



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: May 9, 2018 (*Copy as amended during the May 9 P.C. Meeting*)

TO: Chairperson and Members of the Planning Commission

FROM: Mario Suarez, AICP, Development Services Director

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

EXECUTIVE SUMMARY

The focus of this Planning Commission meeting is to bring the Commission into a current understanding of the Fairplex General Plan designation, current F-Zone Ordinance, and proposed City Council Ad Hoc Committee amendments to the F-Zone. This meeting also allows a public discussion of F-Zone related issues prior to the future regular public hearing of the Planning Commission to consider these same proposed amendments as directed by the City Council.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the Ad Hoc Committee's report and other pertinent documents, focus and consider areas outlined in the report, and start receiving general public comments in an effort to respond to the City Council direction to obtain public input, review the proposed amendments, and establish a recommendation on the F-Zone.

PROJECT/APPLICANT INFORMATION

Project Location: 601-1101W. McKinley Avenue and 2250 Fair Avenue (Fairplex Site)

AIN Information: 8378-020-001, 8378-020-002, 8378-020-003, 8378-016-020, 8378-019-001, 8378-016-901, 8378-020-901, 8378-019-900, 8378-020-905, 8378-020-800, 8378-020-903, 8378-020-902 & 8378-020-800

Project Applicant: City Council

Property Owner(s): Los Angeles County, Los Angeles County Fair Association, City of Pomona, and Southern California Edison Company

City Council District: CC District #6

Historic District/CBD: Not designated for this area

Specific Plan: None applicable for this area

General Plan: Fairplex (315.88 acres); Transit Oriented District (32.74 acres); Activity Center (11.24 acres); Workplace District (134.57 Acres); (Attachment 1)

Zoning: F (Fairgrounds) (481.91 acres); S Overlay (11.71 acres) (Attachment 2)

PROJECT LOCATION

The Fairgrounds site consists of thirteen lots owned by Los Angeles County, Los Angeles County Fair Association, City of Pomona, and Southern California Edison Company. There are two main locations east and west of White Avenue. The first location, where the Hotel and fair exhibits are located are bordered by Arrow Highway on the north, Fairplex Drive to the west, McKinley Avenue to the south, and White Avenue on the east. A second location where the KOA campground and Gate 9 are located is a triangular shaped lot bounded by White Avenue to the west, Thompson Wash to the east, and La Verne Avenue to the north. The second location also abuts existing single family neighborhoods on the northern and northeast corner of this site. The adjacent neighborhoods also include Yorba, Mountain Meadows and Ganesha Hills.

PAST PLANNING ACTIONS

There have been several planning actions dating back to 1978 through 2016. (Attachment 3). The major actions are summarized below.

- | | |
|------------|--|
| 12-07-1970 | City Council adopted Ordinance No. 2450 adding F (Fairgrounds) Zoning District and designating uses and other matters related to such zoning district. |
| 05-09-1979 | Planning Commission approved Resolution No. 4794 denying Conditional Use Permit to allow a six-day single use music festival. |
| 04-22-1992 | Planning Commission approved Resolution No. 7870 for a Conditional Use Permit to establish a permanent drag race facility. |
| 09-11-1996 | Planning Commission approved Resolution No. 8495 for a Public Use Permit to allow installation of a wireless communication facility. |
| 10-04-2004 | City Council adopted Ordinance No. 4012 for a Text Amendment amending sections .435-438 of the Pomona Zoning Ordinance pertaining to permitted and conditionally permitted uses in the F (Fairgrounds) Zone. |
| 05-27-2015 | Planning Commission approved Resolution No. 15-023 for a Conditional Use Permit to allow one hour-long extension of outdoor public address system use (single use music festival) ending no later than 11:00 PM on August 1, 2015. |

DESCRIPTION AND BACKGROUND

The Fairgrounds properties consist of approximately 487 acres in northwest Pomona. It is known for the annual Los Angeles County Fair operated by the Los Angeles County Fair Association. The Association hosts regular events year-round.

Because of its proximity to adjacent Pomona, San Dimas and La Verne neighborhoods (i.e., Yorba, Mountain Meadows and Ganesha Hills), issues related to the operation of the Fairplex and public relations with adjacent Pomona neighborhoods have been challenging in the past. Some of the issues raised by residents include but are not limited to traffic, noise, and trash.

In April 2018, the Fairplex concluded a year-long process to develop a strategic plan. The Fairplex's strategic plan efforts are summarized on the Fair's website indicating that *"Our desire is to honor and respect the mission, purpose and history of Fairplex while collaborating with key stakeholders to ensure our facilities, program and future strategic initiatives build community and strengthen our economy."* (<https://fairplex.com/aboutus/ceo/strategic-planning>)

City Council Ad Hoc Committee. The F-Zone Ad Hoc Committee was created by the City Council as a result of a joint meeting with the Fairplex Board on April 24, 2017. The F-Zone Ad Hoc Committee was comprised of Mayor Sandoval, Councilmember Carrizosa, and Councilmember Torres. On November 20, 2017, the City Council was presented with a staff report setting forth the Ad Hoc Committee's recommendations to amend the F-Zone. The amendments are intended to address adverse impacts on the community. The City Council directed staff to take the Ad Hoc Committee's F-Zone amendments to the Planning Commission for public input and formal review. (The link to access a video record of the November 20, 2018 meeting is <http://www.ci.pomona.ca.us/index.php/city-council-home/archived-council-meetings>. The F-Zone agenda item starts at about 1:26:32 and ends at about 4:51:40 of the recording minutes.) In addition, we have included a letter from Fairplex submitted on November 20, 2017 as part of the record and information for the Commission (Attachment 10).

Attachment 4 includes the November 20, 2017 City Council staff report which basically conveys the AdHoc Committee's recommended F-Zone changes to the City Council for discussion. Specific items and text that the Ad Hoc Committee looked at and proposed amendments for the F (Fairgrounds) Zone, are included on Pages 6-8 of the report.

Past Discussions & Reports. Staff has attached staff reports dating back to 2015 as a matter of record and background. There have been substantial discussions that have occurred with the City Council, during a Joint City Council/Fairplex Board of Directors meeting and with appointed City Council Ad Hoc Committee Members. Staff has collected major discussions as the background and history of this text amendment project.

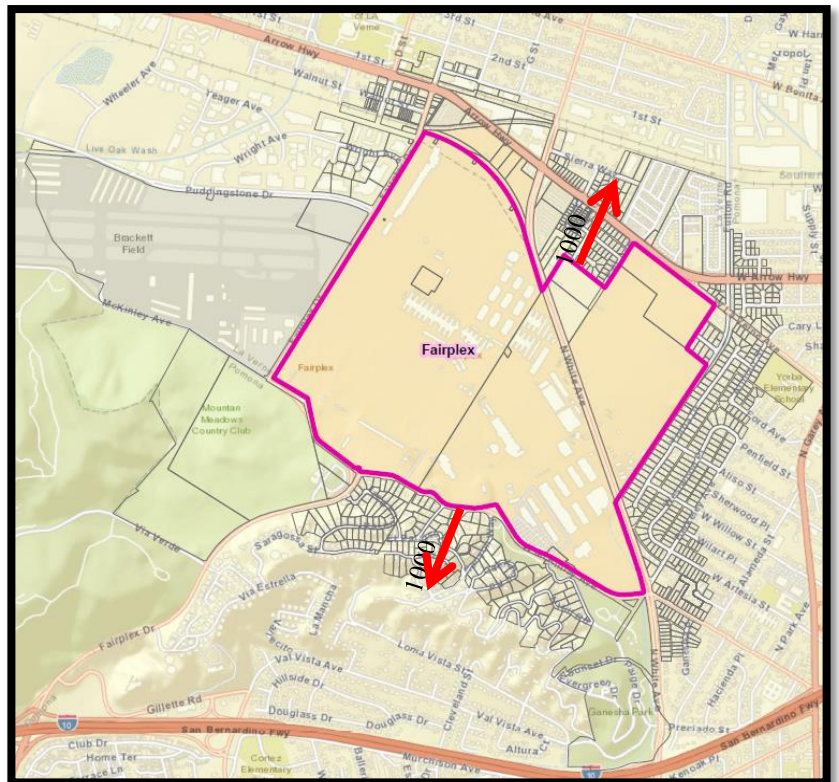
Economic concerns have been also raised by residents as noted at the April 24, 2017 Joint City Council and Los Angeles County Fair Association meeting (Attachment 5 – Meeting Minutes). Economic issues are related but separate from the Land Use issues. Planning is able to address land use issues pertaining to the Pomona Zoning Ordinance, environmental documents, and the General Plan/Specific Plans. The issues related to taxes, business licensing, and other economic areas are not under consideration by the Planning Commission.

Attached are copies of major staff reports, organized from most recent discussions which provide insightful and accurate information about the Zoning and results from the City Council Ad Hoc Committee (Attachments 6 and 7).

PUBLIC MEETING

The first Planning Commission meeting for May 9, 2018 is 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) Zone.

The Exhibit to the right shows radius area taken in around the Fairgrounds Zone.



POMONA 2013 GENERAL PLAN UPDATE

Attachment 8 includes copies of excerpts about the Fairplex from the *Pomona 2013 General Plan Update – Pomona Tomorrow a rich heritage . . . A bright future*. The Pomona General Plan policies provide further background as to City review of the Fairplex site as related to existing conditions and future policy statements adopted by the City Council on March 3, 2014. In crafting future documents the Pomona 2013 General Plan Update will be considered.

FAIRPLEX STRATEGIC PLANNING

Attachment 9 includes a Daily Bulletin article dated April 14, 2018 that is about the status of the Fairplex Strategic Planning efforts. When the City and the Fairplex meet staff will also be bringing forward relevant outcomes from the Fairplex Strategic Planning to lend to the various discussions, issues, and challenges faced by the Community, Fairplex, and the City to fold these solutions into the planning recommendations made to the City Council.

REVIEW OF PROPOSED F (FAIRGROUNDS) ZONE TEXT AMENDMENT

The current version of the F-Zone is shown in plain text or bold strike through text. The proposed added language is shown in bold and underlined text. Staff review is in text box with blue ink:

Section. .435. - " F" the fairgrounds zoning district intent and purpose.

The fairgrounds zoning district is intended to provide for the use of the public fairgrounds in a manner so as to not create smoke, gas, odor, dust, sound, vibration, soot or lighting or other nuisance in any degree which might be termed obnoxious or offensive to persons residing in or near the Fairplex and is intended to allow a range of public entertainment, exhibition, commercial, conference, equine, and other events and uses on a year-round basis as previously permitted by Ordinance No. 2450. Notwithstanding any other provision herein, the uses, structures and events permitted and conditionally permitted in the F zoning district are subject to the application of all applicable city building permit and grading permit review, and that no temporary use permit shall be required for permitted uses under Section .436 hereof. The City's design review process shall apply to conditionally permitted uses under Section .437 hereof. **As used within this Chapter, "fair related" shall mean those activities actually occurring during the Los Angeles County Fair, and as historically occurring during the Los Angeles County Fair.** ↗

The new text above attempts to further define what the "fair related" uses are as only those uses occurring during the Los Angeles County Fair which takes place in approximately September of each year and which would be permitted year round. The second half of the sentence relates to allowing historically occurring uses operated during the LA County Fair and which also may be allowed as a use year round.

Sec. .436. - Uses permitted.

1. The following fair related uses shall be permitted within this zone, without any permit except for building and grading permits as applicable, **provided such uses are conducted within existing structures and with a maximum attendance of no more than 10,000 persons.** ↗

The new text restricts uses enumerated in section a.) through t.) below by requiring such be conducted within existing structures and with a maximum attendance of no more than 10,000 persons.

a.) Child Care.

b.) Commercial uses ~~related to other permitted uses in structures less than 30,000 sq. ft.~~

c.) Consumer Shows.

d.) Drag Racing.

e.) Exhibitions.

f.) Fairs and Festivals.

g.) Filming and photographic shoots.

h.) Financial Services.

i.) Fireworks Displays.

j.) Food Service including banquets, catering and concessions.

k.) Horse Exhibition, Sales, Racing, Wagering including Satellite Wagering.

l.) Live Entertainment

m.) Livestock, Pet and other animal exhibitions, training and sales.

n.) Meetings and Conferences.

o.) Outdoor Recreation including but limited to camping, picnics, rallies, social events and sporting events.

p.) Religious, educational, charitable, community and political activities.

q.) Testing and demonstration of mechanical equipment and devices during weekdays during hours of 8 a.m. to 6 p.m. and to the extent that such uses do not violate the City's noise ordinance.

The new text strikeout will need further review to comport with the Conditional Use Section of the F Zone (.437 .1.h).

The new text addition allows testing and demonstration of mechanical equipment and devices only during the weekdays (M-F) from 8:00 AM to 6:00 PM. This added section is meant to clarify time period for noise control.

The new text addition restricts Business Support Services only for LA County Fair Association operated uses.

r.) Trade Shows.

s.) Business Support services conducted by the Los Angeles County Fair Association for permitted uses.

t.) Facility and Vehicle maintenance for permitted uses.

2. The following fair related structures may be maintained, ~~altered, expanded or erected~~ within this zone without any permits except for building and grading permits as applicable:

a.) Auditoriums and Meeting Halls.

The text deletion only allows maintenance of existing buildings such as cosmetic changes and upkeep only. Applies to a.) through aa.) of this section below.

b.) Banks and ATMs for Fairplex users.

c.) Bars and drinking facilities.

d.) Campgrounds.

e.) Caretaker and/or employee residential quarters.

f.) Child Care Centers.

g.) Community and Cultural Centers.

The text addition restricts any banks or ATM's on site to only be used by Fairplex guests and not the general public

- h.) Concert and Performing Art Theaters, both indoor and outdoor.
- i.) Drag Racing Facility.
- j.) Equestrian Facilities including horse race tracks, equine hospitals, off-track wagering facilities, paddocks, sales pavilions, show rings, trails and water quality systems.
- k.) Exhibit Buildings.
- l.) Governmental Buildings and sponsored uses.
- m.) Grandstand/Suite Complex.
- n.) Libraries and Museums.
- o.) Livestock Stables.
- p.) Offices for Administrative purposes.
- q.) Off-Street Parking.
- r.) Outdoor Public Address Systems except as restricted by Section .437.1(a).
- s.) Parking Structures.
- t.) Pipeline and Utility Lines.
- u.) Public Safety Facilities.
- v.) Recreational Vehicle (RV) Parks.
- w.) Restaurants.
- x.) Signs and signage, onsite only.
- y.) Trade & Conference Centers.
- z.) Tents and Temporary Structures.
- aa.) Warehouses.**

Deleted from permitted use and relocated
in the Conditional Use Permit section

Sec. .437. - Uses permitted by conditional use permit.

1. The following uses shall be permitted only upon the granting of a conditional use permit:

- a) Use of outdoor public address systems between 10 P.M.to 9 A.M. at times other than during the regular fair season.
- b) Convention Centers.
- c) Sports Arenas.
- d) Wireless Communication Facilities (subject to Section .5809-15 of the Zoning Ordinance.
- e) Hotels and motels.
- f) Heliports.
- g) Amateur/ham radio antenna greater than 35 ft. in height.
- h) Commercial/Retail developments in excess of 30,000 sq. ft.
- i) Residential developments except for caretaker/employee quarters.
- j) **Warehouses**

The text addition requires a CUP
for all new warehouse uses

The text addition requires a CUP for
all new uses not already permitted by
the current F-Zone or already holding
a valid CUP (e.g., CUP for drag
races).

k) Uses permitted in Sec. . 436 occurring outside of duration of the Los Angeles County Fair

- l)** Other uses not specifically listed.

The text addition requires a CUP for uses with anticipated attendance over 10,000 persons.

m) All uses, including uses listed in Sec. .436.1 with a planned or anticipated attendance over 10,000 persons.

n) All uses which would alter, expand or erect structures in the zone.

This new text would require a CUP for uses which would alter, expand or erect structures in the zone.

2. Before approving any such conditional use permit, the Planning Commission shall make the findings required in Section .580 of the Zoning Ordinance. **In place of a Conditional Use Permit, a party may apply for a Temporary Use Permit for a single event, for those items subject to subsections k) and m) of section .437.1 above.**

3. The fairgrounds delineated for conditional use permit applications shall include all buildings and parking areas used by the subject use and the amount of permit fee to be determined by this area.

4. ~~The e~~Conditionally permitted **and temporarily permitted** ~~uses listed above~~ shall also comply with the requirements of the provisions of the California Environmental Quality Act (CEQA) guidelines, as applicable.

The text addition is for shorter duration events and temporary in nature and approved at the Director Level to apply conditions to minimize effects on surrounding properties.

Single event allowed to be processed through staff via TUP application.

Respectfully Submitted By:

Mario Suarez, AICP, CNU-A
Development Services Director

PC ATTACHMENTS:

- 1) General Plan Land Use Map
- 2) Zoning Designations
- 3) Past Planning Actions
- 4) City Council Staff Report and Attachments - November 20, 2017
 - o Inclusion of April 24, 2017 City Council Staff Report
- 5) April 24, 2017, City Council Meeting Minutes
- 6) City Council Staff Report and Attachment - October 17, 2016
- 7) City Council Staff Report and Attachments - September 14, 2015.
- 8) Pomona General Plan Policies Excerpts – Informational
- 9) Daily Bulletin – April 14, 2018 – Article – *Fairplex lays out vision for next century* by Lisa Marquez - Informational
- 10) Fairplex Letter - November 20, 2017