan.
36. **The applicant/developer shall calculate the expected wastewater generated by the building(s) to properly size the sewer lateral(s) to serve the new site. These calculations/reports shall be submitted to the WRD for review and acceptance.**
37. The sewer lateral from the public main to the site is considered private and shall be maintained by site owners.
38. New sewer laterals must be constructed per Standard No. B-8-61 per City of Pomona Public Works Department Standard Drawings March 2006 (Public Works Standards). Construction shall also comply with the Public Works Standard No. A-26-02 for trench pavement restoration. **The sewer lateral separation distances, relative to water mains, shall comply with California Code of Regulations, Title 22.**
39. 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.
40. The applicant/developer shall submit and include the following items in the sewer development plan:
- a. The proposed sewer lateral(s) 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 maybe necessary to prevent odor nuisance and solid objects from entering the existing sewer line during construction.
41. **Submit sewer development plans to the Public Works Department for review and approval prior to the building permit approval showing all existing and proposed sewer mains, laterals, and manholes. WRD requests that these plans be sent in both hard copy and electronic (saved as AutoCAD v. 2010) format.**

If you have any questions regarding water/sewer requirements or these comments, please contact the WRD at (909) 620-2212.

PUBLIC WORKS – SOLID WASTE DIVISION

42. The Solid Waste Division will service curbside collection. Surface water drains south to Gothic and Corinthian, then flows west via surface drain to the southwest corner of Lot 11. The developer shall provide drainage measures.

LOS ANGELES COUNTY FIRE DEPARTMENT

43. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, 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 buildings, as measured by an approved route around the exterior of the buildings. Fire Code 503.1.1 & 503.2.1.
44. The proposed street within the development shall provide approved street names and signs. All future buildings shall provide approved address numbers.
45. 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.
46. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures.
47. Fire Apparatus vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.
48. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with Title 32, County of Los Angeles Fire Code.
49. 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.
50. 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.

Water System Requirements

51. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
52. The required fire flow for the public fire hydrants for single family residential homes less than 3,600 square feet is 1,250 gpm at 20 psi residual pressure for 2 hours within one public fire

hydrant flowing. Any single family residential home 3,601 square feet or greater shall also comply with Table B105.1 of Fire Code in Appendix B.

53. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
54. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
55. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4.

Final Map requirements

56. The Final Map shall be submitted to our office for review and approval prior to recordation.
57. Access as noted on the Tentative and Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of Title 32 (County of Los Angeles Fire Code) which requires all-weather access.

SECTION 5. The Planning Commission hereby approves Tentative Tract Map (TRACTMAP 7220-2017, Tract No. 74720) for the 14-lot residential subdivision located at 990-1006 Weber Street.

SECTION 6. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 13th DAY OF DECEMBER, 2017

LUIS M. JUAREZ
PLANNING COMMISSION CHAIRPERSON

ATTEST:

MARK LAZZARETTO
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY

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 California Code of Civil Procedure Section 1094.6."