



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** June 13, 2018

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Mario Suarez, Development Services Director

**SUBJECT:** **Public Meeting / Study Session – F (Fairgrounds) Zone Land Uses and Draft Text Amendment - 601-1101 W. McKinley Avenue and 2250 Fair Avenue**

### EXECUTIVE SUMMARY

The focus of this meeting is to review a planning process in addressing a Council Ad Hoc Committee's report pertaining to a zoning text amendment for the F (Fairgrounds) Zoning District ordinance. After the June 4, 2018 release of the Fairplex's Strategic Plan, new information has come to staff's attention that warrants additional review. A more in depth review of the City's General Plan as related to Fairplex will be presented and next steps of the planning process will also be included as part of this second meeting of the Pomona Zoning Ordinance (PZO) F (Fairgrounds) Zoning District.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the various topics of discussion in moving forward and set a Special Study Session date on June 28 at 6:30 p.m. This meeting will provide an opportunity for Fairplex to provide a presentation their new strategic plan, which includes overarching strategies or future direction of the fairgrounds germane to the discussion and consideration of the proposed Fairgrounds Zoning District text amendment.

### DESCRIPTION AND BACKGROUND

On June 4, 2018, the Fairplex released the Fairplex Strategic Plan 2018 and Strategic Plan Appendix. This document as stated by the Fairplex's President and CEO "*. . .updates our mission, vision and affirms our articles of incorporation and original purposes. This document establishes the direction to our future, but it is not intended to be a land use master plan or business plan; those will be developed as we move forward.*" This document provides insight to information pertinent to the discussion related to zoning / land use discussions currently held by the Fairplex. Staff will be outlining a plan to further understand the overarching direction of the Fairplex as we enter into further discussions/crafting of zoning and/or land use changes.

A major concern of the Fairplex and stakeholders/residents/interest groups is having input and in the crafting of zoning document, which have direct land use and economic impact of their operations. Hearing more about the Fairplex's future direction directly from the Fairplex is important to allow additional information to be considered in the preparation of a zoning text amendment. This new information is also important for stakeholders (i.e., residents, business owners, and interest groups) and Los Angeles County staff to read and hear about.

In addition, staff has received correspondence from adjacent neighbors representing neighborhood interest groups along Yorba Drive. They have requested an equal opportunity to express their concerns during

Planning Commission meetings, question on meeting dates, receiving future meeting notifications and many questions about clarity with the planning process in moving forward (Attachment 1).

## **PUBLIC MEETING(S)/STUDY SESSIONS**

- On May 9, 2018, the first study session intended to start the review of the Fairgrounds Land Use and Zoning. Staff mailed 804 notices to properties within a 1000 foot radius of the F (Fairgrounds) Zoning District. An introduction and brief overview of Fairground's General Plan Policies and a parsing of the draft Council Ad Hoc Committee Code Amendment were presented. In addition, public comments were received from Fairplex and the public on the proposed Council Ad Hoc Committee draft Ordinance and many other concerns voiced by the public. Copy of the Staff Report and Attached may be found on the following link: <https://pomona.legistar.com/LegislationDetail.aspx?ID=3496289&GUID=FA6005BE-F35C-4379-95E3-12C6FEDADF42&Options=&Search=>
- On June 13, 2018, the intent of the second study session is to provide information relative to the planning process for the Fairground Zoning review. Staff will also be providing further detailed explanation of the Fairgrounds Land Use Goals / Policies within the 2013 General Plan Update. In addition, an electronic copy of the Fairplex's Strategic Plan and Appendix is provided at the following website: <https://fairplex.com/aboutus/ceo/strategic-planning>



A hard copy of the Fairplex Strategic Plan and Appendix will be provided to the Planning Commission at the June 13, 2018 Planning Commission meeting.

Attached to this staff report are two communications from Dr. Garcia Ramos for the Planning Commission's consideration (Attachments 1 and 2), which was presented to the Planning Commission at the June 4, 2018 Planning Commission meeting. Attachment 3 includes copies of letter with attachments received from Fairplex President and CEO. The Fairplex communication also provides concerns with the planning process, initiate meaningful outreach, consideration of all possible solutions and consulting with Fairplex and County of Los Angeles through-out the process. In addition, Attachment 4 includes an email from local resident providing her input on the Fair

Finally, a recommendation for a special meeting is proposed to be held on June 28, 2018.

## **FAIRPLEX STRATEGIC PLAN AND APPENDIX**

The recent release of the Fairplex's Strategic Plan includes a number of presentations made by the Fairplex staff. On June 7, 2018, staff met with the Fairgrounds and a topic of discussion was to schedule a presentation with the Planning Commission on June 28, 2018 because a presentation could not be scheduled for the June 13, 2018 Planning Commission meeting. The Planning Staff plans on providing

brief comments from it's' review of the Strategic Plan at the June 13, 2018 Planning Commission meeting.

## **PLANNING PROCESS**

Attachment 9 includes a draft Planning Process memorializing previous meetings, current meetings and looking forward to future meetings. The draft process is fluid to the extent that the Planning Commission, Staff, Fairplex, residents and other stakeholders are in the middle of understanding the various issues, policy documents and new information relative to this Fairgrounds Zoning District. The next recommended meeting is a special meeting with the Planning Commission tentatively scheduled on Thursday, June 28, 2018.

## **POMONA 2013 GENERAL PLAN UPDATE**

The general time period in development of the General Plan Update occurred in two phases:

Phase 1: First Draft General Plan Update and EIR occurred from 2003 through 2007

Phase 2: Current General Plan Update and EIR occurred from 2008 through 2014

Attachment 9, Page 31 of the PDF includes a copy of the City Council staff report (with no attachments) providing the Planning Commission some background information pertinent to the foundation of the final adoption of the General Plan occurring on March 3, 2017. The staff presentation will include a more in depth presentation of the Fairplex policies within the adopted 2013 General Plan Update.

Respectfully Submitted By:

Mario Suarez, CNU-A  
Development Services Director

## **PC ATTACHMENTS:**

- 1) 5-14-2018 Letter Received – Dr. Garcia Ramos
- 2) 5-17-2018 Email Communication – Dr. Garcia Ramos
- 3) 5-25-2017 Letter Received – Fairplex with attachments – Miguel A. Santana
- 4) 5-31-2018 Email Communication Received - Kristy K
- 5) 5-29-2018 Letter Received from County of Los Angeles (previous letter received included)
- 6) Hard Copy of Fairplex Strategic Plan (provided at meeting); Electronic copy link:  
<https://fairplex.com/aboutus/ceo/strategic-planning>
- 7) 2013 Pomona General Plan Update – Electronic copy link:  
[http://www.ci.pomona.ca.us/mm/comdev/plan/pdf/General\\_Plan.pdf](http://www.ci.pomona.ca.us/mm/comdev/plan/pdf/General_Plan.pdf)
- 8) 2013 General Plan Update – Excerpts pertaining to Fairplex / Fairgrounds and City Council Staff Report Cover of the General Plan dated March 3, 2014
- 9) Draft Fairgrounds Planning Process 2018