



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: June 27, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: **CONDITIONAL USE PERMIT (CUP 7814-2017) AND
REVOCATION OF CONDITIONAL USE PERMIT (CUP 05-035):**

1. A request for a Conditional Use Permit to allow for the construction of a new 47,199 square foot industrial warehouse and office uses for a property located within the M-1(Light Industrial) district within the East Mission Boulevard Workplace Expansion Zone of the Pomona Corridors Specific Plan, at 650-690 S. Reservoir Street; and

2. Revocation of Conditional Use Permit (CUP 05-035) (issued but not previously exercised) to construct a 17,362 square foot industrial building at 750 S. Reservoir St. (parking shared with subject property).

STAFF RECOMMENDATION

The Planning Division recommends the Planning Commission:

1. Adopt the attached draft resolution approving Conditional Use Permit (CUP 7814-2017) (Attachment 1), subject to conditions; and
2. Adopt the attached draft resolution revoking Conditional Use Permit (CUP 05-035) (Attachment 2)

PROJECT/APPLICANT INFORMATION

Project Location:	650, 680, 690, 750 S. Reservoir St.
APN Information:	8327-012-005, 8327-012-006, 8327-012-016, 8327-013-001
Project Applicant:	Michael Chait & City of Pomona
Property Owner:	Silvers and Hall, Inc.
City Council District:	District 3 – Cristina Carrizosa
Historic/CBD:	Not Applicable
Specific Plan:	Pomona Corridors Specific Plan, East Mission Boulevard Workplace Expansion Zone
General Plan:	Workplace District Edge

Zoning: M-1 Light Industrial

PREVIOUS ENTITLEMENTS

- 12/14/2005 PC Resolution No. 05-092: CUP issued to construct a 17,632 square foot industrial building at 750 S. Reservoir St.; such industrial building was never constructed; parking for such use was contained on the 690 S. Reservoir property; proposed wall of current project prevents use of this CUP.
- 2/2/1999 PC Resolution No. 8666: CUP issued to allow an industrial facility over 20,000 square feet of gross floor at 650 S. Reservoir St.
- 2/2/1999 PC Resolution No. 8655: Variance issued to allow a 0 ft. front yard landscape setback instead of required minimum setback of 25 ft. at 650 S. Reservoir St.
- 1/9/1991 PC Resolution No. 7534: CUP to allow four temporary trailers for office use at 750 S. Reservoir St.
- 5/24/1989 PC Resolution No. 7117: Tentative Tract Map for condominium purposes at 695 S. Reservoir St.
- 9/13/1978 PC Resolution No. 4552: Variance to reduce off-street parking for a building addition to an existing industrial facility at 750 S. Reservoir St.

PROJECT DESCRIPTION

The subject site is located at 650, 680, 690, and 750 South Reservoir Street and consists of four lots currently improved with four buildings comprising approximately 90,611 square foot warehouse structure, an approximately 4,588 square foot office structure, an approximately 1,500 square foot office structure, an approximately 4,500 square foot storage structure, and an approximately 6,500 square foot metal canopy attached to the warehouse. (Attachment 4)

The applicant is requesting to consolidate three of the four lots (650, 680, and 690 S. Reservoir St.) and demolish all existing structures and improvements on those properties in order to accommodate construction of a new 47,199 square foot structure. The new structure will include warehouse and office uses. Associated on-site improvements will include a new drive entry along Reservoir St., off-street parking, landscaping, trash enclosure and fencing. The existing drive entry on the northern portion of the subject site will be eliminated. The project will also eliminate any shared access and parking between 650, 680, and 690 S. Reservoir St. and 750 S. Reservoir St.. As such, the parking area for 750 S. Reservoir St. will be relocated on that lot and striped to provide the required parking and drives to accommodate the existing uses on that property. No other improvements are proposed for the portion of the property located at 750 S. Reservoir St.. (Attachment 4)

In 2005, there was a request under Conditional Use Permit (CUP 05-035) to construct a 17,632 square foot industrial building at 750 S. Reservoir St. (Planning Commission Resolution No. 05-

092). The 2005 project proposed parking stalls and drives to be provided on 650, 680, and 690 S. Reservoir St. However, CUP 05-035 was never exercised and lapsed per the terms of Resolution No. 05-092. Because the Conditional Use Permit runs with the land unless revoked, staff is also processing a revocation of that 2005 CUP that was never exercised by the property owner. Revocation of Conditional Use Permit (CUP 05-035) will ensure that there is no conflict with current proposal under Conditional Use Permit (CUP 7814-2017).

Applicable Code Sections

Section .5807 of the Pomona Zoning Ordinance (PZO) states that industrial facilities over twenty thousand square feet of gross floor area or a lot greater than one acre in area in any "M" zone requires a conditional use permit. In this case, the proposed facility is 47,199 square feet in area and the area for the subject site totals 2.53 acres. The project is also subject to standards contained within the M-1 district of the PZO, Section .410.

Section .580 H. of the PZO establishes the procedure for revocation of a conditional use permit being initiated by staff. The revocation of the CUP has been properly noticed. The basis for revocation is consistent with subsection .580 H. 2. B: *“That the permit granted is being, or has been, exercised contrary to any conditions imposed upon such permit, or in violation of any law.”* In this case the project was never exercised contrary to conditions of approval. Specifically, Condition of Approval No. 2 states “This approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within one (1) year from the date of this approval.”

Surrounding Land Use Information

The zoning, General Plan place type designation and existing uses for the surrounding properties are identified in the following table:

Land Use Summary Table

	Existing Land Use	Zoning	General Plan Place Type
Subject Site	Industrial	M-1	Work Place District Edge
North	Industrial	M-1	Work Place District Edge
South	Industrial	M-1	Work Place District Edge
East	Waste Transfer Station	M-2	Work Place District
West	Single-Family	R-2	Neighborhood Edge / Residential Neighborhood

ANALYSIS

Site Development Standards

Based on staff's analysis, the project exceeds the minimum development standards of the M-1 district. In order to provide the Planning Commission with a comparison of the required development standards and that of the proposed project, staff has prepared the following table for consideration.

**Project Summary Table
For 650, 680, 690 South Reservoir Street**

Standard	Zone Requirement	Proposed Project	Compliance Determination
Front Yard	25' min.	81'	Yes
Side Yard	None	0' – 37.5'	Yes
Rear Yard	None	225'	Yes
Building Height	75' / 6 stories max.	40' / single-story w/mezzanine	Yes
Min. Drive Width	25'	26' – 34'	Yes
Off-Street Parking	Office 1/250 sf – 7,654 sf Warehouse 1/1,000 sf – 39,545 sf Total Required - 71 stalls	72 stalls	Yes
Loading Spaces	3	4	Yes
Trash Enclosure	Required	Provided	Yes

As noted in the Project Description section of the staff report, the portion of the property located on 750 S. Reservoir St. shall only include work to restripe portions of that property in order to ensure the required parking is provided for the current uses. No other improvements are proposed and therefore analysis of other development standards is not required. As designed, the required number of parking stalls and stall dimensions shall be fully met.

**Project Summary Table
For 750 S. Reservoir St.**

Standard	Zone Requirement	Proposed Project	Compliance Determination
Off-Street Parking	Office 1/250 sf – 4,588 sf Warehouse 1/1,000 sf – 90,611 sf Total Required - 109 stalls	109 stalls	Yes

General Plan Conformity

The project conforms to the City's General Plan in that the proposed improvements and uses are consistent with the "Work Place District Edge" place type as identified on the General Plan Land Use Map. The project would also promote the following General Plan goals and policies:

Goal 6F.G3: Incrementally redevelop eastern employment lands with contemporary industrial and light industrial uses.

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.

Goal 6F.P1: Reserve the Reservoir-East Pomona Industrial area for industrial uses.

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.

Goal 6F.P19: Require appropriate types of landscaping to soften the visual impact of workplace development and act as a buffer to adjacent neighborhoods.

Zoning Ordinance Compliance

Staff has evaluated the proposal in terms of conformance to the development standards of the M-1 district. As provided in the Site Development Standards section, the project conforms to the applicable development standards of the M-1 district. Therefore, the granting of the requested CUP, as conditioned, will not adversely affect the intent and purpose of the PZO.

The subject property is located within the Pomona Corridors Specific Plan, East Mission Boulevard Workplace Expansion Zone. The Expansion Zone allows for properties between West Holt Ave. and West Mission Blvd. near SR-71 as well as along East Mission Blvd. between Reservoir St. and the eastern city limits to be added to the Pomona Corridors Specific Plan area as an expansion of development oriented to the corridor if the property is within the respective Expansion Zone and is contiguous with a property within the Plan Area. While the subject property is located within the Expansion Zone area it is not contiguous with a property within the Plan Area. Therefore, the subject property is not currently eligible to be added to the Pomona Corridors Specific Plan and the regulations of the Pomona Corridors Specific Plan are not applicable to the proposed project.

The existing 1,500 square foot office structure located on 650 South Reservoir Street was originally constructed in 1939 and has not been identified as a potential historic resource. As such, demolition of this structure shall be subject to Section .5809-13(8), Special Considerations Regarding Demolition of Pre-1945 Nondesignated Structures. All applications for demolition of structures built prior to 1945 submitted to the building division shall be considered by the Pomona Historic Preservation Commission for a Certificate of Appropriateness even if the structure is not a designated historic landmark. In making such a determination the commission shall first consider if the property meets the criteria used in historic landmark designation. Based on staff's analysis, the structure and property would not meet the criteria used in historic landmark designation. Per Condition of Approval No. 21, the project has been conditioned to obtain a Certificate of Appropriateness for the demolition of a structure built prior to 1945.

Land Use Compatibility

The subject site is located in an area with properties used, zoned, and planned for industrial uses. The proposed development provides significant landscaping along the frontage and the structure is setback significantly beyond the twenty-five foot (25') front yard requirement. As such, the project design sufficiently buffers the proposed use from the existing residential uses located across the street from the subject site. Based on these factors, it is staff's opinion that the project is compatible in the context of the surrounding neighborhood and will be a positive addition to the area.

ENVIRONMENTAL ANALYSIS/DETERMINATION

As part of the project submittal, the applicant completed an Environmental Information Form (Attachment 7). Upon receipt of the form, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, staff has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The following five criteria were evaluated as part of the Class 32 Categorical Exemption:

1. The proposed project is consistent with the City's General Plan and Zoning Ordinance

The proposed project is for a single-story, 47,199 square foot industrial warehouse on three developed parcels totaling 2.53 acres. The parcels are zoned M-1 Light Industrial. This zoning district permits new industrial facilities over 20,000 square feet of gross floor area or a lot greater than one acre in area in any "M" zone with the approval of a Conditional Use Permit. The parcels are designated as "Work Place District Edge" in the City of Pomona's General Plan. The project as proposed is consistent with both the City's General Plan and Pomona Corridors Specific Plan zoning requirements.

2. The proposed project will occur within city limits on a site less than five (5) acres substantially surrounded by urban uses

The parcels to be developed are within the boundaries of the City of Pomona and total 2.53 acres. The property fronts S. Reservoir St., a major thoroughfare with a significant mix of industrial, residential, and commercial land uses. All of the surrounding land uses can be classified as urban uses. Surrounding uses include industrial uses to the north and south, the Pomona Valley Transfer Station to the east, and residential uses to the west. The property is not surrounded by open space, trails, or other protected or natural habitats.

3. The project site has no value as habitat for endangered, rare or threatened species

The 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* evaluated habitat for endangered, rare or threatened species under *Chapter 4.3 Biological Resources*. The chapter "identifies major plant and animal resources within Pomona and discusses potential impacts on biological resources from

implementation of the General Plan Update and Corridors Specific Plan.” The proposed property is not identified as having value for a possible endangered, rare or threatened species (*Figure 4.3-2a: Special-status Wildlife Species Locations and Critical Habitat*).

4. *The proposed project will not have any significant effects upon the environment relating to traffic, noise, air quality, or water quality;*

The *City of Pomona Noise Ordinance, Section 18-310, “Designated Noise Zones,”* establishes standards of noise based on type of land use. Furthermore, Section 4.9.2: Regulatory Framework of the 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* establishes thresholds for noise decibel level that each land use must adhere to. The proposed project must comply with these noise standards and the project as designed is not anticipated to generate noise in excess to be considered significant upon the environment and related uses.

As part of a requirement from City of Pomona’s Public Works Department, the project was reviewed to determine if the proposal would meet thresholds requiring a Traffic Impact Study (TIS). Upon review by the Public Works Department it was determined that the project did not meet the thresholds requiring a Traffic Impact Study. The thresholds include:

- a) If a project generates 50 or more trips without consideration of pass-by trips during any peak hour.
- b) If a project is located within 300 feet of the intersection of two arterial streets as defined in the City’s General Plan or impacted intersection as determined by the City Traffic Engineer.
- c) If a project is anticipated to generate controversy or opposition as determined by the City Traffic Engineer.
- d) As directed by the City Traffic Engineer.

As such, the proposed project is not anticipated to have a significant traffic impact on the environment and surrounding area.

Section 4.9.3: Air Quality Thresholds of Significance in the 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* states that “General Plan Update policies and the Corridors Specific Plan development standards focus on strategic infill development and land re-use, as only 600 acres (5%) of the city remain vacant. Therefore, growth facilitated by the General Plan Update and Corridors Specific Plan is anticipated to be within Air Quality Mitigation Program (AQMP) forecasts. Also, by promoting intensification and reuse of already developed lands as opposed to low density development of undeveloped lands, the General Plan Update and Corridors Specific Plan aim to reduce reliance on the drive-alone automobile. A reduction in vehicle use and vehicle miles traveled can result in a reduction in fuel consumption and air pollutant emissions.” The proposed project represents in-fill development of already developed land within the City of Pomona. Therefore, additional significant air quality impacts beyond those previously studied are not anticipated.

The project, as conditioned, must comply with Water Resources Department requirements, and is currently served by an existing ten-inch (10") DIP water main within S. Reservoir St. Significant water quality impacts are not anticipated from this project as proposed.

5. The site can adequately be served by all required utilities and public services

The project has been reviewed by multiple utility and public service agencies, including the City of Pomona Public Works Department, City of Pomona Water Resources Department, City of Pomona Police Department, and County of Los Angeles Fire Department. No objections were raised about the ability of this site to adequately be served by all required utilities and public services, and, as conditioned, the project must comply with all applicable requirements from these departments.

Therefore, based on the above findings, staff is recommending that the Planning Commission adopt a Categorical Exemption for the proposed project.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on June 14, 2018 (Attachment 3). As of the date of this staff report, staff has not received any correspondence either supporting or opposing the proposed project.

CONCLUSION

The proposed project is consistent with the place type designation contained in the City's General Plan and meets or exceeds the minimum development standards of the PZO. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed development will be compatible with adjacent land uses and will not result in negative impacts to the surrounding neighborhoods. Further, the project has been designed in a manner that is consistent with the existing character of the surrounding area.

Respectfully Submitted:

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Development Services Manager

Prepared By:

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Senior Planner

ATTACHMENTS:

- 1) Draft PC Resolution for CUP 7814-2017
- 1a) Staff Environmental Analysis/Determination Exhibit
- 2) Draft PC Resolution for Revocation of CUP 05-035
- 3) PC Resolution No. 05-092 Approving CUP 05-035
- 4) Location Map and Aerial Photograph

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- 5) Public Hearing Notice and 400' Radius Map
- 6) Conceptual Project Plans
- 7) Project Environmental Information Form

PC RESOLUTION NO. 18-

A RESOLUTION OF THE PLANNING COMMISSION 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); and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony, the recommendation of the Planning Division staff and the staff report offered in the case as presented at said noticed public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California:

SECTION 1. The Planning Commission 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 Planning Commission 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 Planning Commission 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 significantly setback seventy-one feet (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 seventy-one feet (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 Planning Commission 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 Planning Commission on June 27, 2018 and as illustrated in the stamped approved plans dated June 27, 2018, attached herein as Exhibit A. 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 (June 27, 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 project is subject to a twenty (20) day appeal period. Written appeals may be filed with the City Clerk within twenty days 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. The appeal shall be filed with the City Clerk within twenty days from the date of action by the Planning Commission.
5. 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.

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 conditional use permit.
7. 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.
8. 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.
9. 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.
10. 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.
11. The landscaping shall screen the parking area from the street with compact shrubs that will achieve a 2-foot minimum height within 18 months.

12. No vending machines of any kind shall be installed outdoors within the project site.
13. There shall be no public pay phones installed within or upon any portion of the premises.
14. Loitering and panhandling on the premises shall be prohibited. Signs stating such prohibition shall be posted on the property.
15. 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.*
16. 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.
17. 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.
18. 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.
19. All proposed signage shall be installed after issuance of a valid building permit and be in conformance with the approved master sign program.
20. 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

21. 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)
22. 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)
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. Park and Recreation Improvement Fee shall be \$675 per dwelling unit for new construction. (Ordinance 3506)

30. Building Department comments and conditions are subject to plan check. Comments are based on information provided.

PUBLIC WORKS DEPARTMENT

Land Development requirements

31. 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.
32. 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

33. 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 scale used for the plans needs to be large enough (1" = 10') 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.
34. 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.

35. 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.
36. 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.
37. 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.

38. 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.
39. 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.
40. 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.
41. 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.
42. 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.

43. 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.
44. Prior to issuance of the building permits applicant/developer is responsible for paying the development tax associated with the proposed project.
45. 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.

46. 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

47. All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of Public Works Department.
48. 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.
49. 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.
50. Permittee shall pay fees associated with and possess the City of Pomona Business License.
51. 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

52. 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.**

53. 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.**
54. 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.
55. 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.
56. 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 Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 27th DAY OF JUNE, 2018.

LUIS M. JUAREZ
PLANNING COMMISSION CHAIRPERSON

ATTEST:

EMILY STADNICKI, AICP
PLANNING COMMISSION SECRETARY

PC Resolution No. 18-
Conditional Use Permit CUP 7814-2017
650, 680, 690 South Reservoir Street
Page 15 of 15

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."

STAFF ENVIRONMENTAL ANALYSIS/DETERMINATION EXHIBIT

As part of the project submittal, the applicant completed an Environmental Information Form (Attachment 7). Upon receipt of the form, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, staff has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The following five criteria were evaluated as part of the Class 32 Categorical Exemption:

1. The proposed project is consistent with the City's General Plan and Zoning Ordinance

The proposed project is for a single-story, 47,199 square foot industrial warehouse on three developed parcels totaling 2.53 acres. The parcels are zoned M-1 Light Industrial. This zoning district permits new industrial facilities over 20,000 square feet of gross floor area or a lot greater than one acre in area in any "M" zone with the approval of a Conditional Use Permit. The parcels are designated as "Work Place District Edge" in the City of Pomona's General Plan. The project as proposed is consistent with both the City's General Plan and Pomona Corridors Specific Plan zoning requirements.

2. The proposed project will occur within city limits on a site less than five (5) acres substantially surrounded by urban uses

The parcels to be developed are within the boundaries of the City of Pomona and total 2.53 acres. The property fronts S. Reservoir St., a major thoroughfare with a significant mix of industrial, residential, and commercial land uses. All of the surrounding land uses can be classified as urban uses. Surrounding uses include industrial uses to the north and south, the Pomona Valley Transfer Station to the east, and residential uses to the west. The property is not surrounded by open space, trails, or other protected or natural habitats.

3. The project site has no value as habitat for endangered, rare or threatened species

The 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* evaluated habitat for endangered, rare or threatened species under *Chapter 4.3 Biological Resources*. The chapter "identifies major plant and animal resources within Pomona and discusses potential impacts on biological resources from implementation of the General Plan Update and Corridors Specific Plan." The proposed property is not identified as having value for a possible endangered, rare or threatened species (*Figure 4.3-2a: Special-status Wildlife Species Locations and Critical Habitat*).

4. The proposed project will not have any significant effects upon the environment relating to traffic, noise, air quality, or water quality;

The *City of Pomona Noise Ordinance, Section 18-310, "Designated Noise Zones,"* establishes standards of noise based on type of land use. Furthermore, Section 4.9.2: Regulatory Framework of the 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* establishes thresholds for noise decibel level that each land use must adhere to. The proposed project must comply with these noise standards and the project as designed is not anticipated to generate noise in excess to be considered significant upon the environment and related uses.

As part of a requirement from City of Pomona's Public Works Department, the project was reviewed to determine if the proposal would meet thresholds requiring a Traffic Impact Study (TIS). Upon review by the Public Works Department it was determined that the project did not meet the thresholds requiring a Traffic Impact Study. The thresholds include:

- a) If a project generates 50 or more trips without consideration of pass-by trips during any peak hour.
- b) If a project is located within 300 feet of the intersection of two arterial streets as defined in the City's General Plan or impacted intersection as determined by the City Traffic Engineer.
- c) If a project is anticipated to generate controversy or opposition as determined by the City Traffic Engineer.
- d) As directed by the City Traffic Engineer.

As such, the proposed project is not anticipated to have a significant traffic impact on the environment and surrounding area.

Section 4.9.3: Air Quality Thresholds of Significance in the 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* states that "General Plan Update policies and the Corridors Specific Plan development standards focus on strategic infill development and land re-use, as only 600 acres (5%) of the city remain vacant. Therefore, growth facilitated by the General Plan Update and Corridors Specific Plan is anticipated to be within Air Quality Mitigation Program (AQMP) forecasts. Also, by promoting intensification and reuse of already developed lands as opposed to low density development of undeveloped lands, the General Plan Update and Corridors Specific Plan aim to reduce reliance on the drive-alone automobile. A reduction in vehicle use and vehicle miles traveled can result in a reduction in fuel consumption and air pollutant emissions." The proposed project represents in-fill development of already developed land within the City of Pomona. Therefore, additional significant air quality impacts beyond those previously studied are not anticipated.

The project, as conditioned, must comply with Water Resources Department requirements, and is currently served by an existing ten-inch (10") DIP water main within S. Reservoir St. Significant water quality impacts are not anticipated from this project as proposed.

5. The site can adequately be served by all required utilities and public services

The project has been reviewed by multiple utility and public service agencies, including the City of Pomona Public Works Department, City of Pomona Water Resources Department, City of Pomona Police Department, and County of Los Angeles Fire Department. No objections were raised about the ability of this site to adequately be served by all required utilities and public services, and, as conditioned, the project must comply with all applicable requirements from these departments.

Therefore, based on the above findings, staff is recommending that the Planning Commission adopt a Categorical Exemption for the proposed project.

PC RESOLUTION NO. 18-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA, APPROVING THE REVOCATION OF CONDITIONAL USE PERMIT 05-035 (PC RESOLUTION NO. 05-092) TO THAT HAS NOT BEEN EXERCISED TO CONSTRUCT A NEW 17,362 SQUARE FOOT INDUSTRIAL BUILDING AT AN EXISTING INDUSTRIAL FACILITY WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE ON PROPERTY LOCATED AT 750 SOUTH RESERVOIR STREET.

WHEREAS, the City has initiated revocation of Conditional Use Permit No. 05-35 to construct a new 17,362 square foot industrial building at an existing industrial facility within the M-1 (Light Industrial) zone on property located at 750 S. Reservoir St. (Assessor's Parcel Number 8327-013-001) because the Conditional Use Permit was not exercised and cannot be exercised due to a new industrial development project to be constructed at 650 -690 S. Reservoir St.;

WHEREAS, on December 14, 2015, the applicant, Halex Corporation, was issued a Conditional Use Permit to construct a new 17,362 square foot industrial building at an existing industrial facility within the M-1 (Light Industrial) zone on property located at 750 South Reservoir Street which was not initiated or submitted for building permits;

WHEREAS, pursuant to the Pomona Zoning Ordinance, the approval of a Conditional Use Permit is required for industrial facilities of over 20,000 square feet of gross floor area or lot greater than one acre in size;

WHEREAS, Section .580-H of the Zoning Ordinance provides for revocation of a Conditional Use Permit if the granting body makes one or more of the required findings;

WHEREAS, the revocation of Conditional Use Permit 05-035 (Planning Commission Resolution No. 05-092), has been initiated by the City of Pomona's Development Services Director due to Conditional Use Permit 05-035 having never been exercised, and the inability of such being able to be exercised in the future due to applicant seeking to construct a new project to be at 650 - 690 S. Reservoir St. thus eliminating access and required parking identified in Conditional Use Permit 05-035;

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 Revocation of Conditional Use Permit 05-035 (Planning Commission Resolution No. 05-092); and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony, the recommendation of the Planning Division staff and the staff report offered in the case as presented at said noticed 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 this action of revocation of Conditional Use Permit 05-035 (Planning Commission Resolution No. 05-092) has no possibility of having a significant effect on the environment, and is therefore not a project as defined under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and, therefore, not subject to environmental review.

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. 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:

The permit granted is being, or has been, exercised contrary to any conditions imposed upon such permit, or in the violation of a law.

The CUP was never acted upon and is therefore in violation of the conditions contained in the original resolution that granted entitlement (Planning Commission Resolution No. 05-092). Specifically, Condition of Approval No. 2 states “This approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within one (1) year from the date of this approval.”

SECTION 4. Based on the above finding, the Planning Commission hereby approves the revocation of the Conditional Use Permit 05-035 (Planning Commission Resolution No. 05-092), in its entirety.

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

PC Resolution No. 18-
Revocation of Conditional Use Permit CUP 05-035
Planning Commission Resolution No. 05-092
750 South Reservoir Street
Page 3 of 4

APPROVED AND ADOPTED THIS 27TH DAY OF JUNE, 2018.

LUIS M. JUAREZ
PLANNING COMMISSION CHAIRPERSON

ATTEST:

EMILY STADNICKI, AICP
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:

PC Resolution No. 18-
Revocation of Conditional Use Permit CUP 05-035
Planning Commission Resolution No. 05-092
750 South Reservoir Street
Page 4 of 4

"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."

PC RESOLUTION NO. 05-092

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA APPROVING CONDITIONAL USE PERMIT CUP 05-035 TO CONSTRUCT A NEW 17,362 SQUARE FOOT INDUSTRIAL BUILDING AT AN EXISTING INDUSTRIAL FACILITY WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONE ON PROPERTY LOCATED AT 750 SOUTH RESERVOIR STREET

THE PLANNING COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, there has been heretofore been submitted by Halex Corporation a proposed Conditional Use Permit CUP 05-035, pursuant to Section .580 of the Zoning Ordinance to allow the construction of a building on a lot greater than one acre in size located at 750 South Reservoir Street in the M-1 (Light Industrial) zone and is designated as "Industrial" on the General Plan Land Use Map;

WHEREAS, the proposal meets all the development standards of the M-1 (Light Industrial) zone;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing concerning requested Conditional Use Permit CUP 05-035;

WHEREAS, the Planning Commission 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:

SECTION 1. The Planning Commission exercising independent judgment has determined that, pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this action as defined is categorically exempt, under a Section 15302, Class 2 exemption (Replacement or Reconstruction), in that the action involves the demolition and replacement of two buildings with a new building with substantially the same purpose and capacity.

SECTION 2. The Planning Commission hereby finds and determines 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 industrial building will contribute to the general well being of the community by improving the commercial tax base and providing potentially valuable job opportunities to City residents.

2. *That 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 proposed project will be developed in strict compliance with the latest editions of the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code and the National Electrical Code. The building will not have a significant aesthetic impact on the neighborhood in that it is compatible in design and materials with existing buildings on the subject site and it is sufficiently set back from the front property line to limit its visibility from the street. Therefore, the proposed development will not be detrimental to the residents or their property.

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 with the land and uses in the neighborhood and make it compatible thereto.*

The subject property is 6.8 acres in size, relatively flat in topography, and adequate to accommodate the requirements of the Zoning Ordinance. The plans meet or exceed all the development standards of the M-1 zone.

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

The site directly abuts Reservoir Street, an arterial street adequate in size to accommodate any additional traffic generated by the proposed use.

5. *The granting of such Conditional Use Permit will not adversely affect the General Plan of the City, or any other adopted plan of the City and conforms to the provisions of the Zoning Ordinance.*

The proposed development meets all the development standards of the M-1 zone. In addition, the proposed industrial building will improve the commercial tax base and provide potentially valuable job opportunities to City residents. As a result, the proposed project meets the following objective of the Community Design Element of the General Plan:

To insure that industrial areas function to their full potential and are a positive element in the City's environment.

SECTION 3. Based upon the above findings, the Planning Commission hereby approves Conditional Use Permit, CUP 05-035 subject to the following conditions:

Planning Division

1. The subject property shall be developed and/or used in the manner requested and shall be in substantial conformity with the submitted plans approved by the Planning Commission on December 14, 2005 and attached herein as exhibit A, unless revisions and/or additional conditions are specifically required in the resolution of approval.
2. This approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within one (1) year from the date of this approval.
3. The project shall be subject to an appeal period of twenty (20) days. A written appeal may be filed by the applicant, any person owning property within four hundred (400) feet of exterior boundaries of the applicant's property, or a City Council member may appeal a decision of the Planning Commission for City Council review.
4. Prior to the issuance of permits, detailed site development plans, including plot plans, floor plans, building elevations and landscape and irrigation plans shall be submitted to the Building Division for review and approval.
5. Conformance with all included conditions of this resolution shall be achieved prior to the issuance of a Certificate of Occupancy and/or the issuance of a business license/zoning clearance.
6. All rooftop mechanical equipment shall be adequately screened from public view, per approval of the Planning Division.
7. No signs, advertisements, or graphics shall be painted on any building wall or placed on the roof, nor shall any pennants, flags, streamers or other type of temporary signage be allowed unless the Planning Division grants approval.
8. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for the review and approval of the Planning Division. The submitted plans shall include additional plant material to sufficiently screen to office area in the north portion of the site. The location, size, and type of plants shall be determined by the Planning Division.
9. All planter areas adjacent to off-street parking facilities shall be protected by a concrete curb of not less than six inches in height and maintained with a permanent irrigation system.

10. The storage of trucks and materials is prohibited in required parking areas.
11. The parking of trucks on the street in front of the subject property is prohibited. Prior to finalization of building permits, the applicant shall post signs in front of the subject property stating that parking of trucks is prohibited on the street in front of the subject property.
12. Any graffiti shall be removed within 24 hours of discovery or upon notification of the City.
13. Prior to issuance of a Certificate of Occupancy, the applicant shall install clearly legible address numbers on the elevations of the main building.
14. Prior to issuance of a Certificate of Occupancy, the applicant shall install bike racks on the site subject to Planning Division review and approval.

Public Works Department, Water Engineering Division

15. All improvements to the City's water system shall be installed at the developer's expense in accordance with the provisions of the City of Pomona Water Code, Construction Standards and the Department of Health Services requirements.
16. All requirements of the Los Angeles County Fire Department (LACFD) must be met. Proof of LACFD approval is required at time of Site Plan sign-off and final water improvement plan submittal to the Public Works Department. Contact the LACFD for information at (909) 620-2402.
17. Prior to Conditional Use Permit (CUP) or Tentative Subdivision Map (TSM) approval. Developer may be required to provide a hydraulic evaluation of existing water facilities and projected impact to facilities serving the proposed project site and adjacent sites. This evaluation shall be performed by a Registered Civil Engineer and submitted for review approval of the City Engineer. The Developer shall include as part of the project, all recommended improvements required to meet minimum Federal, State (DHS), County (LACFD), and City requirements to the City's Water System.
18. Master water meters as well as all commercial/industrial water services will require installation of Reduced Pressure Backflow Preventers. The Reduced Pressure Principal Back-flow Prevention Device shall be installed above grade in the customer's service line by his contractor as close as practical to the water meter and shall be between the water meter and the first point of connection to the service. A record of approved testing is required before acceptance by the City. Contact Water Quality Control at (909) 620-3670 for information.

19. Existing water facilities that serve or have served the project properties and will not to be used by the project shall be removed to the satisfaction of the City Engineer, replacement facilities will be required.
20. Prior to issuance of grading permits in areas of existing public water facilities, grading plans for such areas shall be submitted for Public Works Department – Water Division review and City Engineer approval. The Developer/Owner shall not place buildings, structures, trees and/or change any elevations within any related water easements nor within 7 ½ feet of any City maintained water line without prior written approval from the City of Pomona.
21. All meters larger than 2 inches and Double Check Detector Assemblies shall be located in easements outside of the public right-of-way.
22. Developer shall pay to the City, all 2-inch and smaller water meter-setting fees and all additional water facility advance payments. Water meters and water services larger than 2” shall be installed by the Developer’s contractor.
23. Developer shall have a Registered Civil Engineer submit plans for review and approval of the Public Works Department for all additional water facilities that are required and/or are to be installed by the developer’s contractor, and may elect to pay City for installation of water services 2-inch or smaller. Submittal of the water improvement plans will require the following:
 - a) An initial plan check deposit in the amount of \$1,000 at the time of the water plan submittal.
 - b) Submitted on 24” x 36” sheet size with a standard City title block prepared under the direction of and signed by a Registered Civil Engineer showing all existing and new utilities, including existing and proposed water facilities and water services. Plans must correctly show property address, legal description, property lines, street centerline, curb-line, existing and proposed utility easements, and right-of-way with dimensions.
 - c) Shall include as part of the project, all recommended improvements required to meet minimum Federal, State (DHS), County (LACFD), and City requirements to the City’s Water System.
 - d) All project related trench repairs in City maintained streets shall be per City Std. A-26-02.
 - e) Double Check Detector Assemblies shall be installed for all fire services.
 - f) The Mylar water development plan shall also be provided to the City on disk in Auto CAD V.2000 format.

- g) All new water main lines shall be DIP with a minimum of 8-inches diameter, placed underground and 6' offset from curb lines, or as approved by the City Engineer.
 - h) Water Development plans shall be for public water improvements only, and private water improvements shall be addressed on separate plans.
- 24. All improvements to the City's water system shall be installed at the developer's expense in accordance with the provisions of the City of Pomona Water Code, Construction Standards and the Department of Health Services requirements.
- 25. Public water facilities that are to be installed on private property shall require the following:
 - a) Approval of the City Engineer
 - b) Dedicated easements that will be 15-foot wide minimum and shown on the water plans. All easement-processing fees shall be paid by the Developer/Owner prior to the water plan approval.
 - c) Access to City water facilities for water operation crews shall be made available at all times for servicing and maintaining the water system and for reading water meters.
- 26. Prior to issuance of a grading permit, Developer/Owner shall:
 - a) Submit final water improvement plans (AS APPLICABLE) for approval of the City Engineer.
 - b) Submit a performance bond in the amount of 100% of the estimated construction cost of the proposed water facilities shall be posted with the City prior to water plan approval.
 - c) Pay to the City of Pomona all estimated costs to be incurred by the City, plus 30% overhead, for plan check, inspection, water operation cost, etc. associated with the proposed water facilities for the development.
- 27. Following construction, Developer/Owner shall provide "AS BUILT" drawings of the final constructed improvements to the satisfaction of the City Engineer prior to acceptance of the improvements by the City.

Public Works Department – Environmental Engineering

Standard Urban Storm water Mitigation Plan (SUSMP) conditions:

- 28. Before issuance of a grading permit, the applicant shall submit building plans to the Building and Safety Division for review and approval by the Environmental Engineering Division showing compliance with SUSMP requirements. Building plans shall show the following:

- a. Hydrology analysis determining the design flow rate (QPM) of Volume (VM) for the first ¼" of rainfall that must be mitigated calculating the item of concentration. Calculations must show all variables used in the analysis. This includes identifying the longest overland flow path for the sub-area (L).

Storm water Pollution Prevention Plan (SWPPP) conditions:

29. Before issuance of a grading permit, applicant shall submit plans to the Building and Safety Division for review and approval by the Environmental Engineering Division of the Public Works Department showing compliance with SWPPP requirements.

Utilities Services Department

30. Verify the existing static pressure within the existing 10-inch main by requesting a fire hydrant flow test from the Public Works Department.
31. There is an existing fire hydrant in front of the site. Verify with the Los Angeles County Fire Department if additional fire hydrants are required near the frontage of the site prior to the CUP permit approval. If any new fire hydrants are required, the hydrants must be within five feet or more from proposed driveways and off of parking spaces.
32. Any fire hydrants within the site are considered private and are to be maintained by the site owners, not be City personnel.
33. Provide "hot tap" connections between the existing water main and all new service lines for each meter within the proposed project site.
34. The existing 1 ½ - inch domestic service meter and 8-inch fire service meter can continue to be used for the site. If these existing meters will not be used, abandon them appropriately. Contact the Utility Business Services at (909) 620-2241 for information on new meters and all applicable meter fees. The City will install meters less than or equal to 2 inches in size. The Contractor for the project is responsible for installing meters greater than 2 inches in the public right-of-way.
35. For an extra fee, the City staff can also install the services lines between the existing main and all new meters. Provide individual service lines from the main to each meter. Do not use manifold service lines from the main. Individual meters should be spaced 18 inches or more from each other.

36. The edge of all new meter vaults should be located in public right-of way 2 inches from the face of the curb per Standard No.'s 11 and 12 of the Water Specifications. Do not place meters in driveways or parking spaces to allow City personnel access to these meters for future maintenance.
37. Approved backflow devices are required for all service lines to this site. List the brand and model of these devices on utility plans. The following mains require specific types of backflow devices:
 - a) reduced pressure devices are required for irrigation service lines to this site;
 - b) Double check detector assembly devices are required for all fire sprinkler lines.

Los Angeles County Fire Department

38. The required fire flow for this development is 5000 gallons per minute for 5 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
39. Provide locations and sizes of all fire hydrants within 300 feet of all property lines. Provide evidence on LACoFD fire flow form, Form 196, that the hydrants and available flow rate meets LACoFD requirements.
40. Provide a minimum unobstructed width of 26 feet, Clear to Sky, vehicular access to within 150 feet travel distance of all portions of the exterior walls.
41. Provide the following information on the site plan: Occupancy, type of construction, extent of fire lanes (indicated on plans by shading or cross-hatching).
42. Submit architectural drawings, including: site plan, floor plan, elevations, door and window schedules to Fire Prevention Engineering, 590 S. Park Ave. Pomona 91766 Phone: 909 620-2216

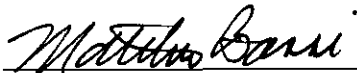
SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED this 14th day of December 2005.



TIM SAUNDERS
PLANNING COMMISSION CHAIRPERSON

ATTEST:



MATTHEW C. BASSI
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:



RICHARD L. ADAMS II
ASSISTANT CITY ATTORNEY

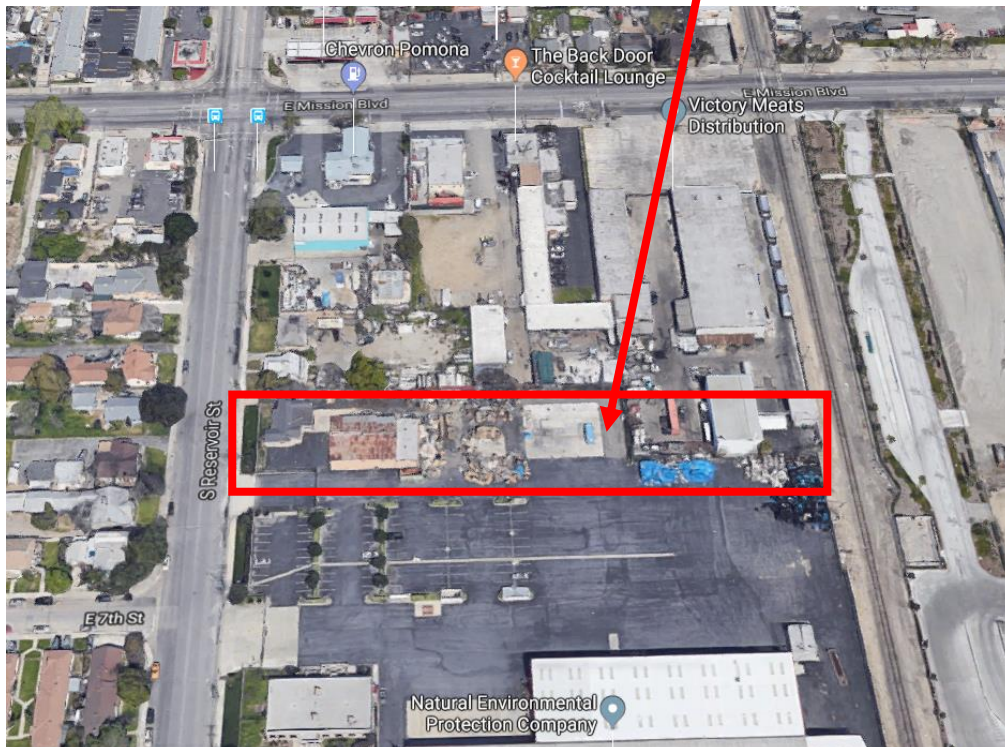
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES: Urey, Sanchez, Martinez, Delgado, Scharf and Saunders.
NOES: None.
ABSTAIN: None.
ABSENT: None.

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."

Location Map & Aerial Photograph

690 South Reservoir Street



NOTICE OF PUBLIC HEARING

Project Title: Conditional Use Permit (CUP 7814-2017) and Revocation of Conditional Use Permit (CUP05-035)

Project Applicant: Michael Chait, Chait Company;
City of Pomona

Project Location: 650, 680, 690, 750 South Reservoir Street

Project Description: Application for a Conditional Use Permit to allow for the construction of a new 47,199 square foot structure to include warehouse and office uses for a property located within the M-1, Light Industrial district as well as the Pomona Corridors Specific Plan, East Mission Boulevard Workplace Expansion Zone. Revocation of Conditional Use Permit (CUP05-035) to construct a new 17,362 square foot industrial building at an existing industrial facility within the M-1, Light Industrial district for a property located at 750 South Reservoir Street.

Lead Agency: City of Pomona, Development Services Department, Planning Division

Public Hearing Date & Location/Time: The public hearing is scheduled for **Wednesday, June 27, 2018 at 7:00 p.m.** in the City of Pomona City Council Chambers located at 505 S. Garey Avenue in the City of Pomona.

Environmental Review

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the proposed project occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses and is therefore exempt from CEQA under Section 15332, In-Fill Development Projects. In compliance with Article 19, Section 15332, the proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required. The Categorical Exemption will be considered by the Planning Commission at the public hearing for this project scheduled for **June 27, 2018.**

Public Hearing Notice

Any interested individual may appear in person or by agent at the Planning Commission hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available in the Planning Division on or about June 21, 2018. Please call the Planning Division at (909) 620-2191 with any questions you may have regarding this matter.

PLEASE NOTE: If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning Division at, or prior to, the public hearing.

Para Información en Español, llame (909) 620-2191.

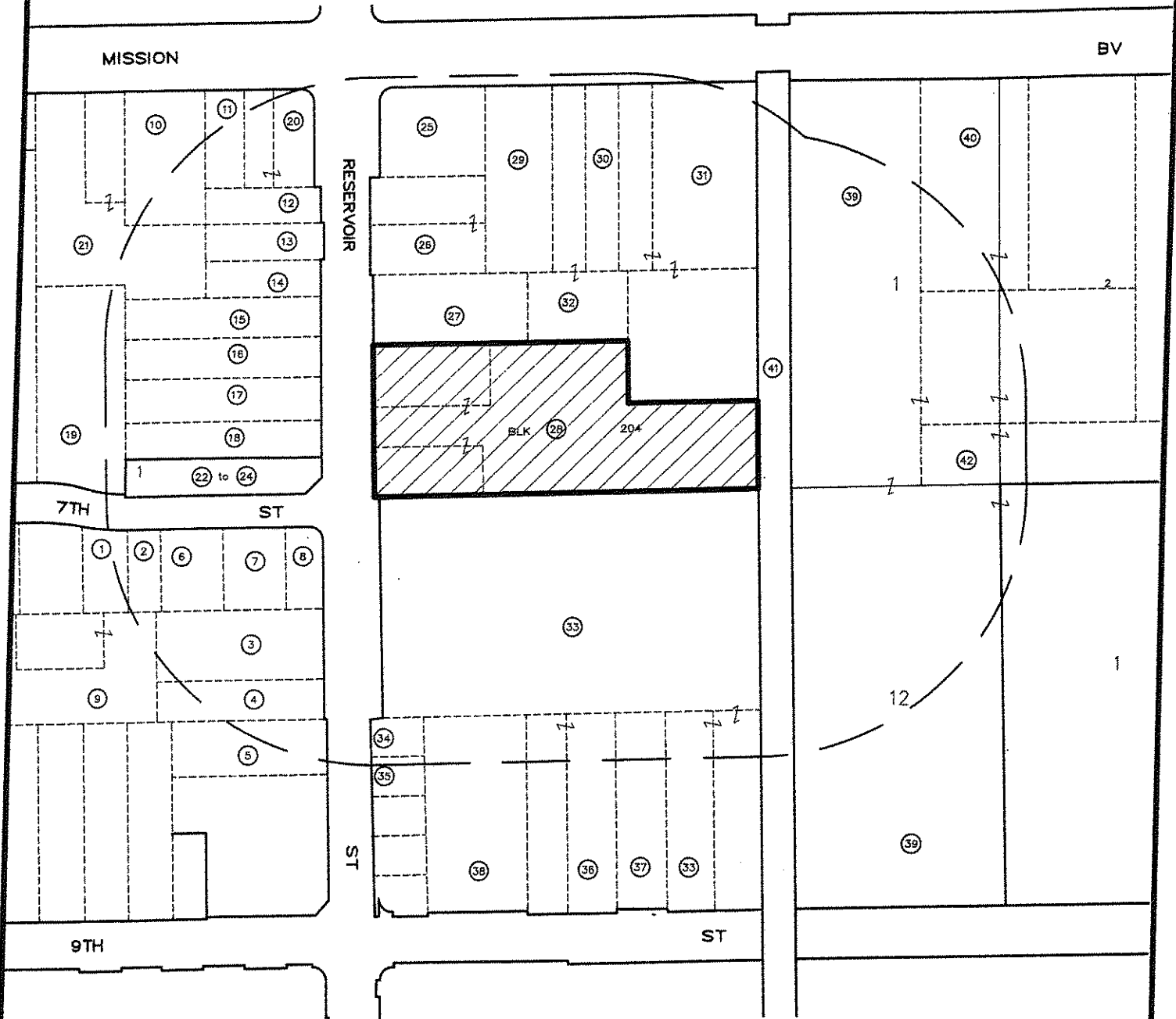
Date: June 13, 2018


Emily Stadnicki
Development Services Manager

Publication Date: June 16, 2018

Eva Buice
City Clerk, City of Pomona

CITY OF POMONA



400' RADIUS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

LEGEND

- ②⑧ OWNERSHIP NO.
- ┌ OWNERSHIP HOOK

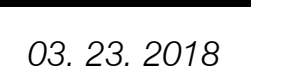
CASE NO.

DATE: 05-30-2017

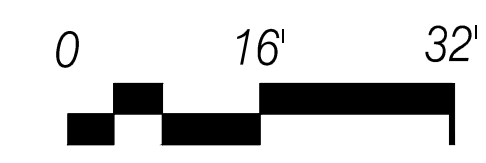
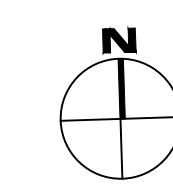
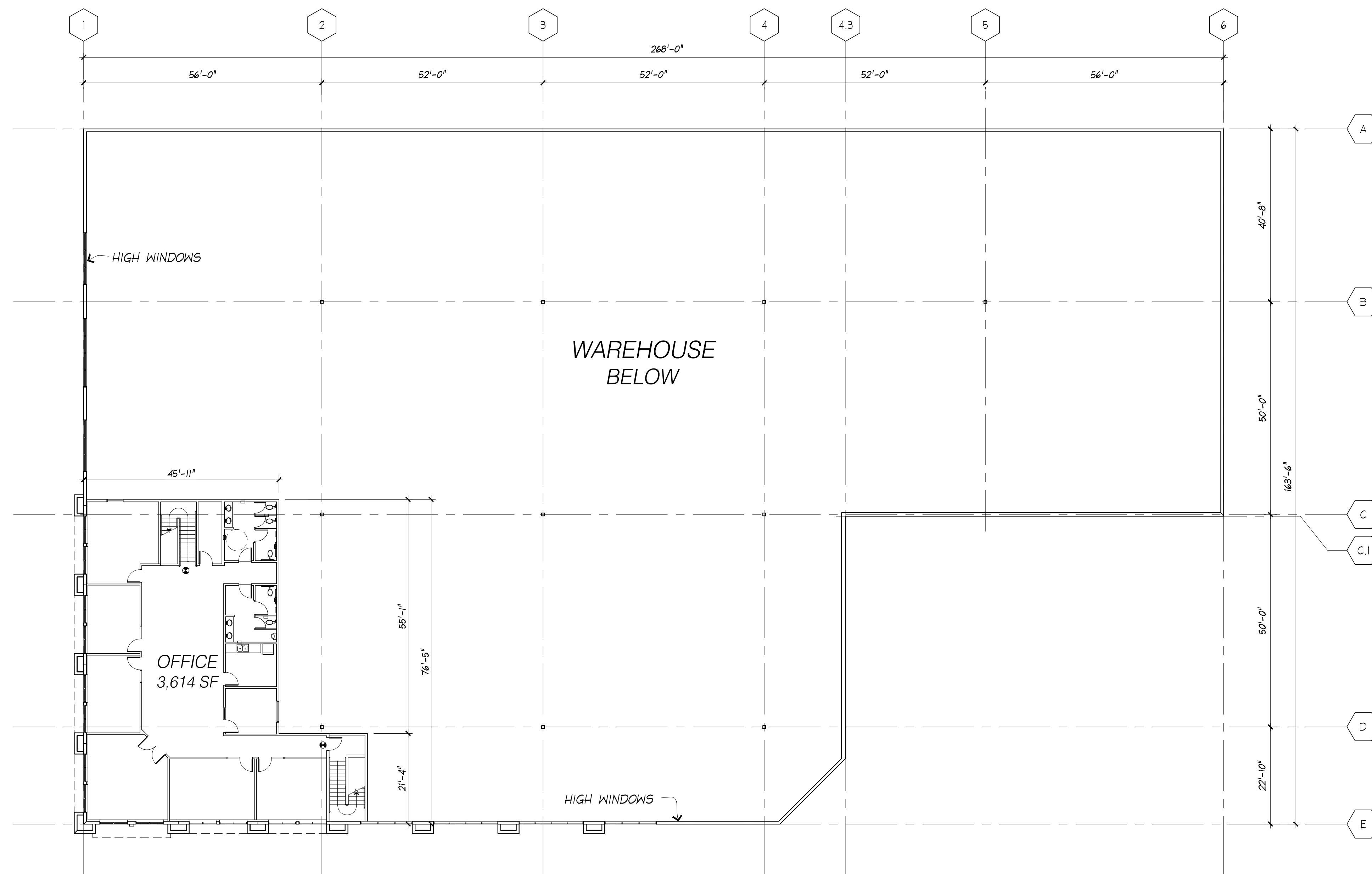
SCALE: 1" = 100'

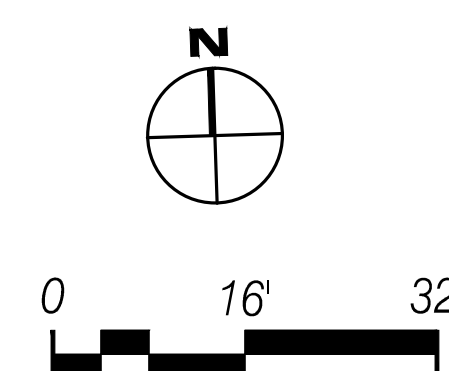
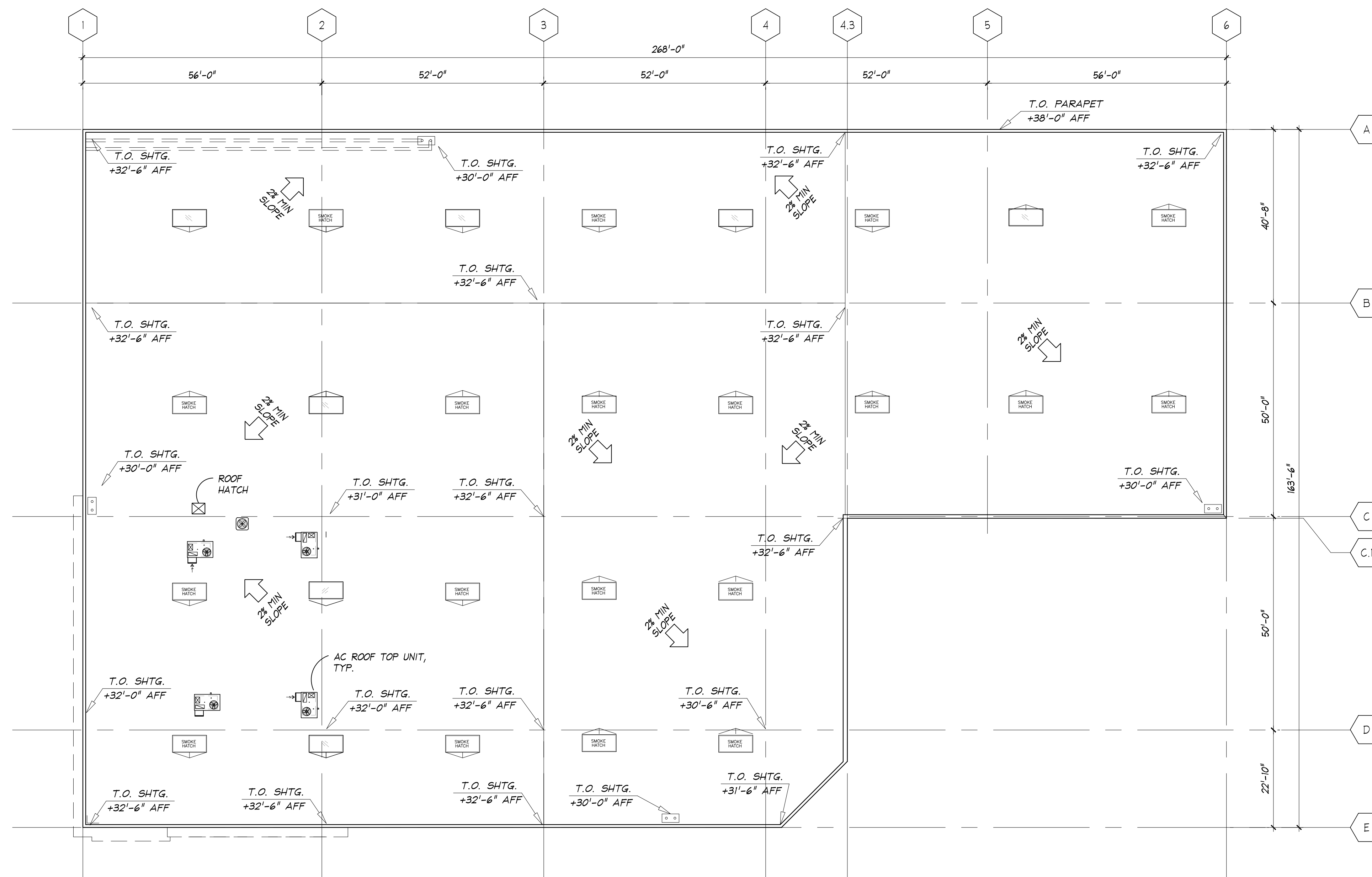
OWNERSHIP MAP

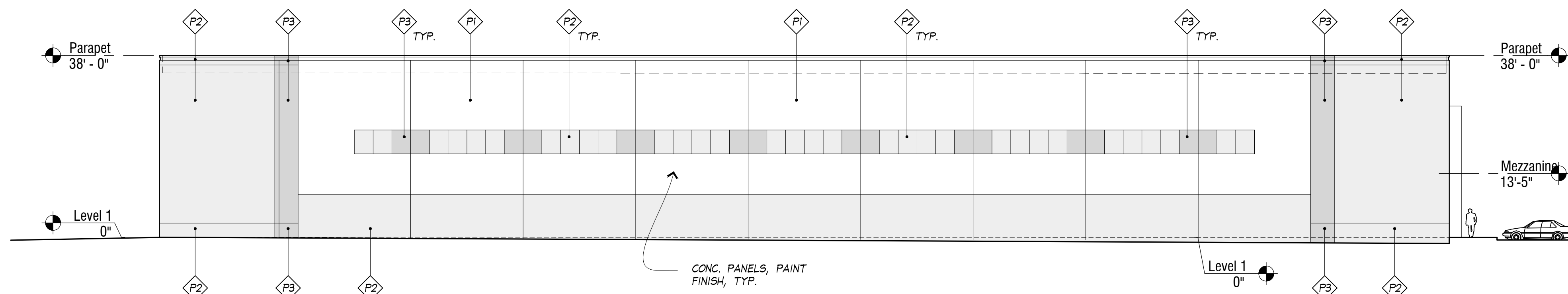




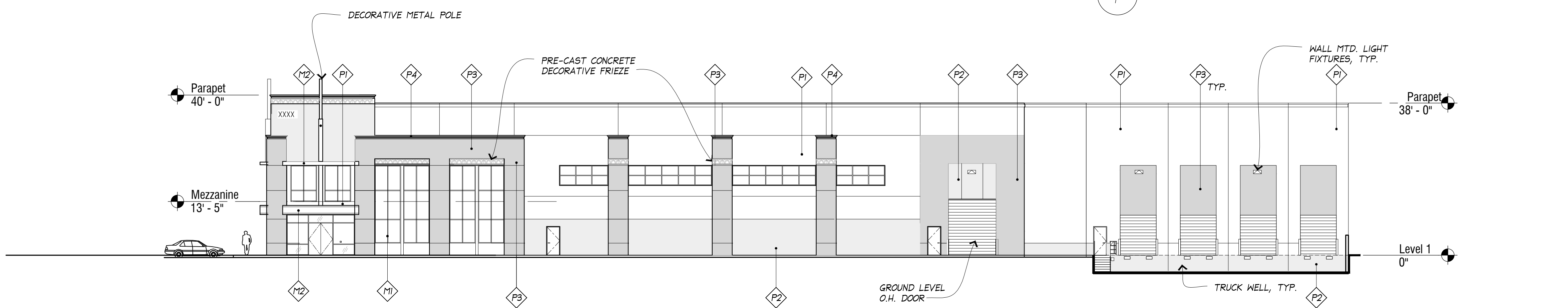




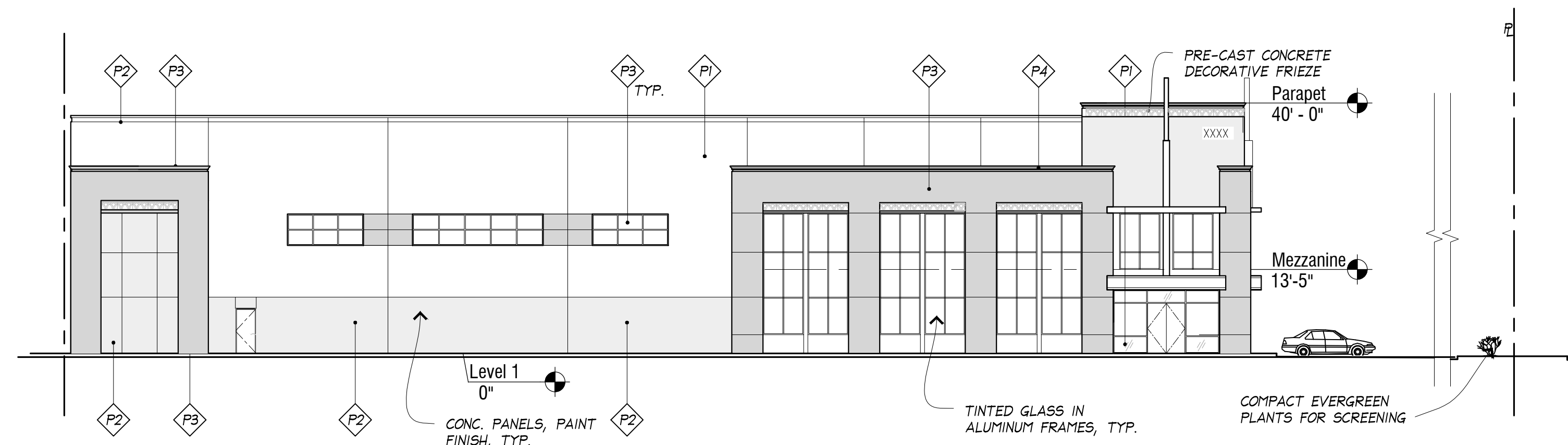




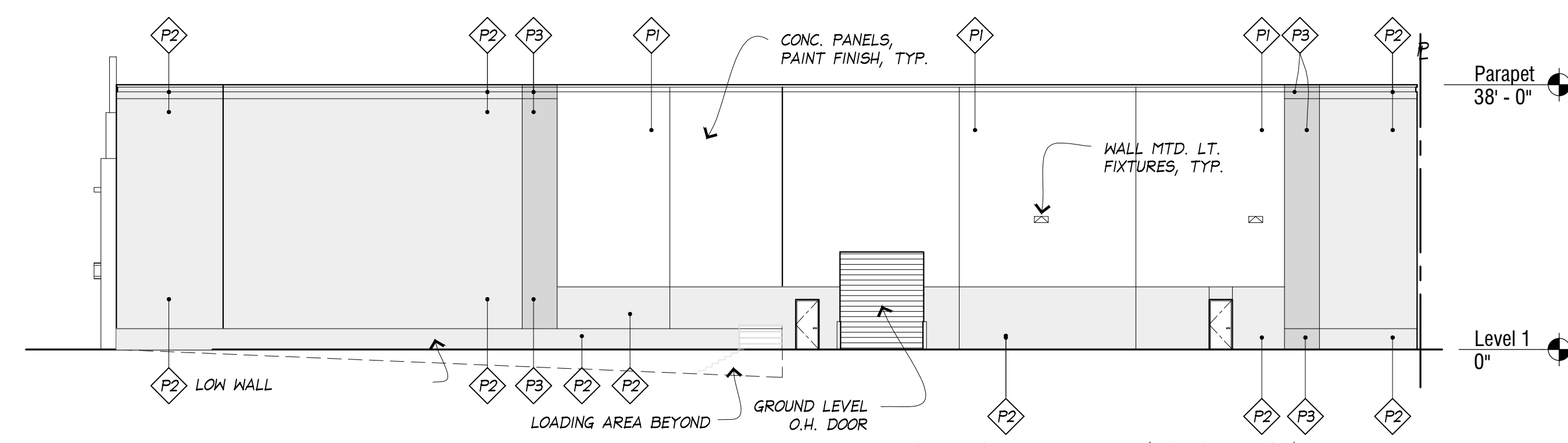
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 WEST ELEVATION



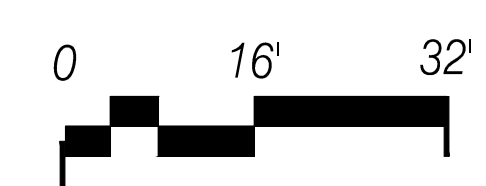
4 EAST ELEVATION

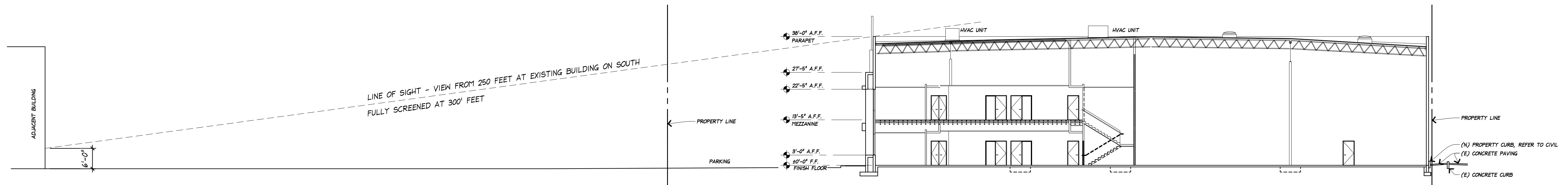
COLOR SCHEME LEGEND

- P1 PAINT 1: PANTONE, 413-A
- P2 PAINT 2: PANTONE 415-A
- P3 PAINT 3: PANTONE 408-A
- P4 PAINT 1: PANTONE, 406-A

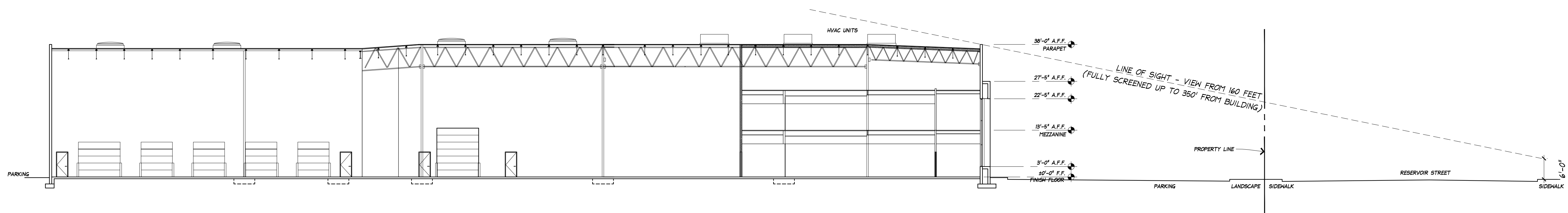
MATERIAL FINISH LEGEND

- G1 GLASS 1: SOLAR
- G2 GLASS 2: SPANDREL
- M1 METAL 1: CHAMPAGNE METALLIC
- M2 METAL 2: SMOKE, MODERN MASTERS ME243

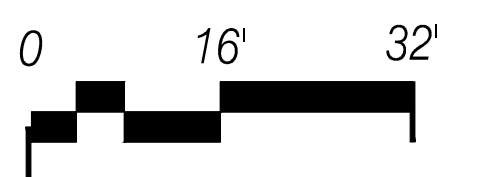


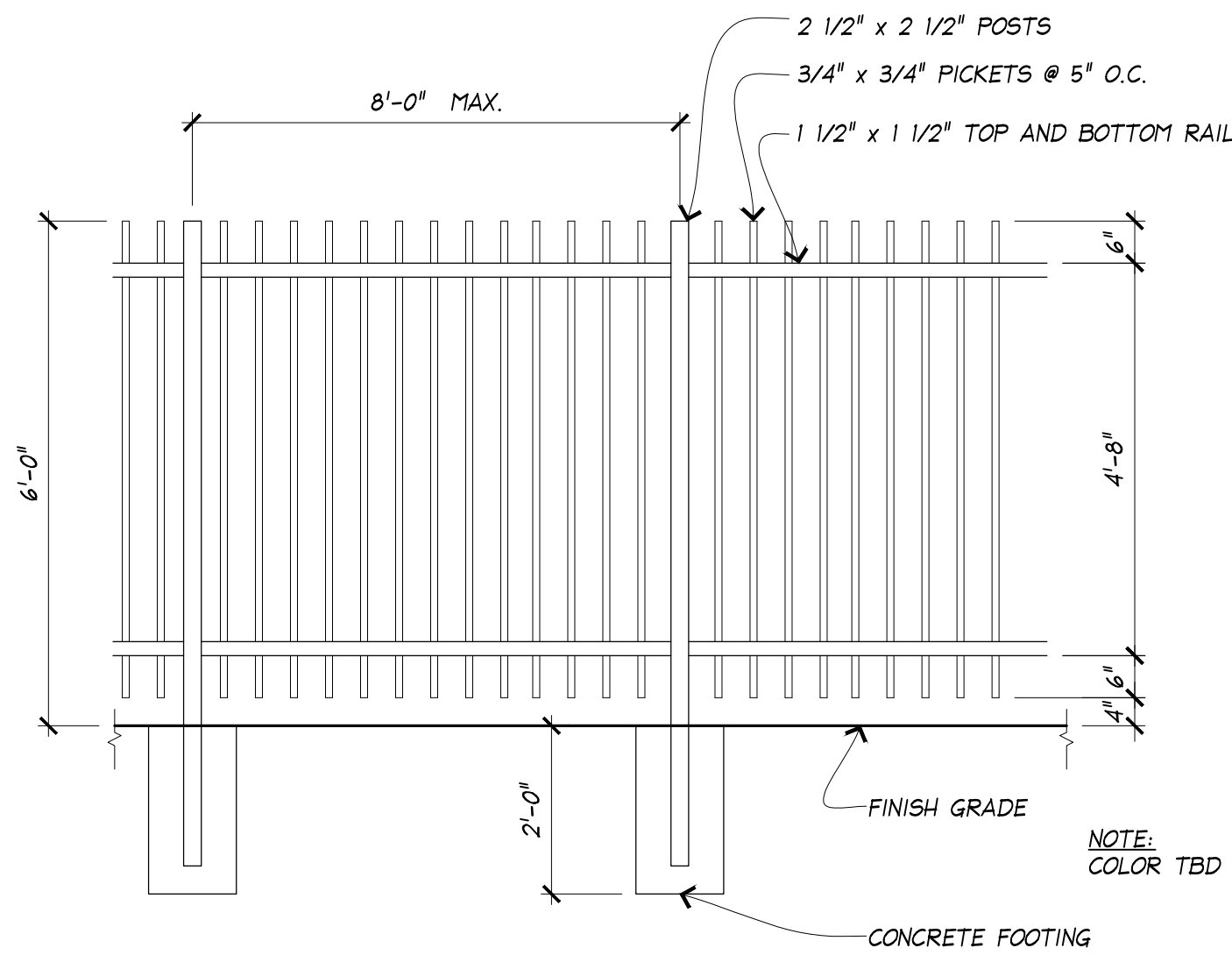


1 TRANSVERSE SECTION

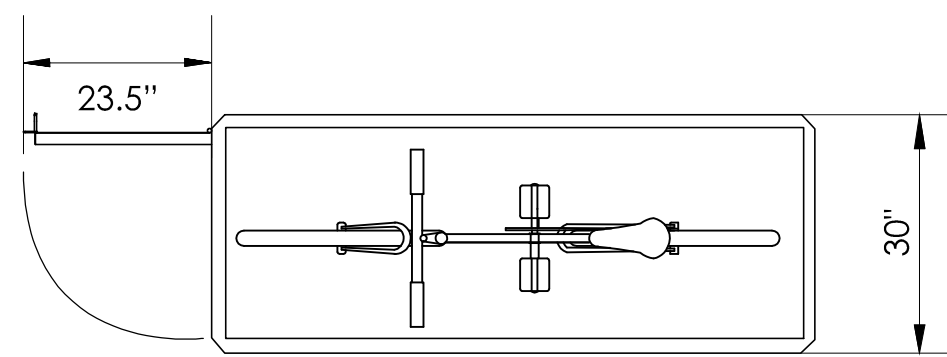
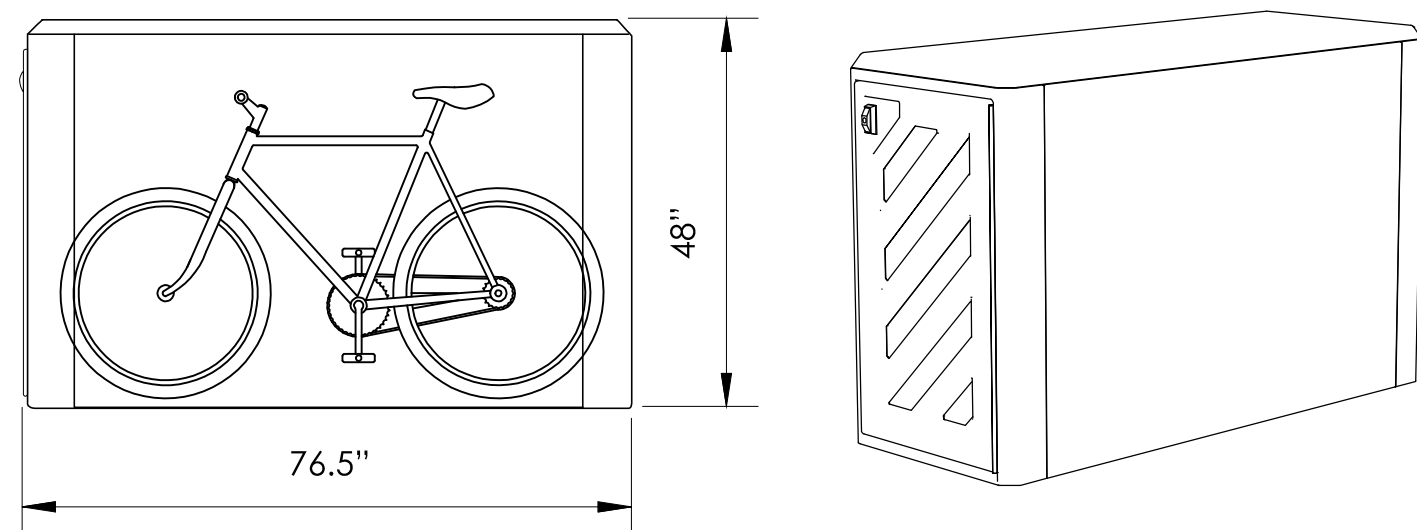


2 LONGITUDINAL SECTION





6 DECORATIVE FENCE - TYP. ELEVATION
SHEET A1.2 1/2"=1'-0"

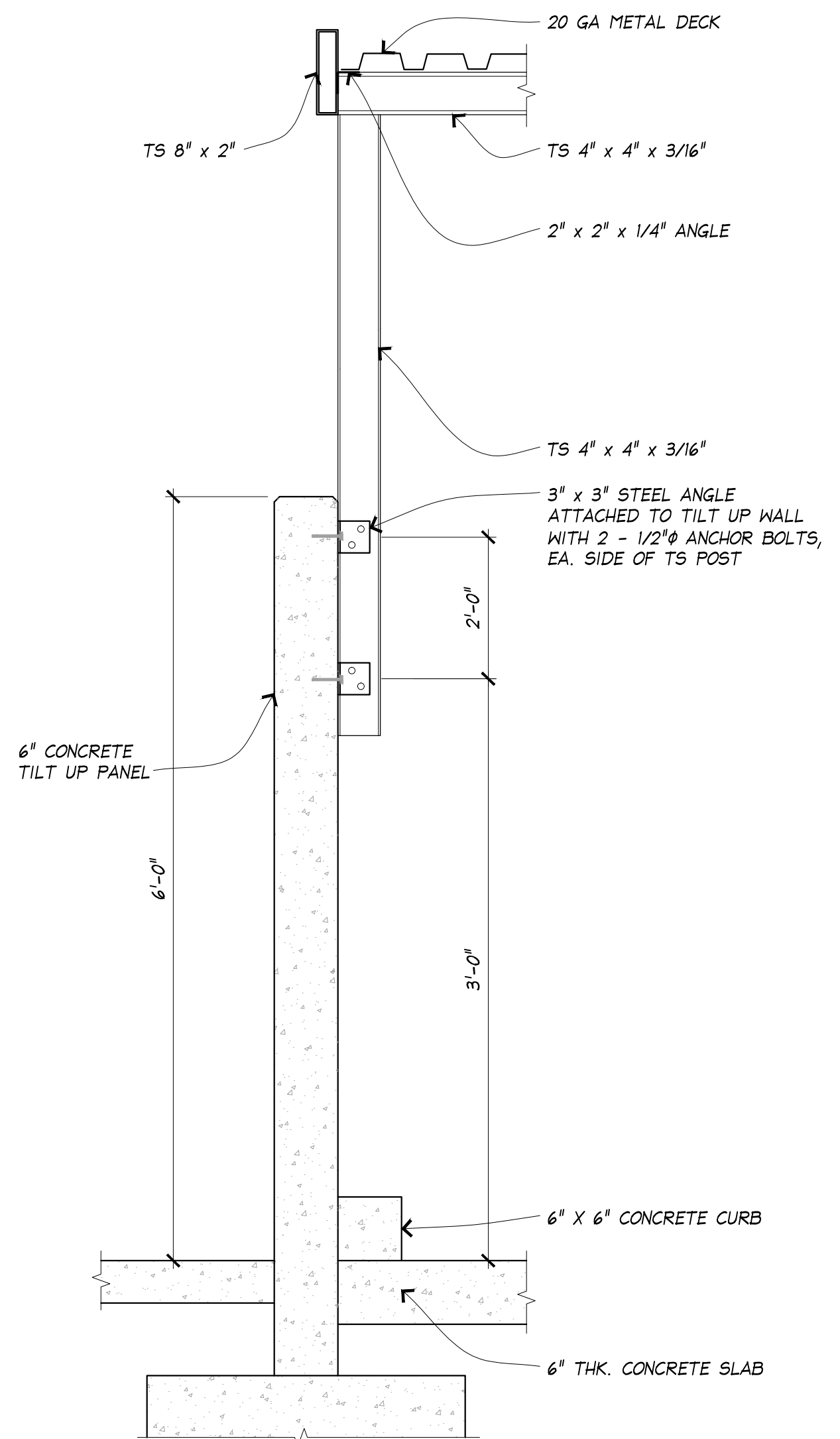


COMPOSITE BICYCLE VAULT BIKE LOCKER - CBVL

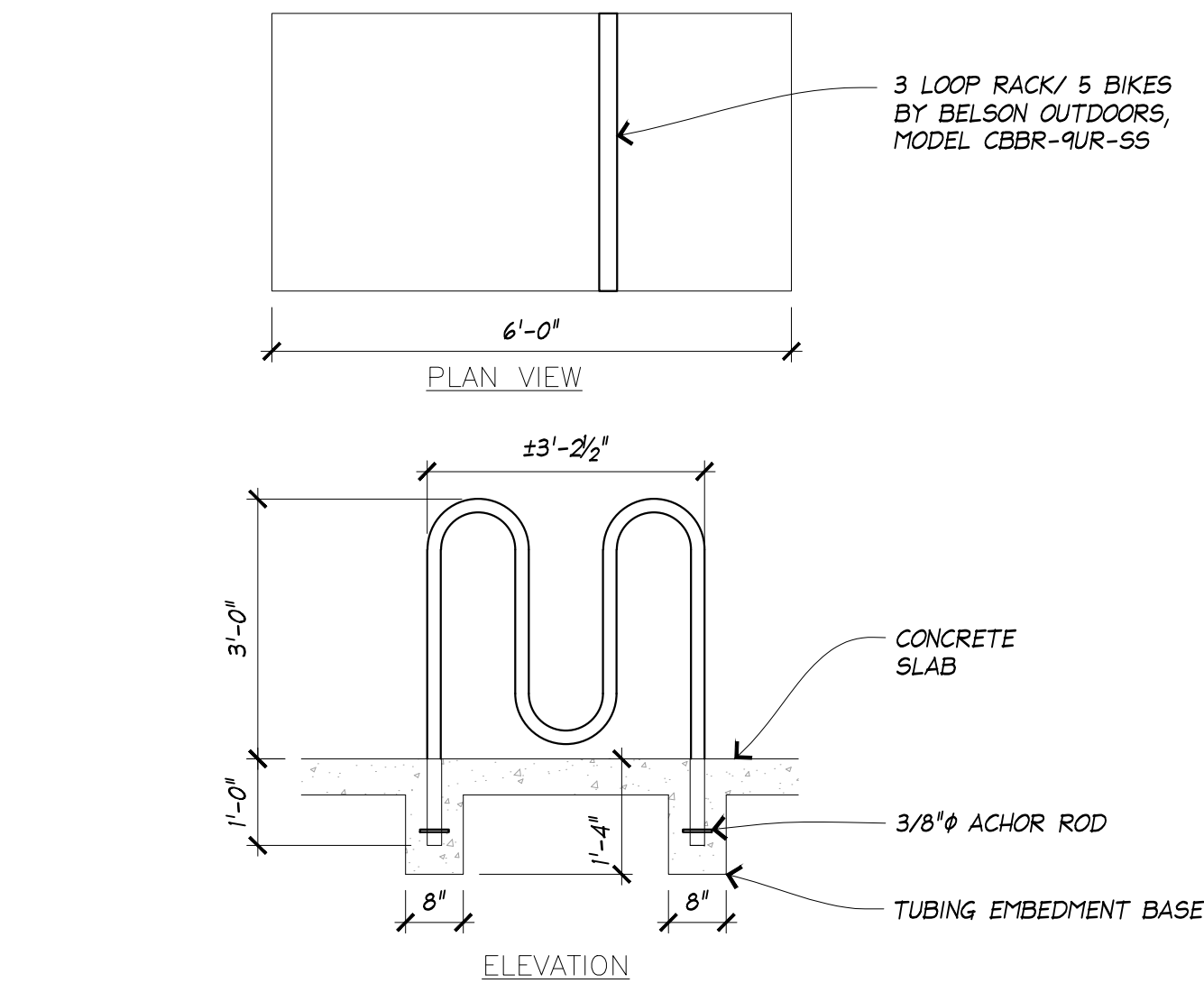
1 BICYCLE SECURED - CLASS 1 LONG TERM BIKE PARKING
FIRE RETARDANT COMPOSITE DOORS AND PANELS
STEEL REINFORCED DOOR PANELS
FULLY ASSEMBLED - ANCHORED
UV AND GRAFFITI RESISTANT
LATCHING MEMBERS ARE ALUMINIUM, ZINC, STAINLESS STEEL
HIGH SECURITY INTERNAL LOCKING BAR



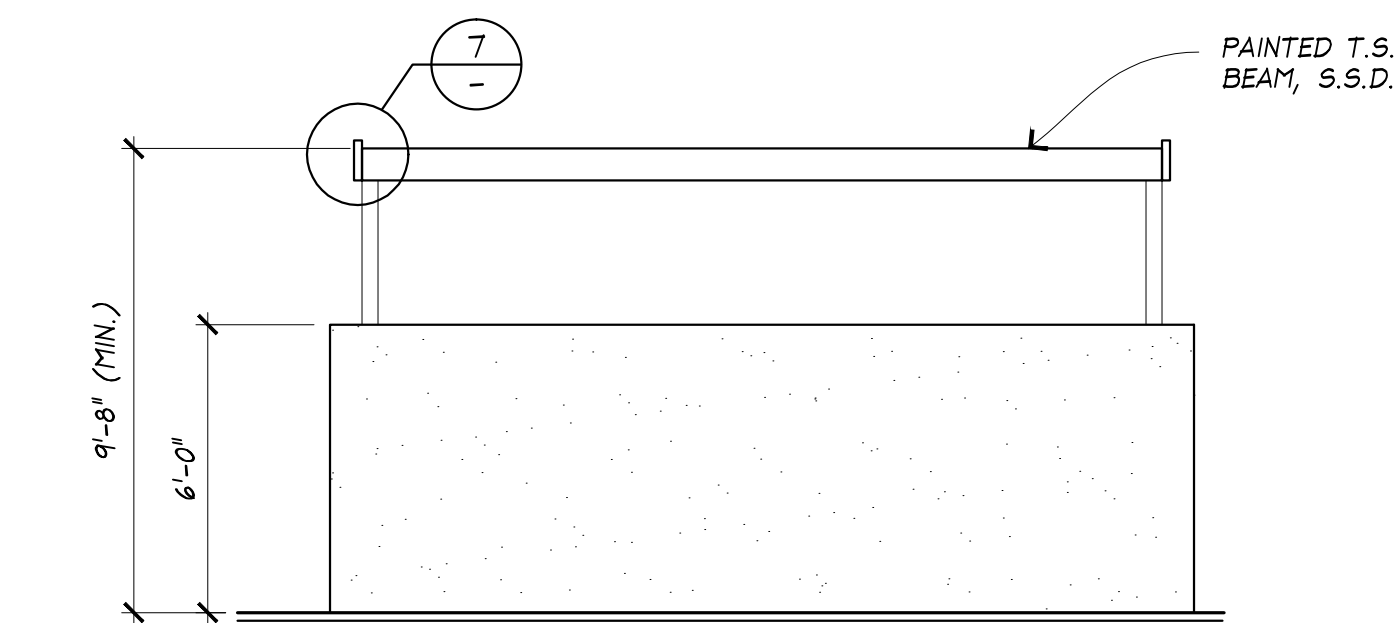
5 BICYCLE STORAGE (LONG TERM) 1/2"=1'-0"



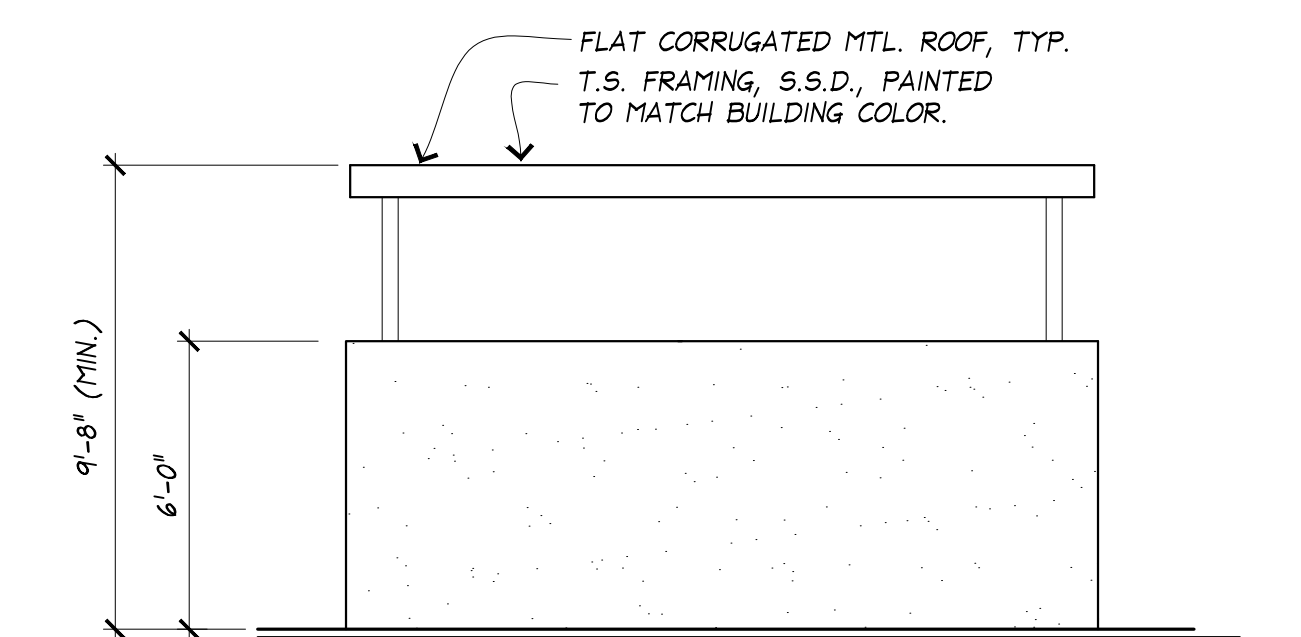
2 TRASH ENCL. ROOF SUPPORT 1"=1'-0"



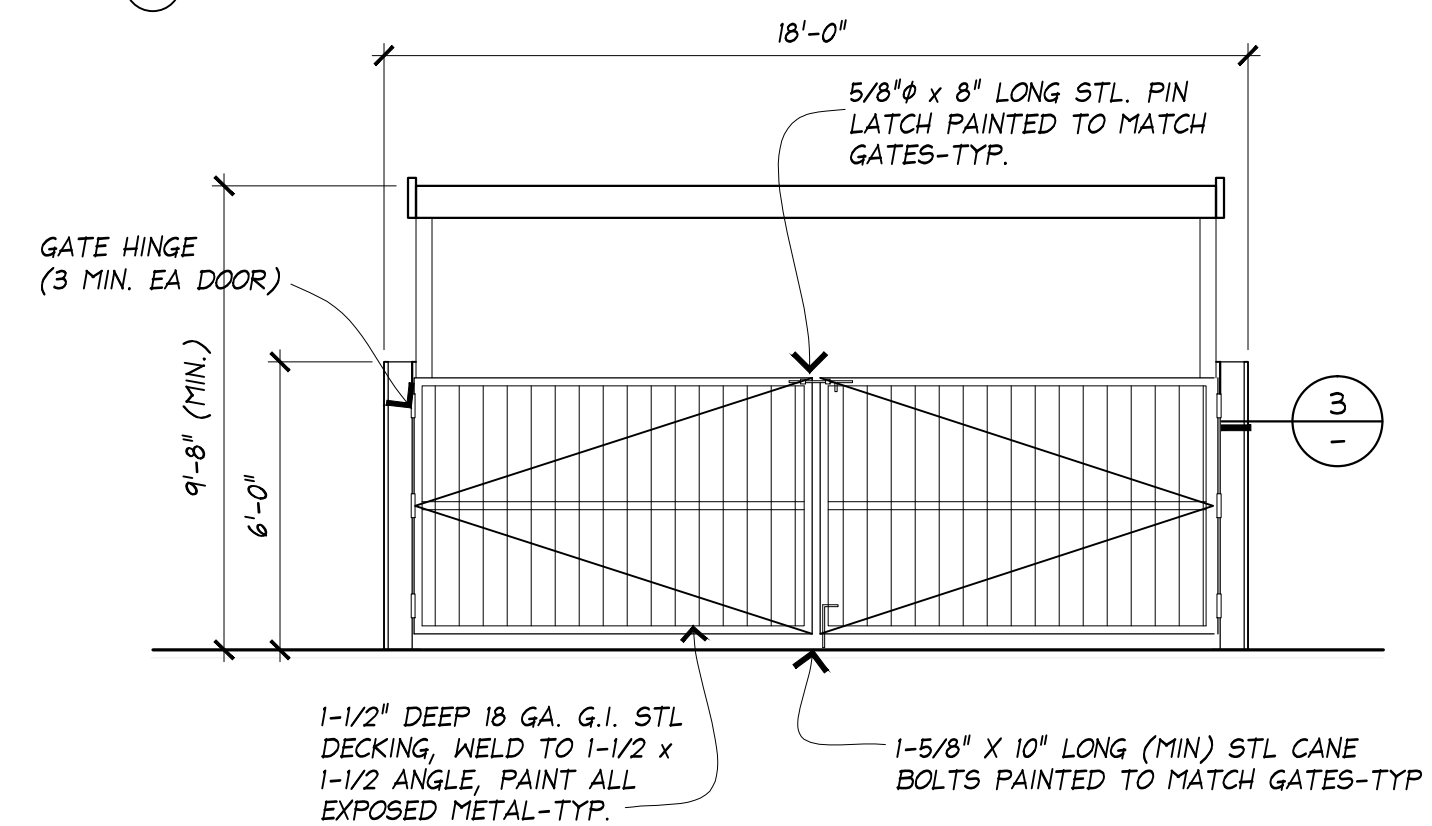
4 3 LOOP WAVE BIKE RACK 1/2"=1'-0"



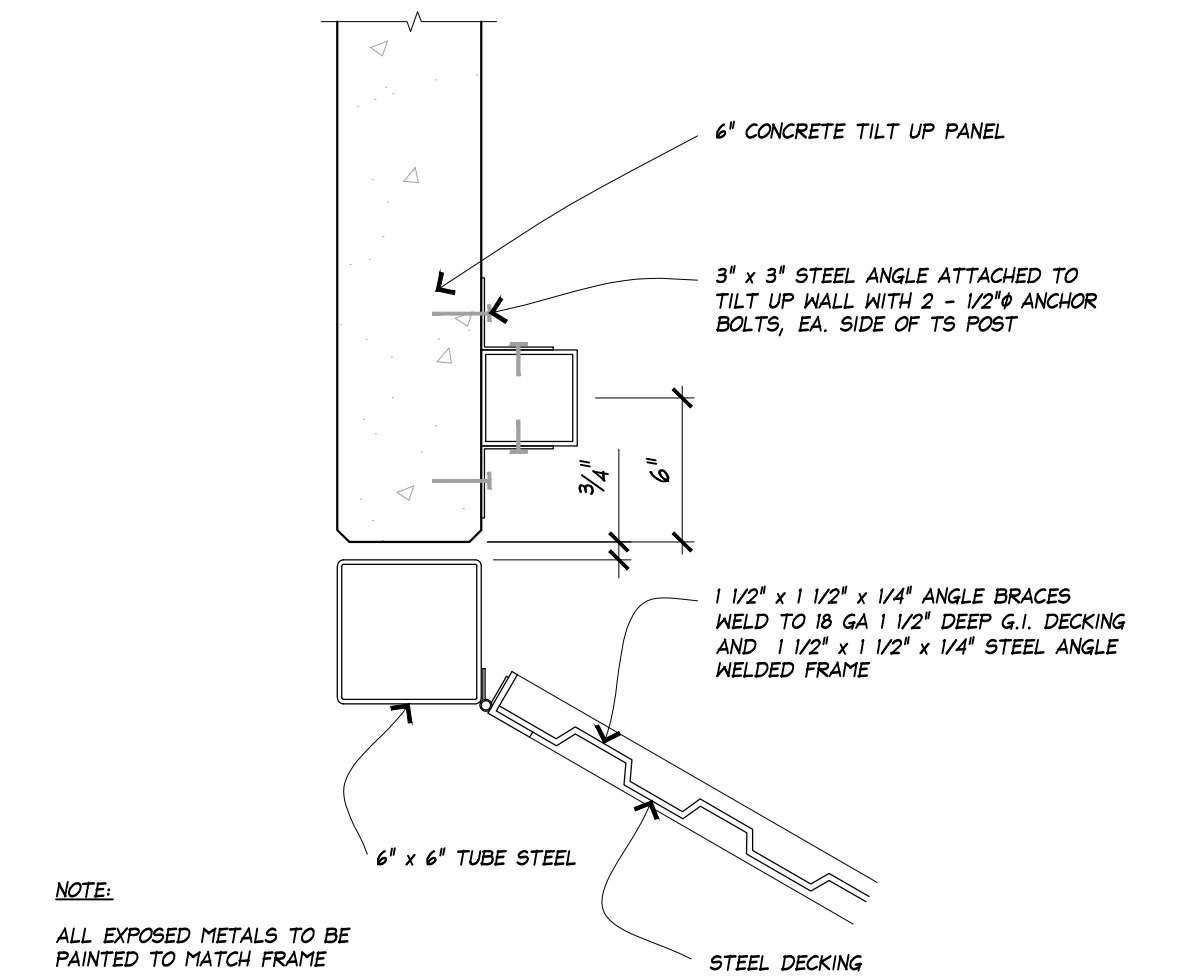
C ELEVATION - REAR



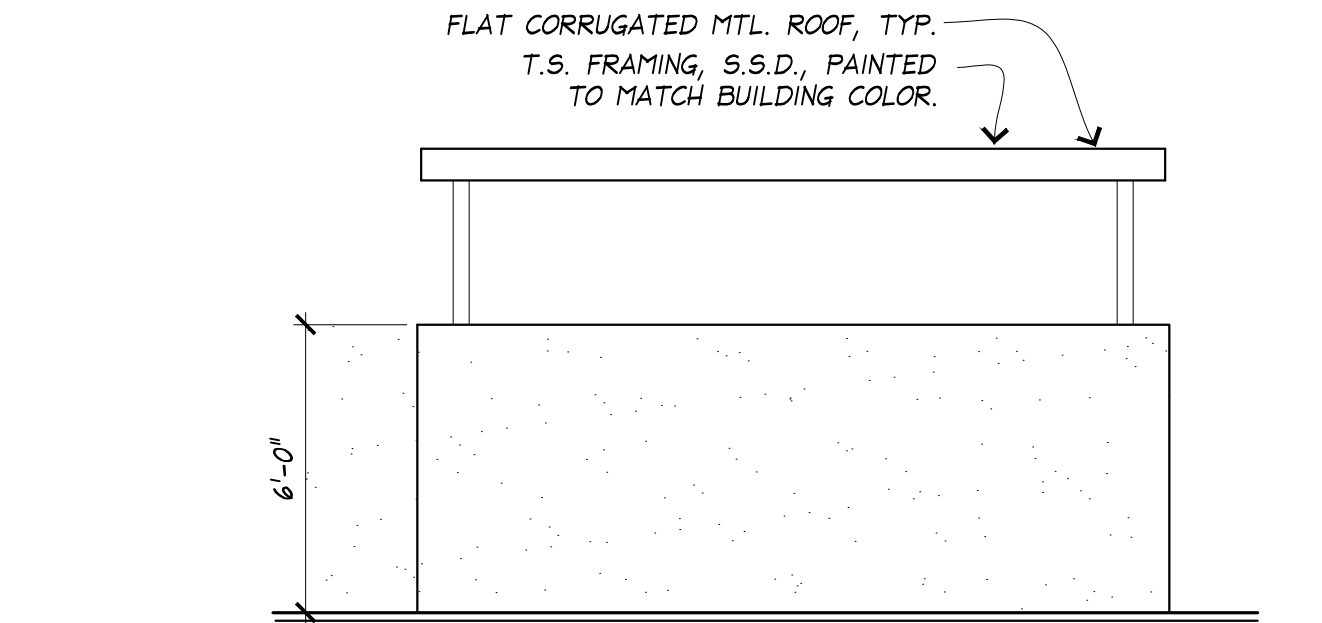
B ELEVATION - SIDE



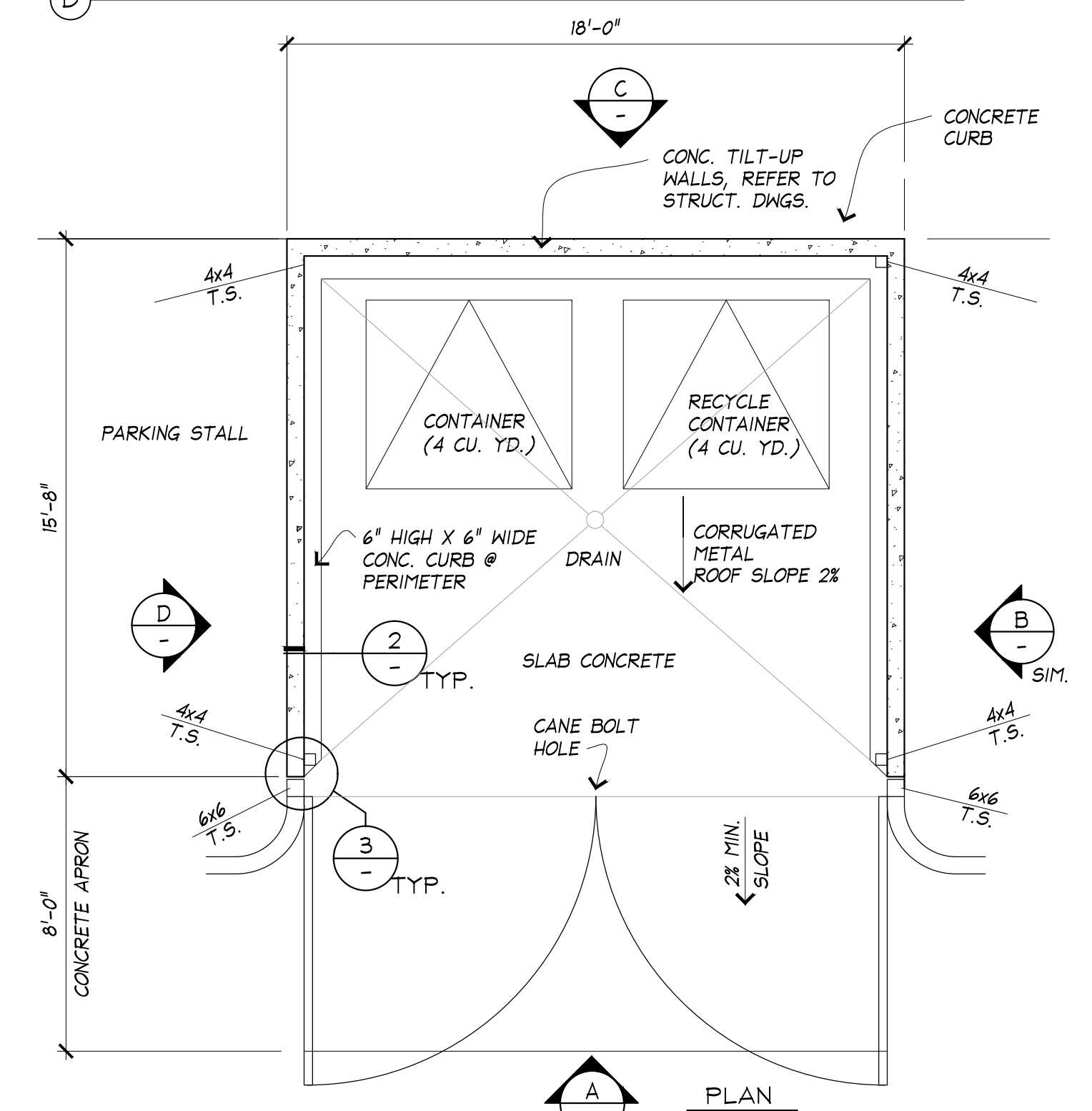
A ELEVATION - FRONT



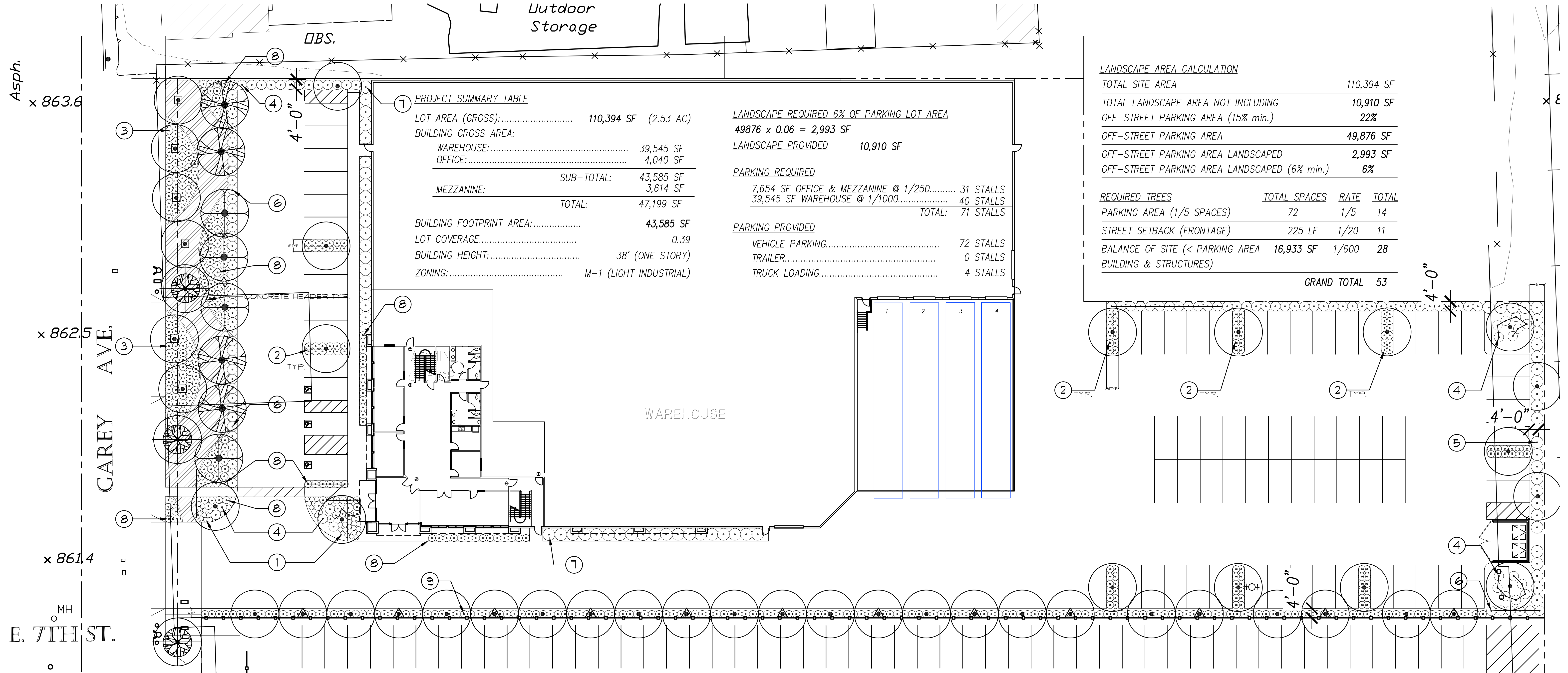
3 TRASH ENCL. GATE SUPPORT 1 1/2"=1'-0"



D ELEVATION - SIDE



1 TRASH ENCLOSURE PLAN & ELEVATIONS 1/4" = 1'-0"



PROJECT SUMMARY TABLE

LOT AREA (GROSS):	110,394 SF	(2.53 AC)
BUILDING GROSS AREA:		
WAREHOUSE:	39,545 SF	
OFFICE:	4,040 SF	
SUB-TOTAL:		
MEZZANINE:	43,585 SF	
	3,614 SF	
TOTAL:		
	47,199 SF	
BUILDING FOOTPRINT AREA:		
	43,585 SF	
LOT COVERAGE:		
	0.39	
BUILDING HEIGHT:		
	38' (ONE STORY)	
ZONING:		
	M-1 (LIGHT INDUSTRIAL)	

<u>LANDSCAPE REQUIRED 6% OF PARKING LOT AREA</u>	
49876 x 0.06 = 2,993 SF	
<u>LANDSCAPE PROVIDED</u>	10,910 SF
<u>PARKING REQUIRED</u>	
7,654 SF OFFICE & MEZZANINE @ 1/250.....	31 STALLS
39,545 SF WAREHOUSE @ 1/1000.....	40 STALLS
TOTAL: 71 STALLS	
<u>PARKING PROVIDED</u>	
VEHICLE PARKING.....	72 STALLS
TRAILER.....	0 STALLS
TRUCK LOADING.....	4 STALLS

LANDSCAPE AREA CALCULATION

TOTAL SITE AREA	110,394 SF
TOTAL LANDSCAPE AREA NOT INCLUDING OFF-STREET PARKING AREA (15% min.)	10,910 SF
OFF-STREET PARKING AREA	22%
OFF-STREET PARKING AREA LANDSCAPED	49,876 SF
OFF-STREET PARKING AREA LANDSCAPED (6% min.)	2,993 SF
OFF-STREET PARKING AREA LANDSCAPED (6% min.)	6%

REQUIRED TREES	TOTAL SPACES	RATE	TOTAL
PARKING AREA (1/5 SPACES)	72	1/5	14
STREET SETBACK (FRONTAGE)	225 LF	1/20	11
BALANCE OF SITE (< PARKING AREA BUILDING & STRUCTURES)	16,933 SF	1/600	28
GRAND TOTAL			53

SHRUBS

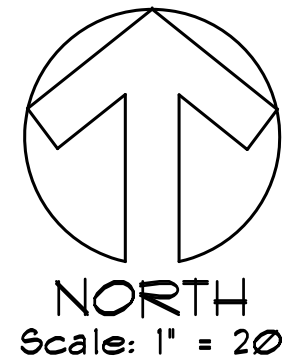
- | | | |
|---|--|------|
| 1 | AGAPANTHUS A. 'QUEEN ANNE' QUEEN ANNE LILY OF THE NILE | 1GAL |
| 2 | CARISSA 'BOXWOOD BEAUTY' NATAL FLUM | 5GAL |
| 3 | HEMEROCALLIS HYBRIDA YELLOW DAYLILY | 1GAL |
| 4 | PHORMIUM 'MAORI QUEEN' NEW ZEALAND FLAX | 5GAL |
| 5 | PHOTINIA FRASERI FRASER'S PHOTINIA | 5GAL |
| 6 | LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET | 5GAL |
| 7 | PRUNUS CAROLINIANA COMPACTA DWARF CAROLINA LAUREL CHERRY | 5GAL |
| 8 | RHAPHIOLEPIS I. BALLERINA BALLERINA INDIAN HAWTHORN | 5GAL |
| 9 | ROSMARIUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY | 5GAL |

TREES

- | | | | |
|--|--|--|---|
| | LAGERSTROEMIA X 'NATCHEZ' NATCHEZ CRAPE MYRTLE 24' BOX | | GEIGERA PARVIFLORA AUSTRALIAN WILLOW 24' BOX |
| | LIQUIDAMBAR STYRACIFLUA AMERICAN SWEETGUM 24' BOX | | PYRUS C. 'BRADFORD' BRADFORD FLOWERING PEAR 24' BOX |
| | PINUS CANARIENSIS CANARY ISLAND PINE 24' BOX | | EXISTING |

LEGEND

- | | | | |
|--|-------------------------------|--|----------------|
| | VINCA MINOR COMMON PERIWINKLE | | FLAT, 12" o.c. |
|--|-------------------------------|--|----------------|



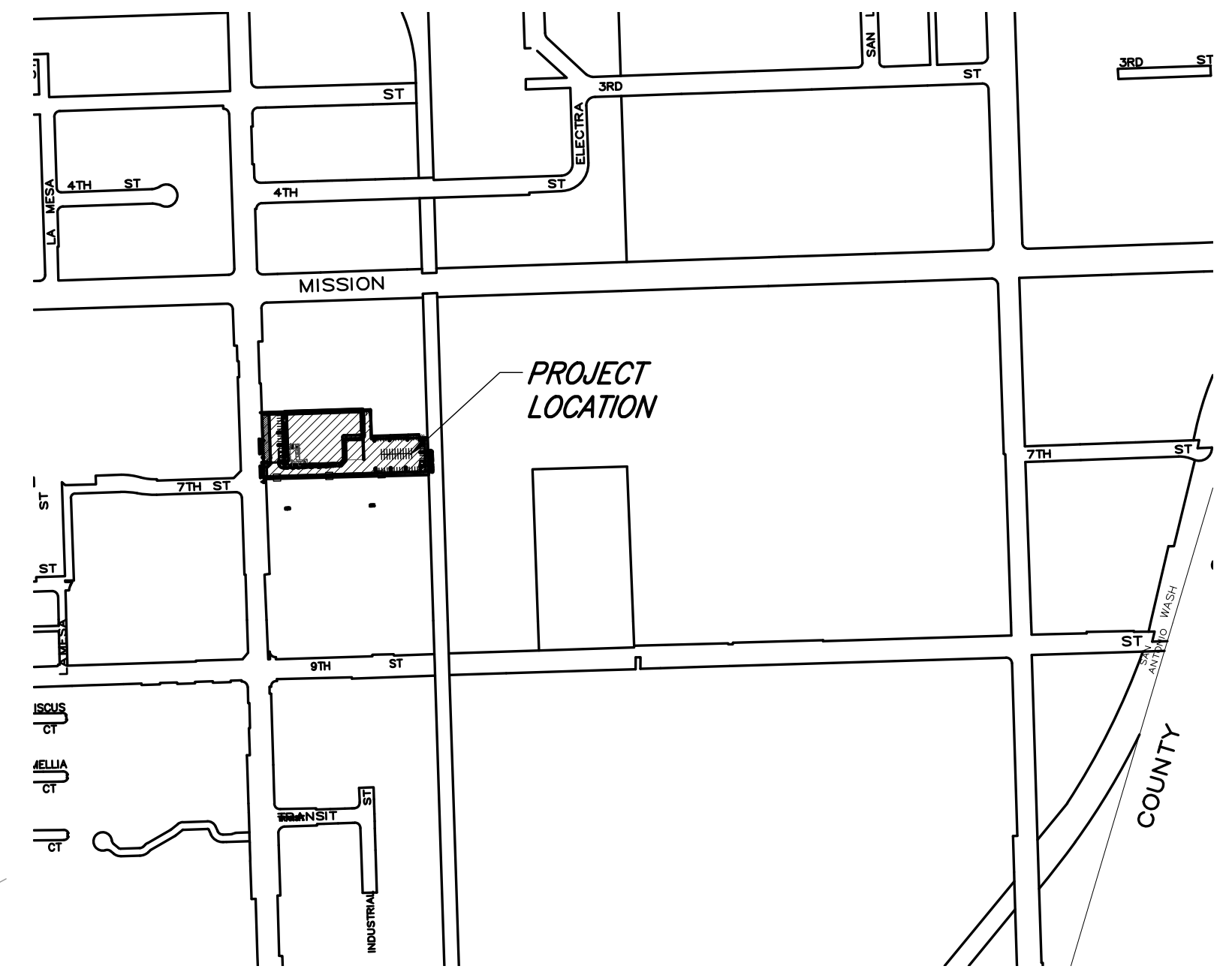
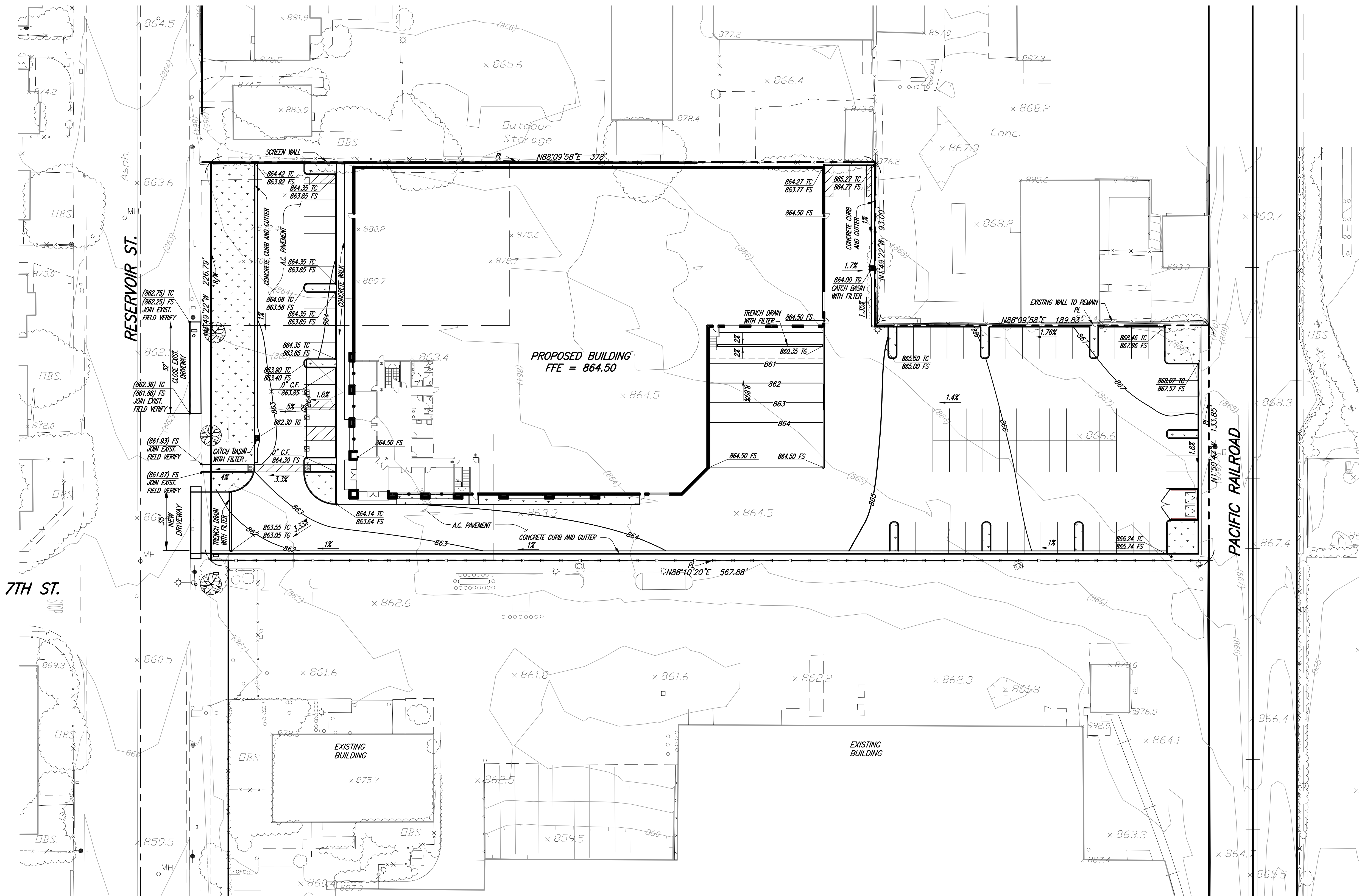
RESERVOIR INDUSTRIAL

690 RESERVOIR ST. Pomona, CA

kobata associates, inc.
LANDSCAPE ARCHITECTURE
11688 E. South Street, Suite 201
Artesia, California, 90701
PHONE: (562) 860-1021 FAX: (562) 860-1091
Email: kobataassoc@verizon.net

Architect **CHAIT CO.**

C15381



VICINITY MAP
SCALE: 1" = 500'



ENGINEER:

B. L. HALL P.E., INC.
310 W. EVERGREEN AVENUE
MONROVIA, CA 91016
ATT: MS. BARBARA L. HALL, P.E. PH. (626) 256-3220

APPLICANT:

CHAIT CO.
7306 COLDWATER CANYON AVE., UNIT 12
LOS ANGELES, CA 91605
(818) 764-2067

ARCHITECT:

CHAIT CO.
7306 COLDWATER CANYON AVE., UNIT 12
LOS ANGELES, CA 91605
(818) 764-2067

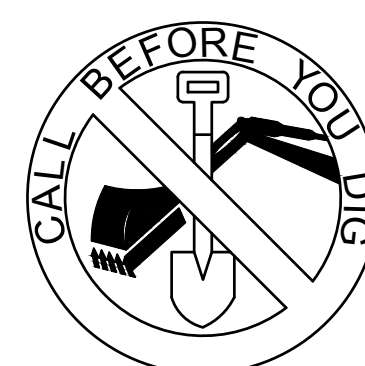
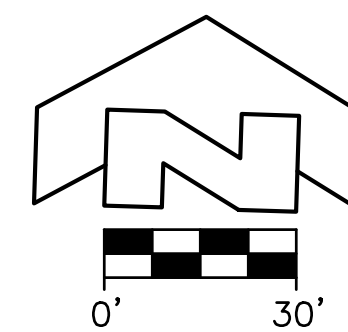
SITE ADDRESS:

690 N. RESERVOIR ST.
POMONA, CALIFORNIA 91767
APN: 8327-012-006

THOMAS GUIDE PAGE AND GRID:

LEGEND:

APN	-	ASSESSORS PARCEL NUMBER
B.M.	-	BENCH MARK
BOW	-	BACK OF WALK
CA	-	CALIFORNIA
CB	-	CATCH BASIN
C.L.	-	CENTER LINE
CONC	-	CONCRETE
ELECT.	-	ELECTRICAL
E	-	EAST
EP	-	EDGE OF PAVEMENT
FD.	-	FOUND
FF	-	FINISH FLOOR
FG	-	FINISH GROUND
FL	-	FINISH SURFACE
GP	-	GUARD POST
GRD	-	GROUND
L.S.	-	LAND SURVEYOR
N.	-	NORTH
NE	-	NORTHEAST
PL	-	PROPERTY LINE
POR.	-	PORTION
R.W	-	RIGHT OF WAY
S.	-	SOUTH
SDMH	-	STORM DRAIN MANHOLE
SE.	-	SOUTHEAST
TC	-	TOP OF CURB
TG	-	TOP OF GRATE



Under
ground
Service Alert
of Southern California
Call: TOLL FREE
811

TWO WORKING DAYS BEFORE YOU DIG

LOS ANGELES COUNTY
BENCHMARK NO. JG5442
EL. 877.277 FT
L&T W CB 1FT S/O BOR @ SW COR 1ST ST & SAN
ANTONIO AV 32.8 FT W/O & 49.2 FT S/O C/L INT.
2005 ADJ.



Barbara L. Hall, P.E., Inc.
318 West Evergreen Avenue
Monrovia, CA 91016
Phone: (626) 256-3220
Fax: (626) 256-3218

RESERVOIR INDUSTRIAL
690 RESERVOIR ST.
Pomona, CA

CONCEPTUAL GRADING PLAN



ENVIRONMENTAL INFORMATION FORM

Date Filed:

Filing Fee:

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Silvers & Hall, Inc.
2. Address of project: 760 S. Reservior Street
Assessor's Block and Lot Number: 8327-013-001
3. Name, address, and telephone number of persons to be contacted concerning this project:
Michael Chait
7306 Coldwater Cyn, Unit 12
North Hollywood, CA 91605
(818) 764-2067 x17
4. Indicate case number of the project application to which this form pertains:
Conditional Use Permit & Variance
5. List and describe any other related permits and other public approvals required for this project, including those required by City, regional, state and federal agencies:

New industrial building approximately 47,354 sf including warehouse and office use.
6. Existing zoning district: M-1
7. Proposed use of site (Project for which this form is filed): Light Industrial

PROJECT DESCRIPTION:

8. Site size (acres): 2.58 acres
9. Number of floors of construction: 2 floor
10. Amount of off-street parking provided: 72 parking stalls
11. Approximate construction period: 10 months

12. Anticipated development increments if development is to be in phases. n/a
13. If residential, include the number of units, breakdown by unit sizes, range of sales prices or rents, and type of household size expected.
n/a
14. If commercial, indicate the type of use, gross floor area, maximum number of employees per shift, and hours of operation:
Commerical, use is distribution warehouse incidental offices, gross floor area 73,500sf, maximum number of employees 164 employee.
15. If industrial, indicate type, estimated employment per shift, gross floor area, and hours of operation.
n/a
16. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, and community benefits to be derived from this project:
n/a
17. If the project involves a variance, conditional use permit, zone change, or general plan amendment application, state this and indicate clearly why the application is required:
Variance applied for to reduce parking 10 feet from south property line matches existing condition in lieu of 20 feet. Condition use permit is required new building.

DOES THE PROJECT HAVE THE POTENTIAL TO RESULT IN ANY OF THE FOLLOWING:

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 18. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Change in scenic views or vistas from existing residential areas or public lands and roads. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Change in patterns, scale or character of general area of project. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Change in ocean, bay, lake, stream or ground water quality, or alteration of exiting drainage patterns. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Substantial change existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Site on filled land or slope of 10 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 26. Use or disposal of potentially hazardous materials, | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Substantial change in demand for municipal services (police, fire, water, sewage, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Relationship to a larger project or series of projects. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSS BELOW ALL ITEMS CHECKED YES (ATTACH ADDITIONAL SHEETS IF NECESSARY)

ENVIRONMENTAL SETTING

30. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals and any cultural, historical or scenic aspects. Describe any existing structures on the site, and use of the structures:

Existing site within an Industrial Area. Site, 3.42 ac, has existing building pad only 0.31 ac(9% of site); Asphalt hardscape 2.95 ac (86% of site); Landscape 0.16 ac (5% of site). Plants are mostly along street frontage. Some squirrels.

31. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rearyard, etc.).

Surrounding properties: West of Reservoir St. is residence, South of Grand is Marge Carson Inc. (industrial use) and apartment buildings, East of site is Pacific Railroad Tracks; North of site is trucking distribution building.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 6/12/17

Signature



