

## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA APPROVING OF A CONDITIONAL USE PERMIT (CUP 8366-2017) TO CONSTRUCT ONE NEW APARTMENT IN ADDITION TO THE FIVE EXISTING APARTMENTS ON THE 0.53 ACRE PROPERTY LOCATED AT 1194 WEST GRAND AVENUE**

**WHEREAS**, the applicants, Carlos & Tomas Ursua, submitted an application for a Conditional Use Permit (CUP 8366-2017) to allow the construction of one (1) new apartment in addition to the five (5) existing apartments on the 23,086 square foot (0.53 acre) property located at 1194 W. Grand Avenue;

**WHEREAS**, the subject property is located within the R-2-S (Low Density Multiple-Family, S Overlay) Zoning District;

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

**WHEREAS**, pursuant to Section .441 of the Pomona Zoning Ordinance, a Conditional Use Permit is required to add new residences within the S Overlay zone;

**WHEREAS**, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on June 26, 2019 concerning the requested Conditional Use Permit (CUP 8366-2017) for the project;

**WHEREAS**, the Planning Commission of the City of Pomona has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

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

**SECTION 1.** The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is Categorically Exempt under 15332 (Class 32 – In-fill development projects in urbanized areas) of the CEQA Guidelines in that the proposed project is in an urbanized area and involves the construction of a new residence on a site of less than 5 acres; the site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is adequately served by all required utilities and public services. The proposed project is consistent with the categorical exemption; 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 servable.

**SECTION 3.** Pursuant to Section .580.B of the Zoning Ordinance, the Planning Commission must make findings listed below in order to grant the Conditional Use Permit (CUP 8366-2017). Based upon a consideration of the whole record before it, including, but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

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

The addition of an apartment to the site will increase housing opportunities in the City. The new unit is the same design as the existing units. It is located in an area with several other apartments and will be well-integrated into the neighborhood.

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 project, as designed and conditioned, will meet all City Codes and standards. The project will have appropriate conditions of approval that will ensure that the project will not be detrimental to the health, safety or general welfare of the community. As discussed in the Project Summary Table, the Zoning Ordinance Consistency section and Land Use Compatibility section, the project will have development characteristics that are compatible with and not detrimental to either existing or proposed surrounding development.

3. *That the site of the proposed use is of adequate topography, size and shape to accommodate said use as well as all yard 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.*

As discussed in the Project Summary Table, the Zoning Ordinance Consistency section and Land Use Compatibility section, the project will have development characteristics that are compatible with and not detrimental to either existing or proposed surrounding development.

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

Vehicular access will be via Grand Avenue which is an adequate size and capacity to meet the needs of the site. Adequate parking to meet Zoning requirements will be provided on the property.

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

The project is consistent with Residential Neighborhood Goal 6G.G6:

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

The project will provide additional housing for the City and upgrade the site, enhancing the character of the neighborhood.

**SECTION 3.** Based upon the above findings, the Planning Commission hereby approves Conditional Use Permit (CUP 8366-2017) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the conditional use permit or any portion thereof:

### **PLANNING DIVISION**

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and recommended for approval by the Planning Commission on June 26, 2019. 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 Director or designee.
2. The applicant shall make reductions of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to the Plan Check submittal.
3. The applicant shall submit Landscape and Irrigation Plans that demonstrate water-efficient plantings and an irrigation system that is in compliance with the City of Pomona's Landscape Ordinance, subject to review and approval by the Development Services Director or designee, prior to issuance of any building permits for the subject site.
4. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and

instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

5. The approved Conditional Use Permit (CUP 8366-2017) shall lapse and become void if the use authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced by June 26, 2020. The Planning Commission may extend this period for one (1) year upon receipt of a written request by the applicant at least thirty (30) days before the expiration date of this approval.
6. The project shall be subject to an appeal period of twenty (20) days. Written appeals may be filed with the City Clerk by one or more City Council members, the applicant, or any person owning property within four hundred feet of the exterior boundary of the applicant's property.
7. 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.
8. The applicant shall perform a Lot Line Adjustment to remove the property boundary between parcel 8343-013-053 and the vacated portion of Hillman Street at the south side of the property.
9. A minimum of two 5-gallon shrubs shall be planted every 6 feet along the property lines beside the common open space areas. One additional tree shall be added to the site for a total of 5 required trees. Landscaping shall be added around the trash enclosure to screen it from public view. A revised landscape plan incorporating these changes shall be submitted prior to issuance of building permits.

### **BUILDING DEPARTMENT**

10. 2016 California Codes.
11. The undergrounding of utility facilities is required. (PMC 62-31)
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Park and Recreation Improvement Fee shall be \$675 per dwelling unit for new construction. (Ordinance 3506)
19. Building Department comments and conditions are subject to plan check. Comments are based on information provided.

### **PUBLIC WORKS—TRANSPORTATION AND DEVELOPMENT DIVISION**

The following conditions and public improvements, as well as all applicable plan check fees, permit fees and bond deposits shall be complied with, completed and paid for by the Developer in accordance with the City standards, fee schedules and applicable laws<sup>1</sup>.

Note: the public works fees are currently being updated and will be subject to change pending upcoming city council approval.

All the required plans, studies and calculations shall be performed by a registered civil engineer or other registered/licensed professional as required, and submitted for review and approval of the City Engineer.

#### **Land development requirements**

20. Owner shall submit a **Certificate of Compliance** application to the Public Works Engineering Department, in accordance with the Subdivision Map Act Section 66412.6(b). The Certificate of Compliance shall be recorded prior to the issuance of the building permits.
21. Owner shall submit proof of the recorded street vacation of the portion of Hillman Avenue, 30-foot wide, located along the southerly border line of the real property addressed as 1194 W. Grand Avenue.

In the absence of such recorded instrument, the Owner shall submit a **Street Vacation** application to the Public Works Engineering Department, for the portion of Hillman Avenue located within the 1194 W. Grand Avenue property lines. The street vacation shall be recorded prior to the issuance of the grading permit.

- Hillman Avenue was part of the City's Precise Street Plan Alignment No. 9, PA 92-001, approved by the Pomona Planning Commission on August 23, 1961 (Resolution No. 1606) and amended by the Pomona City Council on July 20, 1992 (Resolution No. 92-141); said amendment allowed the deletion of Hillman Avenue between Buena Vista Avenue and Hamilton Boulevard, north of Fernleaf Avenue and south of Grand Avenue.

#### **Improvement plans requirements**

22. Applicant/Developer shall submit **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' is preferred) to clearly show all the details; the plans shall be submitted on 24" x 36" sheet size with a standard City title block and City grading notes.
  - b. One-foot topographic contours of the site must extend a minimum of 15 feet beyond the boundary lines.
  - c. The plans shall include sufficient cross sections to show all block wall locations, parkway width and all permanent facilities that might require maintenance and access easements.
  - d. Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.
23. 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.

24. 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.
25. 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.
26. Applicant/Developer shall submit **public street improvement plans** to include the following:
  - a. Removal and reconstruction of the existing cracked driveway approach per City standards and ADA requirements.
  - b. Grand Avenue grind and overlay paving per City standards, as necessary due to all required street pavement cuts.
  - c. Existing sewer, water and storm drain infrastructure.
  - d. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries.
  - e. Undergrounding of all existing and proposed utility lines per City of Pomona Municipal Code Section 62-31(b).
  - f. Note: It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the inspector's review of the current condition of the said public improvements.
  - g. Note: The parkway landscaped area shall be maintained by the property owner, as required by the City's Municipal Code Section 46-496.
27. 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.
28. 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.
29. 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.

30. Applicant/Developer shall implement **stormwater 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.
31. 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 parks.
32. Prior to the issuance of the building permits Applicant/Developer is responsible for the payment of all City **water and sewer connection fees** and shall make proof of payment of the Los Angeles County Sanitation District fees associated with the proposed development.
33. Owner is responsible for the compliance with the special annual levy assessment derived from the current inclusion of the project site into the **City's Street Lighting District and Landscaping Maintenance District**. The Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping District and is subject to annual special taxes.
34. The final improvement plans 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.
35. The plans shall be submitted on 24" x 36" sheet size with a standard City title block, and must correctly identify the property owner, address, legal description, property lines, street centerline, curb-lines, existing and proposed utilities (water, sewer, and storm drain), utility easements, and the public right-of-way areas with dimensions.

#### **Public Works Improvements Permit**

All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of Public Works Department.

36. **Prior to the issuance of the building permits, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: driveway approach, water and sewer improvements, trench resurfacing and street paving.**
37. 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.

- 38. Permittee shall pay fees associated with and possess the City of Pomona Business License.
- 39. 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 RESOURCES DEPARTMENT (WRD)**

### **Water**

- 40. There is currently a six-inch (6") ACP water main within Grand Avenue. The existing localized static pressure of the project area is 50-60 psi.
- 41. The existing water infrastructure shall be shown on the site plan. Further design comments shall be issued by the WRD regarding the extent of proposed public main within the proposed project area.
- 42. If verification of static pressure is desired, it may be obtained by requesting a fire hydrant flow test from the Public Works Department.
- 43. Any private onsite water improvements are the owner's responsibility.
- 44. Any existing public water infrastructure located on private property shall be installed within a City of Pomona easement, and will be maintained by the City.

### **Domestic and Fire Service Line**

- 45. There are currently two existing meters and services associated with the proposed project address. Both of these existing meters have an impact on the proposed project.
  - 1" domestic meter: State whether this meter will be used with the proposed development.
  - 2" fire service for sprinkler purposes: Provide the most recent backflow tests for this device to ensure that the infrastructure is in working order. If the device is not working properly, a new fire service shall be required.
- 46. **The applicant/developer shall calculate the new water demand (based on fixture units) for the proposed development. This hydraulic analysis report shall verify if the existing water infrastructure can accommodate the water demand, given the existing size,**

**pressure, and age of the existing water system. These calculations shall include fire and domestic water demands. This hydraulic analysis report shall be submitted to the WRD for review and acceptance.**

47. Contact the WRD at (909) 620-2212 for information regarding meter installation fees.
48. The City may install meters that are two-inches (2") in size or less. The project contractor shall install all proposed meters that are greater than two-inches (2") in size.
49. There are public fire hydrants within 500 feet of the proposed project site.
50. Contact the Los Angeles County Fire Department to determine if additional public fire hydrants are required for this site. If new fire hydrants are required, they shall be placed at least five-feet (5') from proposed driveways and parking spaces.
51. The edge of all new meter vaults, if necessary, shall be located in public right-of-way or the sidewalk two-inches (2") from the back of the curb per the *City of Pomona Water Division Standard Specifications for Water Facility Construction, January 2006*. Meter(s) shall not be placed in driveways, parking spaces or within the property line, to allow City personnel access to these meters for future maintenance.
52. All newly installed water lines shall be disinfected per the *City of Pomona Water Division Standard Specifications for Water Facility Construction, January 2006* before connection to the existing water main.
53. Effective January 1, 2018, the City has adopted new connection charges for water service. For further information on how charges are assessed contact the City's Public Works Business Services Division.
54. Approved low-lead (0.25%) backflow devices (list the brand and model) are required for the following service lines to the site:
  - Reduced pressure principle assembly (RPPA) devices are required for dedicated irrigation service lines to the proposed site, and
  - Reduced pressure principle assembly (RPPA) devices are required for all domestic services; and
  - Double check detector assembly (DCDA) devices for all fire sprinkler service lines.
55. **Submit water development plans to the City for review and building approval showing water meters, service lines, approved backflow devices, and proposed/existing water mains. WRD requests that these plans be sent in both hard copy and electronic (saved as AutoCAD v. 2010) format.**

### **Sewer**

56. There is currently an existing eight-inch (8") VCP sewer main within Grand Avenue. There is an existing sewer lateral currently serving the site.
57. The sewer lateral from the public main to the site is considered private and shall be maintained by site owners.
58. Any new sewer laterals must be constructed per Standard B-8-61 per *City of Pomona Water Division Standard Drawings, March 2006* (Public Works Standards). Construction shall also comply with the Public Works Standard No. A-26-02 for trench pavement restoration.

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

### **LOS ANGELES COUNTY FIRE DEPARTMENT**

#### **Access**

59. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.
60. Show all existing public fire hydrants (6"x4"x2-1/2") within 300 feet of lot frontage. Include size of barrel and outlets.
61. Provide a completed fire flow availability form. (Form 195)

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

**APPROVED AND PASSED THIS 26<sup>TH</sup> DAY OF JUNE, 2019**

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DR. KYLE BROWN  
PLANNING COMMISSION CHAIRPERSON

PC Resolution No.  
1194 W. Grand Avenue (CUP 8366-2017)  
Page 12 of 12

**ATTEST:**

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ANITA GUITERREZ  
PLANNING COMMISSION SECRETARY

**APPROVED AS TO FORM:**

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CHRISTI HOGAN  
INTERIM 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 Sec. 1094.6 C.C.P."