

RESOLUTION NO. 6916

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A "PD"
CONCEPTUAL DEVELOPMENT PLAN REVIEW.

A. REQUEST:

1. APPLICATION FOR: "PD" Conceptual Development Plan
Review for 4 single family detached
homes
2. APPLICANT: John Kasperowicz
3. LOCATION: 1811-1815 North Gibbs Street

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

According to the procedure as set forth in Sec. 580, Ordinance 1466, the Planning Commission has heard this request for a "PD" Conceptual Plan Review and it is hereby found and determined that this request be approved subject to the following conditions:

1. All requirements of all appropriate City Departments and their respective codes shall be met.
2. All parking areas and other areas subject to vehicular use shall be developed in conformance to the provisions of Ordinances #3310 (Section 1), #2127 (Section 503-T) and Section 503-H.
3. Prior to the issuance of permits, detailed site development plans, including, but not necessarily limited to, plot plans, floor plans, building elevations, and landscape and irrigation plans shall first be submitted for the review and approval of the Senior Planner and other appropriate City Departments.
4. Development shall occur substantially as shown on submitted plan marked Exhibit A, and as described in the accompanying application, subject to the revisions as required herein.
5. Conformance to all included conditions of this permit shall be achieved prior to the issuance of a Certificate of Occupancy and/or the beginning of business operations.
6. All provisions of Section .590 of the Zoning Ordinance regarding procedures for the moving of buildings shall be complied with.

7. A licensed contractor shall secure all permits and be responsible for any and all phases of moving and re-installing the buildings.
8. Prior to the issuance of permits, the applicant shall first comply with all bonding requirements to cover the cost of on and off-site improvements as required by the Building Official and City Engineer per Section .590-E of the Zoning Ordinance.
9. Prior to occupancy, all move-on buildings shall be brought up to standards of a new building, and shall be painted and/or refurbished. A detailed building refurbishment plan shall be submitted for the review and approval of the Senior Planner prior to the issuance of permits. (building relocation)
10. The structure(s) shall be permanently affixed to a foundation in a manner as prescribed by the supervising Building Official. Floor elevations shall be located as close to the lot grade level as possible consistent with established grading practice. (permanent relocation)
11. All areas of the site not covered by structure are to be improved with either hardscape or landscape. A detailed plan depicting the intended treatment to this open space shall be submitted for the review and approval of the Senior Planner prior to Planning Division approval of the site plan.
12. Open space areas shall include design consideration and recreation equipment appropriate to children of various age groups.
13. That automatic garage door openers be provided for each garage/unit.
14. A 6' high decorative block wall shall be constructed around the entire perimeter of the site at the property line, except within the 25' front yard setback.
15. The applicant shall submit applications for and gain approval of Environmental Clearance, "PD" Final Development Plan Review, Change of Zone from R-1 to PD, and Parcel Map for subdivision purposes.

16. The applicant shall engage a licensed acoustics engineer to prepare a report, addressing freeway noise impact and which proposes adequate noise mitigation measures which shall be the responsibility of the applicant to implement.
17. Plans for the two subsequent units to be located on this site shall be submitted for the review and approval of the Senior Planner.
18. The applicant shall secure the necessary easement to accommodate the proposed guest parking.
19. The site plan shall be revised as necessary to accommodate Fire and Sanitation Department access.
20. Adequate lighting shall be provided for all private driveway and guest parking areas.
21. Architectural design for the required two-car garages shall be consistent with the character of the relocated homes and shall be reviewed and approved by the Senior Planner.
22. All interior fencing shall be considered and illustrated in the Final Development Plan.

Reasons for the Decision:

1. This proposal is consistent with the goals, objectives and Plan for Land Use as specified in the General Plan.

FACT: The General Plan designates this area for residential uses with single family character and whose density does not exceed six units per acre. This project is entirely consistent with these policies.
2. This proposal conforms with the provisions of the Zoning Ordinance.

FACT: This project will conform with the spirit and provisions of the newly adopted "PD" zoning district which specifically recognizes small-lot planned development such as this proposal.
3. This proposal will have negligible adverse effects upon the surrounding neighborhood and community.

FACT: This project is similar in character to the existing pattern of development in this neighborhood in terms of unit type, tenure, size, etc.

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AYES: Root, Carter, Page, Blanton, Cortez
NOES: None
ABSENT: Bredenkamp

"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."

APPROVED AND PASSED this 22nd day of June, 1988.


PLANNING COMMISSION CHAIRMAN

ATTEST:


PLANNING COMMISSION SECRETARY