

UNOFFICIAL MINUTES  
PLANNING COMMISSION  
FEBRUARY 27, 2019

CALL TO ORDER: The Planning Commission meeting was called to order by Chairperson Kyle Brown in the City Council Chambers at 7:00 p.m.

FLAG SALUTE: Commissioner Bunce led the flag salute.

ROLL CALL: Roll was taken by Acting Development Services Director Gutierrez.

COMMISSIONERS PRESENT: Chair Brown; Commissioners Grajeda, Camacho-Gonzalez, Urey, Bunce, VanderMolen, and Kercheval.

COMMISSIONERS ABSENT:

STAFF PRESENT: Acting Development Services Director Anita Gutierrez, Assistant Planner Eunice Im

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ITEM D:  
PUBLIC COMMENT:

None

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ITEM E:  
CONSENT CALENDAR:

1. Draft Planning Commission Minutes for the February 13, 2019 meeting.

Chair Brown reported the minutes referred to City Attorney Martinez as being present, however, he believes it was City Attorney Leishman. He stated Martinez need to be changed to Leishman throughout.

**Motion by Commission Grajeda, seconded by Commissioner Camacho-Gonzalez, carried by a unanimous vote of the members present (7-0-0-0), to approve the Draft Planning Commission Minutes for February 13, 2018, amended as indicated by Chair Brown.**

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ITEM F:  
HEARING ITEMS:

F-1 PUBLIC HEARING – TENTATIVE PARCEL MAP (PARCELMAP 10083-2018) TO ALLOW THE SUBDIVISION OF AN APPROXIMATELY 1.75 ACRE PARCEL INTO THREE PARCELS ON A SITE LOCATED AT 1175 E. HOLT AVENUE (APN 8323-016-018) WITHIN THE CITY GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN AREA.

Acting Development Services Director Gutierrez reported staff is requesting this item be continued to a date certain, March 27, 2019. She stated there were a couple of issues that came up with the tentative map that staff would like to address before bringing to the Planning Commission.

**Chair Brown opened the public hearing.**

**Motion by Commission Urey, seconded by Commissioner Bunce, carried by a unanimous vote of the members present (7-0-0-0), to continue this item to March 27, 2019.**

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E-2

PUBLIC HEARING – A REQUEST FOR REVOCATION OF A CONDITIONAL USE PERMIT TO ALLOW A METAL SALVAGE AND RECYCLING ESTABLISHMENT (PC RESOLUTION NO. 3721); REVOCATION OF A RENEWAL OF CONDITIONAL USE PERMIT TO EXTEND THE OPERATION FOR ANOTHER YEAR (PC RESOLUTION NO. 3721-A); ON A PROPERTY LOCATED AT 1341 E. MISSION BLVD. IN THE M-2 (GENERAL INDUSTRIAL) ZONING DISTRICT.

Eunice Im, Assistant Planner, provided a presentation on this item.

Commissioner Grajeda asked if this property or next door had a spill that was supposed to be cleaned.

Acting Development Services Director Gutierrez replied she is not aware of a spill and there is an existing new business on this site.

Commissioner Grajeda asked for Mr. Guerrero to answer.

City Engineer Guerrero replied he was not aware of a spill.

Assistant Planner Im replied the former Mission Recycling was for metal scrap and waste recycling.

Acting Development Services Director Gutierrez confirmed this is a new property owner and stated she doesn't think it would have closed escrow without a spill having that been mitigated. She noted staff are not aware of any open violations for cleanup or contamination.

Commissioner VanderMolen asked if Ram Structural Steel purchased or are renting the property.

Assistant Planner Im replied Ram is the current owner of the site.

**Chair Brown opened the public hearing. He reported there were no speaker cards. Chair Brown closed the public hearing.**

Commissioner Grajeda commented he is happy to see this Conditional Use Permit being removed.

**Motion by Commission Grajeda, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (7-0-0-0), to approve as recommended by staff; the request for revocation of a Conditional Use Permit to allow a metal salvage and recycling establishment (PC Resolution No. 3721); revocation of a Renewal of Conditional Use Permit to extend the operation for another year (PC Resolution No. 3721-A); on a property located at 1341 E. Mission Blvd. in the M-2 (General Industrial) zoning district.**

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ITEM G:

PLANNING COMMISSION COMMUNICATION:

Commissioner Grajeda provided a reminder that the State of the City Address was happening Thursday. He encouraged his fellow Commissioners to attend and provide support to the Mayor and the City. He commented it was very enlightening last year and seems like it will be even better this year. He asked for an update on the pizza place.

Acting Development Services Director Gutierrez replied to Commissioner Grajeda that the notice for hearing on the pizza place is going out and that item will come before the Planning Commissioner shortly.

Commissioner VanderMolen asked if there was any progress on the study session's proposed in previous meetings over the last couple months.

Acting Development Services Director Gutierrez replied the ADU study session is confirmed for April 17, 2019 as a special meeting and joint study session with the Historic Preservation Commission.

Commissioner VanderMolen spoke about previously proposing another study session that included a look forward and a discussion with Planning staff about the State of California regulations and how they correlate to Pomona's General Plan. He noted most of the Commission is new and it would educational, as well as, an opportunity to hear the Commissioners thoughts on where the City is headed. He mentioned talking about all the issues that are outside the City that are changing the format of how the City does its planning.

Acting Development Services Director Gutierrez responded. She asked if the whole Commission is interested in this topic or if this is something Commissioner VanderMolen would want to discuss one on one with staff. She requested more clarity on the types of topics he wished to learn about. She noted the discussion item tonight includes an update on the Downtown Specific Plan.

Chair Brown confirmed Commissioner VanderMolen suggested a General Plan study session at the last meeting and he thinks a discussion item on this topic to bring folks up to speed and is an excellent idea.

Acting Development Services Director Gutierrez replied staff will work a discussion item on the General Plan into a light agenda.

Commissioner VanderMolen reiterated he wants to discuss where things are going. He stated he is hoping for a lot of new projects in the City, however, he doesn't know what those are or how they will come in front of the Planning Commission because a lot of items are now handled in house with staff.

Acting Development Services Director Gutierrez replied she understands and will make note to add this to a future light agenda. She noted the Downtown Specific Plan update should spur a conversation tonight.

Commissioner Grajeda personally thanked Mr. VanderMolen for his work on the Tuesday cleanup crew.

Commissioner VanderMolen shared he has been involved with the cleanup crew since the beginning and has been fortunate to watch it grow and become a movement. He reported on Saturdays there are between 30-40 people cleaning up in addition to the Tuesday crews which average of 15 people. He spoke about sticking to the Mayors vision to create something that is visible and noted he's just been a participant, who tries to be active and promote it.

Commissioner Grajeda encouraged his colleagues to join a cleanup.

Acting Development Services Director Gutierrez asked if they could provide dates.

Commissioner VanderMolen replied every Tuesday at 8:00 a.m. and Saturdays 7:30 a.m. for about 2 ½ -3 hours.

Commissioner Bunce voiced support for Commissioner VanderMolen's recommendation for a comprehensive understanding of how the staff is seeing the principals by which decisions are made. He stated the Commission may have some of their own ideas and it would be helpful to have an opportunity for dialogue as a new Commissioner.

Chair Brown thanked Commissioner Bunce for organizing the Reawakening Pomona Conference which took place last week. He shared he attended and thought it was a terrific event. He reported Clean and Green Pomona will be partnering with the California Air Resources Board to host a workshop on Thursday, April 11, 2019, in the late afternoon that will make people aware of the different incentive programs for converting to clean automobiles and other kinds of alternative transportation. He stated more information is coming soon.

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ITEM H:  
PLANNING MANAGER COMMUNICATION:

Acting Development Services Director Gutierrez shared a lot is happening in the Planning Department and more information will be coming to the Planning Commission in the next few months. She reported that the Cultural Arts

section will be releasing an RFQ for artists. She stated the RFQ will generate a qualified list of artists for release by the end of March, so the City can begin to use its Art Allocation Fund to distribute art and create art throughout the City.

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ITEM I:  
DISCUSSION:

1. Downtown Specific Plan Update.

Acting Development Services Director Gutierrez reported staff is excited and pleased to be providing an update on the Downtown Pomona Specific Plan. She introduced Senior Planner Ata Khan to present. She encouraged the Commissioner to discuss and engage with questions throughout.

**Ata Khan, Senior Planner, provided a presentation on this item.**

Senior Planner Khan stated Planning is tasked with; 1) establish policies and goals for land use and development within the City and 2) Developing the tools to implement those policies and goals.

He stated the overarching policy and goal document is the Pomona General Plan, which sets a visual and blueprint for many years on how one expects the City to grow. He stated there are various implementation tools, the largest being the Pomona Zoning Ordinance, which dictates things like historic preservation, art in public places, and residential multifamily zoning. He stated in addition, they also have Specific Plans which work to tailor something that is distinct about a place or an identity. He stated tonight he will present on the Downtown Pomona Specific Plan (DPSP).

He provided history on the Downtown Pomona Specific Plan;

- Originally adopted in 1994 and it went through eight amendments. The majority of those were text amendments or use amendments that took place between 2005 and 2013.
- In 2014 there were two big actions. 1) An update to the General Plan; after many years the City updated the entire document to provide a vision into 2040. 2) Adopted the Corridor Specific Plan as the first implantation of the General Plan.
- The Corridor Specific Plan is intended to implement the land use, economic development and urban design goals that are found in the General Plan; at this time staff did not update the Downtown Pomona Specific Plan.
- For the last five years, the Downtown Plan has not been aligned with the General Plan's vision.
- In 2016, Metro Los Angeles had a TOD grant opportunity and because the General Plan identified downtown as a transit-oriented development district the Planning Division applied and received a \$225,000 grant, specifically to update and get in compliance with the General Plan and to put forward policies that are implementing that vision.
- Currently, Pomona has enlisted a consultant which has produced a draft. This draft has been stopped and started but is now at a point where it has been revised through staff and Metro. He reported staff are left with identifying the overarching goals of what they want to accomplish with this Downtown Plan. He stated they decided upon four, as follows:
  - 1) Reconcile the boundaries with the Corridor Specific Plan; Pomona has a Corridor Plan along Garey, Holt and Mission; however, it doesn't align with the Downtown and there is overlapping zoning happening.
    - a. Displayed an image of the 1994 Downtown Pomona Specific Plan Boundaries and the different districts that were first established; They are bookend by White Avenue to the west, Towne Ave to the east and extend past Holt and South of Mission and on the bottom is Civic Center Plaza.
    - b. Displayed an image with red marks representing Corridors established in the 2014 Corridor Plan adoption which created an overlap. He stated this shrunk the footprint of Downtown and has created a situation where we have downtown parcels that are zoned Downtown that are also zoned Corridor which creates challenges with dual or split zoning. He noted Planners are conflicted on which development standards to apply.
    - c. The Downtown Pomona Specific Plan will establish a relationship between the Corridors and give the City the opportunity to clean up all its zoning.

- 2) Implementing the General Plan policies; There are about 200-250 policies and goals in the General Plan that specifically pertain to downtown. The consultant and Planning staff have determined how to implement these.
  - a. Land Use is one of the largest pieces of the General Plan and there are a whole host of policies on land uses and how we want to advance mixed used districts; He walked through the proposed districts in the draft.
    - i. CBD: promotes ground floor retail and will be the central retail focus for the downtown area, promoting art related uses (choreography studios, art lofts, etc.) that other districts might not have. It is trying to respect the vision of the Art Colony and some of that historical impetus for why that original plan was adopted. It also functions as being adjacent to the Metrolink.
    - ii. MUI District (Mixed Use Institutional): carried over from previous plan, capturing the education and institutional aspect of downtown; supports Western University who has adopted their own facilities master plan and who has a vision of expanding into Pomona. He reported there were productive conversations on identifying what kinds of uses Western University wants to see (student housing, and ancillary retail). He noted the General Plan identifies Western University as an important component in the downtown.
    - iii. Mixed Use HDR District: high density residential, functioning as a commuter residential district. He reported being close to the Metrolink this district will be one of the largest density districts in the downtown area, promoting a range of housing types to forward some of those land use goals in the General Plan. He shared it is also meant to support those Corridor Uses one might see along Garey and Holt (faculty housing, mixed-use corner stores, office space) that are ancillary to some of the bigger institutions, corporations or hospital related uses that are coming in.

Chair Brown asked if the YMCA where Spectra is remodeling was included.

Senior Planner Khan replied it is not, it is part of the Corridor Specific Plan.

Chair Brown asked if this would include the area that Fuller is looking at.

Senior Planner Khan replied yes, Fuller would be coming on Holt and Garey, so it would be in the Corridor Specific Plan.

- iv. RMF – the Multi-Family District: supports a range of housing types but its also supportive of school's daycares and community facilities. Closes in line with the R-2, R-3 and R-4 zones that they have today. That intentional because it is at the edges of our downtown and its meant to be a transition to some of the base zoning districts that they have, so if you are looking through, which will be shown in the density section, it's going to be a little less dense but it providing that transition between downtown and west and east of downtown.

Senior Planner Khan spoke about the transect, a smart code, form-based code methodology that Planners use. He shared it was adopted in 2014 and sets density thresholds for the entire city. The transects have designations as T-1, T-2, T-3 etc.; He walked through how the density functions with all these districts just presented:

- T-4-A; allows for four floor maximum and 70 dwelling unit acre max density; located on the southwest corner of the downtown.
- T-5; crosses over different districts; six floor maximum with 80 dwelling units an acre.
- T-6-B; two to six floors and supporting up to 100 units an acre with a minimum density of 20 units an acre; includes a piece of Western University but also that high density residential zone, which would then have minimum densities established.
- T-6-A, the Central Business District area; the largest density, supporting 50 to over 100 dwelling units and acre and up to twelve floors with a minimum density height limit of two floors.

Senior Planner Khan reported the 1994 plan and the 2014 document that called for this density and went through a programmatic EIR that adopted this density are out of alignment. He stated if the update doesn't happen, folks will be coming to Planning seeking a General Plan Amendment or a zoning change because they want to be supportive of what the General Plan is doing. He noted if there is an updated document that limits the need for that because the two are correlated.

Senior Planner Khan spoke about Urban Form and Urban Design policies in the General Plan providing more detail on required building location. He stated the Corridor Specific Plan, the first implementation of the General Plan, has a lot of architectural regulations, building massing standards, unlike Pomona's base code. He showed examples of Urban Forum Standards;

- The Built to Line requirement in the Central Business District would mean that buildings must be located within 10 feet of the setback line for at least 40% of the street line frontage, so there is street engagement for the majority of that building and it creates some interactivity and pedestrian engagement.
- Building transparency, this is something the Corridor Plan currently has; it means when you are walking down a street there should be a lot of transparency; display areas, sales areas, lobbies, active spaces to avoid a uniform static massing that doesn't create any interactive or engagement visually.
- He noted graphics will be included in the Downtown Specific Plan as a visual element for usability.
- He reported there are many Urban Form Policies from that 2014 General Plan that will be included in the Downtown Specific Plan.

Chair Brown asked if the 1994 plan had similar architectural guidelines.

Senior Planner Khan replied it had design guidelines, however, now design guidelines are a "shall" not a "should", so there is a way to enforce in compliance.

- 3) Grant obligations and quarterly reporting to advance Metro TOD goals; The Metro provided examples of policies they include:
- Inclusionary Housing and promoting transit adjacent housing choices
  - Improved access to transit
  - Refining vehicle parking standards; coming up to speed with up the latest in shared parking and alternative modes of transportation.

Senior Planner Khan reported, as part this this update, staff wanted to report back to Metro that Pomona is trying to advance some of the above policies, therefore staff are using the transit supportive planning tool kit provided to all grantees to develop land use, economic development, mobility, affordability and public health goals.

- He reported staff are working on an inclusionary housing development incentive that would provide developers with a density incentive or height incentive if they did ten percent or fifteen percent affordable.
- He shared the plan will also address improved access to transit in the placemaking chapter.
- He spoke about refining Vehicle Parking standards. He reported the Corridor Specific Plan has minimum/maximum parking standards, and relief for parking if near Metrolink (10% reduction), or if a developer builds over four stories (5% reduction). He noted these things aren't found in the Base Code, so the goal is to align with the Corridor Plan and to offer new and improved parking standards that aren't available to downtown developers today.

Chair Brown asked if the Corridor Specific Plan has an inclusionary housing development incentive.

Senior Planner Khan replied it does not.

- 4) Improve the usability of the document; create a way for developers, community members or stakeholder residents to understand Downtown Plan and what they can and can't do with their property. He presented how the chapters will be laid out:
  - Introduction: provides context as to how the General Plan will be implemented.
  - Private Realm Chapter: details what folks can do on their private property, breaking that down into Land Use and Urban Form. He noted it will be used as a customer service tool at the Planning counter to provide clarity about development standards or other form requirements (landscaping ordinance or parking ordinance). He noted development incentives (like affordable housing) will be found here.
  - Public Realm Chapter: will govern policies carried forward from the General Plan on circulation. He shared a map has been generated with the consultant of existing bike paths, suggested bike paths, pedestrian linkages, missing sidewalk segments and number of driveways to be used in the future when there is a capital improvement project or other development projects.
  - Placemaking Chapter: to be used as wayfinding tool. He shared the Cultural Arts Committees has identified locations that are prime for public art which could be organized on a map that staff can use as a guidance document for developers, showing where the City would potentially want to see public art, rather than paying in Lieu fee.
  - Infrastructure and Utilities Chapter; segments on how Fire, Police, Water etc. play a role.

Senior Planner Khan spoke about the timeline. He reported staff are spending this month (February) doing Commission Updates. He stated staff have a draft document and will spend March doing a revision with the consultant to prepare to share with the Commissions and at public workshops in April. He stated after final feedback is provided in April, staff will refine and return in May to the Planning Commission for review and discussion of that draft and in June, staff is looking to take it to City Council for review and hopes to start the adoption process.

Chair Brown asked if the timeline was dictated by the funding from Metro.

Acting Development Services Director Gutierrez reported the grant was set to expire in December 2018; however, she extended it upon her arrival. She stated the extension runs through June 2019.

Commissioner Grajeda asked about any expectations of parking structures.

Acting Development Services Director Gutierrez replied that is not included in this plan. She stated she knows the City is pursuing a parking structure with about 600-700 spaces in downtown.

Commissioner Grajeda commented with all this expansion and five story buildings won't it be necessary.

Senior Planner Khan replied they have parking structures identified as a use category, just like we do in the Corridor, so if somebody wanted to construct one, they can. He spoke about Metro's goals and finding the balance of parking, but also transit oriented development alternative modes of transportation and creating a density and a framework that is supportive of bicycling, walking and other modes of transport.

Commissioner Kercheval asked what is and how many stories the tallest building is currently in downtown.

Senior Planner Khan replied he believes its Intervalley Health Plan Building and its eight stories, maybe 80-100 feet.

Chair Brown confirmed this plan would conceivably allow for up to twelve stories.

Senior Planner Khan replied it would, in those densest transects.

Commissioner VanderMolen commented he is impressed and excited to see this happening. He thanked staff for the clear presentation.

Chair Brown asked if there were changes in use types or economic categories, for example in terms of some of our manufacturing districts that will come out of this process for the downtown.

Senior Planner Khan replied, yes there is; He stated in Pomona's existing plan there is a light industrial and institutional zone that's fallen off. He stated the nature of industry is changing and spaces that are coming in might be more flexible. He reported staff are not carrying those old policies forward; for example, on the western edge there is an industrial facility, however, the vision is for there to be residential multi-family and so the feeling is there is no need to protect that industrial base when the General Plan has Workplace Districts that are more conducive to that.

Chair Brown what the Downtown Specific Plan is doing about do about open space with the higher densities.

Senior Planner Khan replied there are provisions for that similar to the Pomona Corridor Specific Plan; for example, if one builds more than 20 units in the Corridor, the number of units dictate the amount of public open space one must provide; not just balcony space, but publicly accessible open space.

Chair Brown asked if the Downtown Specific Plan identifies areas where open space should be prioritized.

Senior Planner Khan replied it does not yet. He spoke about that correlating to the placemaking chapter which connects the dots (like art in public places). He stated if there are priority areas that the Commission or the Community feels could be good for plazas, open space, or green space staff can identify those on a map.

Acting Development Services Director Gutierrez commented those locations would be great to include so when development happens there are areas staff can pinpoint as open space to help connect that plan.

Chair Brown encouraged staff to do that. He commented it's a weakness of the Corridor Specific Plan. He spoke about recognizing a need for services and public open space when adding people; therefore he feels the City can be more intentional about this.

Senior Planner Khan replied staff will make note, share with the consultant and have a discussion.

Commissioner Camacho-Gonzalez shared he read over the Corridor Specific Plans, the General Plan and the current Downtown Plan. He commented the current Downtown Plan was black and white and he was very underwhelmed. He thanked staff for updating it. He confirmed if a developer were to come with a project and if that project was outlined in a Specific Plan it wouldn't come through the Planning Commissioner.

Acting Development Services Director Gutierrez replied yes, that's correct.

Commissioner Camacho-Gonzalez expressed concern with above ground parking structures being an eye-sore and spoke about subterranean parking structures blend in with the rest of the community. He commented there may be a need for a parking structure somewhere around the T-6-A in the future. He asked if the Downtown Specific Plan outlines guidelines for subterranean parking.

Senior Planner Khan replied there are some general guidelines and a parking sub-section that speaks about design considerations for parking structures. He noted there could be an opportunity to put a finer point on those.

Acting Development Services Director Gutierrez clarified Commissioner Camacho-Gonzalez would not like to see parking structures at eye level.

Commissioner Camacho-Gonzalez replied it would not be great to see a massive parking structure as the focal point in downtown. He asked about adding some design guidelines or something to make specific streets in downtown (i.e. First Street) more walkable.

Acting Development Services Director Gutierrez replied the draft proposal includes a linear park.

Commissioner Camacho-Gonzalez replied perfect.



Senior Planner Khan stated he forgot to mention the linear park earlier and shared there has been discussion about developing street specific standards and identifying priority areas where design considerations are little different.

Commissioner Urey asked how many people will fit if all these densities in this document are maximized by 2040.

Senior Planner Khan replied the General Plan called for some of those forecasts and growth projections, but he couldn't speak to those numbers now. He noted the Housing Element also projects housing growth.

Acting Development Services Director Gutierrez replied staff will bring those numbers back at the next discussion.

Chair Brown commented he doesn't think those projections max this out.

Commissioner Urey asked if staff were trying to develop a network of ways to get from one place to another, via parks.

Senior Planner Khan replied yes; he stated the Placemaking Chapter enables staff to create a priorities map of where the City and the Planning Commission would want to create linkages between Plazas. He invited the Commissioners to provide suggestions.

Commissioner Urey suggested connecting to other green space and parks that aren't in the downtown area.

Senior Planner Khan asked Commissioner Urey if she was thinking about specific areas.

Commissioner Urey replied some of the bigger parks that are accessible from downtown on a bike or walking, like the park with all the baseball fields.

Chair Brown commented it would be best if the City had a Parks System Master Plan. He noted he has been talking to councilmembers about this idea.

Commissioner Urey spoke about the trend in planning to build parking structures that can be reused for something other than parking. She asked if this was something that can be codified in this document.

Senior Planner Khan replied the draft doesn't mention that other than maybe a supportive policy goal, but staff can investigate that.

Chair Brown commented he thinks the plan is terrific and appreciates the update. He stated he heard great comments from his colleagues today. He reiterated the importance of adhering to the timeline when providing necessary input.

Acting Development Services Director Gutierrez reported there is was member of the public that requested to speak.

Chair Brown invited this person forward.

**Larry Eagan**, Executive Director of the Downtown Pomona Owners Association; He commented the plan was put together well, however, to his knowledge only two stakeholders provided input (Western University and Ed Tessier). He stated he represents all of downtown and has been waiting to see this. He requested the draft be presented to the Board of Director of the Downtown's Owners Association at their next meeting on March 4, 2019. He noted there are certain things the Board would want to comment on, specifically art in public places, because as an Arts Colony they love art.

Acting Development Services Director Gutierrez replied staff plan to host public workshops. She noted Senior Planner Khan and herself Staff have only been working on this for the last thirty days pushing to improve it within time and budget constraints. She shared many improvements are being done internally, because the

consultant budget is empty. She stated she want to meet with the stakeholders and with the downtown owners for input.

Commissioner Kercheval asked if the parking lots south of Western University are City or publicly owned. She requested staff provide more information on the parcel and if they are owned by the University or the City.

Acting Development Services Director Gutierrez clarified just not just parking lots, just parcels in general.

Commissioner Kercheval replied yes, but especially parking lots because she is curious what is going to happen to the parking lots. She drives by and there are all these parking lots with open space, and she doesn't know who owns it.

Acting Development Services Director Gutierrez clarified the vacant lots; Commissioner Kercheval yes, the vacant lots.

Acting Development Services Director Gutierrez confirmed Commissioner Kercheval is wanting to know where opportunities are and where are things going to happen.

Commissioner VanderMolen reiterated what Mr. Eagan said. He encouraged staff to meet to engage with the DPOA and invite not just the Board but open it to the public at that same time.

Commissioner Bunce asked staff to speak about bike lanes and width of sidewalks.

Senior Planner Khan replied the draft identifies Pomona's bicycling network and areas where there is potential improvement for adding bike lanes and includes a map of missing sidewalks. He stated currently it just identification, as well as, policies and goals of how to work with Public Works to prioritize projects.

Acting Development Services Director Gutierrez stated staff could strengthen that language to perhaps emphasize the need for finishing and improving specific sidewalks.

Commissioner Bunce agreed. He spoke about wanting to get people out of their cars and having wide, welcoming and well-maintained sidewalks so that a family pushing a stroller can go in one direction and a three people can pass in the other. He recommended adding flora for lushness and attractiveness. He stated bike lanes can be setup in as an intentional piece of the plan, so that people with bikes can feel comfortable and safe. He stated these are two important factors for downtown area that respond to a denser population.

Senior Planner Khan responded to the last point about sidewalks. He stated in the Urban Form Chapter, there is a requirement on frontage which states areas between buildings and the property line shall be improved as part of a wider sidewalk, which is not a requirement that currently exists in downtown.

Commissioner Bunce stated he would like to speak very affirmatively about the density. He thinks that this is the wave of the future and need in Pomona. He stated it can be done very attractively and it is his hope that the business interests of the community consider this and that there will be openness to the increase of density. He commented it will help with the housing availability. He asked what percentage of the increased density touches on the need for affordable housing.

Acting Development Services Director Gutierrez replied this is new and something Metro also commented on, therefore staff are exploring and plan to bring forward potential options to include in this Downtown Specific Plan. She noted it could be potentially a percentage of the increased density or an incentive to build more.

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ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chairperson Brown at 8:11 p.m. to the regular scheduled meeting of March 13, 2019 in the City Council Chambers.

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Anita D. Gutierrez, AICP  
Acting Development Services Manager

Jessica Thorndike, Transcriber

The minutes of this meeting are filed in the Planning Division of City Hall, located 505 South Garey Avenue, Pomona, CA, 91766.