

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 7814-2017) TO ALLOW THE CONSTRUCTION OF A NEW 47,199 SQUARE FOOT STRUCTURE AND ASSOCIATED ON-SITE IMPROVEMENTS FOR A PROPERTY LOCATED AT 650, 680, 690 S. RESERVOIR STREET IN THE M-1 LIGHT INDUSTRIAL DISTRICT.**

**WHEREAS**, the applicant, Chait Company, Inc., has filed an application for a Conditional Use Permit (CUP 7814-2017) for the construction of a new 47,199 square foot structure to include warehouse and office uses on a property located at 650, 680, 690 S. Reservoir St. (Assessor's Parcel Number 8327-013-001);

**WHEREAS**, the subject property is currently located within the M-1, Light Industrial District;

**WHEREAS**, the subject property is currently designated "Workplace District Edge" by the City's General Plan;

**WHEREAS**, the approval of a Conditional Use Permit by the Planning Commission is required for industrial facilities that are over twenty thousand square feet of gross floor area in any "M" zone, pursuant to Section .5807 of the Pomona Zoning Ordinance;

**WHEREAS**, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law held a public hearing on June 27, 2018, concerning the requested Conditional Use Permit (CUP 7814-2017);

**WHEREAS**, the Planning Commission of the City of Pomona, voted on Conditional Use Permit (CUP 7814-2017) at the June 27, 2018 public hearing, which resulted in a non-action due to a lack of affirmative votes (3-2-0-1);

**WHEREAS**, the applicant, Chait Company, Inc., has filed an application to appeal the non-action by the Planning Commission of the City of Pomona; and

**WHEREAS**, the City Council of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on September 10, 2018, concerning the requested Conditional Use Permit (CUP 7814-2017).

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the City Council of the City of Pomona, California:

**SECTION 1.** The City Council exercising their independent judgment has determined that pursuant to the provisions of the California Environmental Quality Act (CEQA), the proposed project meets the required conditions for an in-fill development project as shown on the attached

“Staff Environmental Analysis/Determination Exhibit” and is therefore exempt from CEQA under Section 15332, In-Fill Development Projects. Therefore, no further environmental review is required.

**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 Section .580.B of the Zoning Ordinance, the City Council must make findings in order to approve Conditional Use Permit (CUP 7814-2017). 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 City Council hereby finds as follows:

1. *That the proposed use at the particular location will contribute to the general well being of the neighborhood or community.*

The proposed warehouse and office building will contribute to the general well being of the neighborhood and community. The proposed use is conditionally permitted at the site. The proposed use is compatible with the existing industrial uses to the north and south, and is sufficiently landscaped and set back from the street to establish an appropriate relationship with the residential neighborhoods across the street to the west. The proposed project will provide new job opportunities in the City while maintaining moderate intensity so as not to significantly increase traffic in the vicinity. Therefore the proposed project will contribute to the general well being of the neighborhood and community.

2. *That such use will, under the circumstances of the particular case, not 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 proposed warehouse and office building will not be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity. The project will also be required to comply with the City’s noise ordinance. Furthermore, a condition of approval no. 16 has been added to ensure that all landscaping is maintained in good condition.

The project will not be detrimental to the use, valuation, and enjoyment of property and improvements in the vicinity since the subject project is compatible with other industrial uses in the vicinity.

3. *That the site for 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 in the neighborhood.*

The subject site (approximately 2.53 acres) is sufficiently sized to accommodate the proposed use and meets the applicable development standards of the M-1 Light Industrial District of the Pomona Zoning Ordinance.

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

The subject site takes access from S. Reservoir St.; per the Street Classifications section in the General Plan, a Minor Arterial roadway that is intended for medium speed/medium capacity roads for intracommunity travel. South Reservoir St. is a four-lane roadway that is identified as a truck route in the General Plan.

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.*

Granting of the permit will not adversely affect the General Plan of the City in that the proposed uses are both compatible and synergistic with other nearby industrial uses and will be conditioned to maintain compatibility with adjacent residential uses. The project supports the following goals and policies of the General Plan:

Goal 6F.G3: *Incrementally redevelop eastern employment lands with contemporary industrial and light industrial uses.* The proposed project meets this General Plan goal by incrementally developing a lot with a proposed warehouse and office use which can be categorized as contemporary industrial and light industrial use.

Goal 6F.G8: *Improve the physical character of existing concentrations of industrial and light industrial development to make them more attractive to new investment and more compatible with nearby residential neighborhoods.* The proposed project meets this General Plan goal by improving an underutilized property with a new industrial structure of contemporary design as well as on-site improvements that meet all development standards as required by zoning ordinance. On-site improvements include new paving, fencing, and landscaping. The new structure itself will be setback 71' from the front property line which will make the property more compatible with the nearby residential neighborhood. In theory this

Goal 6F.P1: *Reserve the Reservoir-East Pomona Industrial area for industrial uses.* The project meets this General Plan goal by proposing a new industrial development within the Reservoir-East Pomona Industrial area.

Goal 6F.P11: *Minimize the visual impact of industrial uses along the edges of industrial properties facing Reservoir Street and other streets that separate industrial development from residential uses.* The proposed project meets this General Plan goal by setting the structure back 71' from the front property line thereby minimizing the visual impact of the proposed industrial use located along the edge of an industrial property facing Reservoir Street.

Goal 6F.P19: *Require appropriate types of landscaping to soften the visual impact of workplace development and act as a buffer to adjacent neighborhoods.* The proposed project meets this General Plan goal by including significant landscaping along the frontage of the property which shall include a combination of trees, shrubs and groundcover.

Approval of the proposed Conditional Use Permit to allow the construction of a new warehouse and office building is consistent with the above General Plan goals and policies. The project provides a light industrial use in a contemporary industrial building. The proposed landscaping along the street provides for a clear and continuous edge between the workplace district and the adjacent residential districts. The redevelopment of the lot improves the physical character of the lot, thereby making it more attractive to new investment and more compatible with nearby residential neighborhoods. The proposed project minimizes the visual impact of the industrial use through appropriate street trees and parkway landscaping that acts as a buffer to adjacent neighborhoods. The proposed project also complies with the applicable provisions of the Pomona Zoning Ordinance.

**SECTION 4.** Based upon the above findings, the City Council hereby approves Conditional Use Permit (CUP 7814-2017) 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 variance or any portion thereof:

**DEVELOPMENT SERVICES DEPARTMENT - 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 City Council on September 10, 2018 and as illustrated in the stamped approved plans dated September 10, 2018. 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. This approval shall lapse and become void if the privilege authorized is not utilized within one (1) year from the date of this approval (September 10, 2019), in accordance with Pomona Zoning Ordinance section .580.I. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.
3. 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.
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. 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 conditional use permit.

6. The property owner shall remove any graffiti on the project site within 24 hours of discovery. The paint utilized to cover the graffiti must 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 Development Services Manager.
7. No temporary signs relating to any activity on the premise shall be placed or allowed to remain within landscape areas, public right-of-way areas adjacent to the subject site (e.g. telephone poles, traffic signs, and city trees) or other portions on the exterior of the building. The only temporary signs allowed shall be properly permitted banner signs by permit per the City's sign ordinance. Signs placed in any window of the premises shall comply with the City's sign ordinance, and all other conditions under this Conditional use Permit.
8. Within twenty feet of street/driveway intersections, no landscaping material other than trees shall exceed a maximum height of thirty-six inches above the adjacent concrete curb.
9. The recycling and trash enclosure shall have decorative, solid, heavy gauge metal gates. Gates shall be locked during non-operating hours. The trash collection area shall be well lit with a minimum one foot candle.
10. The landscaping shall screen the parking area from the street with compact shrubs that will achieve a 2-foot minimum height within 18 months.
11. No vending machines of any kind shall be installed outdoors within the project site.
12. There shall be no public pay phones installed within or upon any portion of the premises.

13. The property owner shall provide regular maintenance and cleaning of all exterior walkways, sidewalks, and landscaped parkways in compliance with Pomona City Code 62-351, *et seq.*
14. 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.
15. There shall be adequate lighting around the property at all times (minimum of 1 foot-candle). This shall be done in such a fashion that persons standing outdoors at night are easily identifiable by law enforcement personnel. Lighting shall be screened so that no spillover occurs onto the adjacent properties.
16. Before issuance of a zoning clearance and business license, 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.
17. All proposed signage shall be installed after issuance of a valid building permit and be in conformance with the approved master sign program.
18. No parking of trailers or truck and trailers in any portion of the property shall be allowed other than in the designated 4 spaces at the south east corner of the proposed building at 690 S. Reservoir St.
19. Prior to the issuance of any demolition permit and/or building permit for construction for any structure on the property, applicant shall obtain a Certificate of Appropriateness to approve the demolition of the existing pre-1945 structure located on the subject property pursuant to Pomona Zoning Ordinance Section .5809-13(8), Special Considerations Regarding Demolition of Pre-1945 Nondesignated Structures.

**DEVELOPMENT SERVICES DEPARTMENT – BUILDING & SAFETY DIVISION**

20. Prior to building permit issuance, the applicant shall comply with section .5809-24 of the Zoning Code “Public Art requirement for private development – Public Art Allocations.” (Ordinance No. 4151)

21. 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)
22. 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.
23. 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 & Safety Division prior to commencing any grading or site excavation.
24. 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.
25. 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.
26. 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.
27. 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.
28. Park and Recreation Improvement Fee shall be \$675 per dwelling unit for new construction. (Ordinance 3506)
29. Building Department comments and conditions are subject to plan check. Comments are based on information provided.



## **PUBLIC WORKS DEPARTMENT**

### ***Land Development requirements***

30. Property Owner shall submit a Lot Merger application for the consolidation of Assessor Parcel Numbers (APNs) 8327-012-005, -006 and -016 into one lot; 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.
31. Property Owner shall dedicate a 10-foot strip of land along Reservoir Street property frontages of APNs 8327-012-005, -006 and -016, to ensure the compliance with the ultimate right-of-way width of 100 feet.

### ***Improvement plans requirements***

32. 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.
33. Prior to issuance of the grading permit the Applicant/Developer shall submit written notifications of adjacent property owners 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. The proposed development shall accept the conveyance of the existing offsite drainage.
34. 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.

35. 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.
36. Prior to the issuance of the offsite improvements permits the Applicant/Developer shall submit public street improvement plans to include the following items and shall be responsible for the construction thereof:
  - a. New driveway approach in conformity with the City standards and the ADA requirements; unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries.
  - b. New sidewalk, curb and gutter to replace all existing aprons proposed for removal and all damaged, cracked and uplifted sidewalk, curb and gutter sections.
  - c. In the event that the project related wet and/or dry utility pavement cuts are needed along Reservoir Street frontage, grind and overlay paving shall occur in compliance with the City standard A-26-02.
  - d. Street lights: Install one (1) new street light in conformity with the City standards and upgrade one existing street lights luminaire with an LED luminaire.
  - e. Show parkway drains built in compliance with the City standards.
  - f. Show existing sewer, water and storm drain infrastructure.
  - g. Undergrounding of all existing and proposed utility lines to 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 plans.
  - h. 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 plans.
  - i. The parkway landscaped area shall be 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 public street improvement plans.
  - j. 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.
37. 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.

38. 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.
39. Traffic:
  - a. All truck maneuvering and queuing must be completed on-site. No trailer drop-offs or queuing within the public right-of-way are permitted.
  - b. The truck turning templates shall be submitted to the City for review and approval.
  - c. The proposed project driveway shall be designed and constructed in conformance with City of Pomona standards, including provisions for sight distance and truck turning path requirements.
  - d. Truck turning movements shall be limited to the applicable travel lane and shall not impact the adjacent travel lane traffic.
40. Applicant/Developer 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.
41. Prior to issuance of the grading permit Applicant/Developer 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.

Applicant/Developer 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.

Applicant/Developer 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/>.

Applicant/Developer 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 Applicant/Developer 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.

42. Prior to issuance of the building permits 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 the project's water and sewer connection fees.
43. Prior to issuance of the building permits applicant/developer is responsible for paying the development tax associated with the proposed project.
44. 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.
45. 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***

46. All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of Public Works Department.
47. Prior to the issuance of the grading permit, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: street paving, curb, gutter, sidewalk, driveway approaches, sewer, water, storm drains and street lights.
48. 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.
49. Permittee shall pay fees associated with and possess the City of Pomona Business License.
50. 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.

**WATER/WASTEWATER OPERATIONS DEPARTMENT**

***Water & Sewer***

51. There currently exists a ten-inch (10") DIP water main within Reservoir Street. The existing localized static pressure for the proposed project area is 50-60 psi. 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 water main within the proposed project area.
52. The proposed site was previously served by one (1) 3/4" domestic meter. Please identify if these existing meters will be used with the proposed development. WRD will provide additional comments regarding any proposed or existing service/meter to be used for the project.

53. There are public fire hydrants within 500 feet of the proposed project site. All proposed onsite hydrants shall be private and painted red. 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 shall be placed at least five-feet (5') from proposed driveways and parking spaces.
54. The applicant/developer shall calculate the new water demand (based on fixture units) to verify that the existing wastewater and water infrastructure can accommodate the water demand, given the size, pressure, and age of the existing system. These calculations shall include fire and domestic water demands. These calculations shall be submitted to the WRD.
55. There is currently an existing eight-inch (8") VCP sewer main and a fifteen-inch (15") sewer main within Reservoir Street. The proposed site was previously served by a 4" VCP sewer lateral. Please identify if these will be used with the proposed development. WRD will provide additional comments regarding any proposed or existing service to be used for the project.

**SECTION 5.** The City Clerk shall attest and certify to the passage and adoption of this Resolution and shall cause same to be posted as required by law, and this Resolution shall take immediately.

**APPROVED AND PASSED THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2018.**

**ATTEST:**

**CITY OF POMONA:**

\_\_\_\_\_  
Marie Michel Macias, Interim City Clerk

\_\_\_\_\_  
Tim Sandoval, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
ANDREW JARED

Resolution No.  
Conditional Use Permit (CUP 7814-2017)  
650, 680, 690 South Reservoir Street  
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ASSISTANT CITY ATTORNEY  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF POMONA

I, MARIE MICHEL MACIAS, INTERIM CITY CLERK of the City of Pomona do hereby certify that the foregoing Resolution was approved at a regular meeting of the City Council of the City of Pomona held on the 10<sup>th</sup> day of September, 2018, and adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2018 by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

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Marie Michel Macias, Interim City Clerk