

UNOFFICIAL MINUTES  
PLANNING COMMISSION  
WEDNESDAY, MARCH 27, 2019

CALL TO ORDER: The Planning Commission meeting was called to order by Chairperson Kyle Brown in the City Council Chambers at 7:01 p.m.

FLAG SALUTE: Commissioner Urey led the flag salute.

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

COMMISSIONERS PRESENT: Chair Kyle Brown; Commissioners Jorge Grajeda, Alfredo Camacho-Gonzalez, Gwen Urey, Dick Bunce, Kristie Kercheval (arrived at 7:05 p.m.)

COMMISSIONERS ABSENT: Commissioners Ron Vander Molen

STAFF PRESENT: Acting Development Services Director Anita Gutierrez, Assistant Planner Alex Jimenez, Assistant Planner Sandra Elias, City Attorney Marco A. Martinez, Assistant Planner Alina Barron, Assistant Planner Eunice Im, Assistant Planner Linda Lara.

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ITEM D:  
PUBLIC COMMENT:

None

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ITEM E:  
CONSENT CALENDAR:

1. Approval of draft Planning Commission Minutes for the March 13, 2019 meeting.

**Motion by Commission Bunce, seconded by Commissioner Camacho-Gonzalez, carried by a majority vote of the members present (4-0-1-2), abstention by Commissioner Urey, to approve the draft Planning Commission Minutes for March 13, 2019.**

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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, A REQUEST FOR REVOCATION OF CONDITIONAL USE PERMIT TO ALLOW AN AUTO STORAGE YARD, AND REVOCATION OF CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THROUGH ON A SITE LOCATED AT 1175 & 1199 E. HOLT AVENUE (APN 8323-016-018) WITHIN THE CITY GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN AREA.

Sandra Elias, Assistant Planner, provided a presentation on this item.

Chair Brown asked if the City was aware of any development plans for Parcel 1.

Assistant Planner Elias replied nothing formal was submitted. She noted there was something tentative discussed at the counter.

Chair Brown asked if the land cover on Parcel 1 would remain a parking lot.

Assistant Planner Elias replied its zoned City Gateway segment, within the Pomona Corridor Specific Plan which allows for mixed-use development.

Chair Brown clarified there is no improvements required for Parcel 1 other than the access off Pasadena Street.

Assistant Planner Elias replied this is correct.

Chair Brown asked about the rationale for not addressing the unique configuration of Parcel 3.

Assistant Planner Elias replied there are adjacent multiple family uses, so in order not to impact those uses a wall exists between the restaurant area of the parcel. She stated the narrowest portion of Parcel 3 is directly adjacent to an apartment complex and vacant, maybe containing some landscaping.

Acting Development Services Director Gutierrez added staff looked at Parcel 3 extensively and if they required the wall to be taken down and made it a through lot, there would be cars right next to that residential use and they didn't want that. She noted there is some indication that the neighboring property might acquire that land at same point in the future. She stated staff also looked at make a parking lot, but there was not turnaround space.

Chair Brown reported he was at the site today and its being used as an unimproved parking lot by that adjacent multi family. He stated he understands if it were to be made a separate parcel; it is too small and doesn't meet the requirements.

**Chair Brown opening the public hearing and invited the applicant to come forward.**

John Wong, Tritech Civil Engineer, stated the staff and planner provided a thorough presentation. He reported he is doing a simple parcel map and lot division and here to answer any questions.

Commissioner Grajeda commented he doesn't see any provision for landscaping.

Mr. Wong replied that is correct, because there is not development proposed they are just doing a lot division. He stated the landscaping permit will be part of the design review with the future development package that the developer will submit.

Commissioner Grajeda confirmed there were no plans of improving the front of the stores, driveways or anything.

Mr. Wong replied no improvements, except the one driveway proposed on Parcel 1.

Chair Brown clarified that one of the conditions of the subdivision is to provide landscaping on the Holt Ave. side.

Commissioner Grajeda asked if that was Condition 25.

Assistant Planner Elias replied that is correct.

Chair Brown stated so there will be some improvements that will part of that requirement.

Assistant Planner Elias confirmed there is that improvement.

**Chair Brown closed the public hearing.**

Chair Brown confirmed there could potentially be 40 dwelling units per acre developed on Parcel 1 fronting onto Pasadena Street.

Assistant Planner Elias replied yes, that's correct.

Chair Brown confirmed 10 dwelling units could be put on the property.

Acting Development Services Director Gutierrez replied that sounds about right, yes.

Commissioner Grajeda commented he doesn't see how the Commission could make changes or add conditions than are already requested and made a motion to approve.

**Motion by Commissioner Grajeda, seconded by Commissioner Urey, carried by a unanimous vote of the members present (6-0-0-1), to approve Tentative Parcel Map (PARCELMAP 10083-2018), Revocation of Conditional Use Permit 13-007 PC Resolution No. 13-024, and Revocation of Conditional Use Permit PC Resolution 5974, as recommended by staff.**

**Chair Brown requested to move to Item I-1 on the General Plan and then return to Public Hearing item F-2.**

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F-2

PUBLIC HEARING – CODE AMENDMENT (CODE 11576-2019) TO AMEND ZONING ORDINANCE SECTION .503.K.B. (“DEFINITIONS”), SECTION .503.K.E. (“EXEMPTED SIGNS”), AND SECTION .503.K.F. (“PROHIBITED SIGNS”) AS THEY PERTAIN TO WAYFINDING SIGNS.

Acting Development Services Director Gutierrez reported there was interest in doing wayfinding signs in the right of ways around the City and the code didn't allow the City to place signs in the right of way, so staff prepared an amendment. She reported the Historic Preservation Commission recently asked for the ability to place wayfinding signs to historic sites.

Alex Jimenez, Assistant Planner, provided a presentation on this item.

Commissioner Kercheval thanked Assistant Planner Jimenez for the visuals; it helped her understand what was being discussed.

Commissioner Grajeda asked if the signs will use for the City of Pomona only or for commercial stores or property.

Assistant Planner Jimenez replied that the definition does allow that.

Acting Development Services Director Gutierrez clarified it's by or on behalf of the City, so the City has complete control of what those signs will be.

Commissioner Camacho-Gonzalez thanked staff. He shared he works in public health and wayfinding is one strategy to improve walkability. He asked why the amendment doesn't specifically list parks or public space and only includes “historical sites, economic development, significant commercial enterprises”. He asked if it was possible to include parks.

Acting Development Services Director Gutierrez replied it may be covered under Pomona's directional signage for parks.

Chair Brown suggested staff review because as he understands it the definition is an onsite sign and these wayfinding signs are offsite signs.

Acting Development Services Director Gutierrez stated in the text copy they could include parks.

Chair Brown asked if there was a reason parks weren't included. He commented if the signs can call out the Police Station it should be able to call out parks, but it wasn't included.

Commissioner Urey spoke about the trend to promote walking and biking and suggested the signs display the time or distance it takes to get to a location if walking or biking (i.e. City Hall, 5 minutes walking). She recommended writing the amendment in a way that nothing is excluded.

Chair Brown replied it doesn't seem like the definition would prohibit that because it is directional and informational.

Commissioner Grajeda asked if a fee would be paid to the City for the signs being used for a commercial purpose, such as new homes or advertising a supermarket.

City Attorney Marco Martinez replied the code is written that the sign must have City of Pomona approval, so how the City undertakes that approval is entirely up to the City. He noted in most of these situations the wayfinding fee is waived because the sign is being built and constructed by a third party. He stated these types of agreements would not be part of the code amendment.

Commissioner Grajeda asked what happens to a sign if a commercial entity, such as a supermarket, goes out of business. He asked if the new supermarket would be paying a fee to the City to advertise.

City Attorney Marco Martinez replied that would be covered in the agreement the City has with the party that installed the sign. He stated if the sign was placed on a city right of way and then the company goes out of business then the city can request the sign be taken down or the panel be replaced to blank panel, which is what you typically see.

Commissioner Grajeda commented he feels the opportunity for income is being given away.

Chair Brown replied they are here to consider the code amendment tonight.

Acting Development Services Director Gutierrez replied they could Commissioner Grajeda comments further and potentially add parks to the wayfinding.

**Chair Brown opened the public hearing.**

**Roman Nova**, Director of Government Affairs for the Building Industry Association (BIA); spoke about being a non-profit organization, comprised of 1,100 members of the residential home building industry (carpenters, electricians, pipers and pipe fitters, etc.). He thanked staff for bringing this item up for discussion and stated the BIA is supportive of the recommendation presented by staff. He reported the BIA is currently administering a sign program in over three dozen cities in Southern California and they look forward to bringing this program to Pomona as a tool for future homeowners. He stated the illustrations presented were the same shown when he met with the Mayor. He encouraged the Commissioners to look at other city's wayfinding programs (i.e. Chino) whose signs that say Lennar, KB Home, DR Horton. He spoke about it being a great opportunity for people not from the area or for those young families trying to establish home ownership. He stated when they get off the freeway, they can see X, Y, Z companies to check out new homes. He shared the signs have the City logo and look and they ask the developers for a small nominal fee to be included. He spoke about the wayfinding signs preventing many other smaller signs (like campaign season) and this being an opportunity to beautify the community.

**Chair Brown closed the public hearing.**

Chair Brown spoke about reviewing other definitions of wayfinding signs and stated there are specific interests driving this. He expressed concerns about the vagueness of the written definition and the way it puts a lot of discretionary responsibility on the Development Services Director. He suggested defining the word "informational"; would logo, messages or slogans "like the best grocery store in town" be allowed? He stated the definition is silent on those issues. He shared the definitions in other communities, put language that clarifies, explicitly stating what is allowed or statements such as "information of a non-advertising character" making it a clear decision for staff.

Commissioner Grajeda stated he sees these signs as an advertisement and advertisers should have to pay. He spoke about mailers costing \$0.13 per mailer. He commented this is a great opportunity for the City of Pomona.

Chair Brown replied to Commissioner Grajeda that then the sign acts like a billboard which would be contradictory to other ordinances.

Commissioner Kercheval agreed with Chair Brown about the definition and discretion given to the Development Services Director. She stated she had trouble reading the amendment and felt it was very general. She commented seeing pictures of a very specific type of sign did not match. She stated she likes the idea of wayfinding signs and wants to give developers a chance to do something like this but is also concerned it will make Pomona look more like other cities and

she likes Pomona for being Pomona. She recommended the signs have some type of character (like the font at the train station in Pomona – 1930's style). She asked who will decide the character of the sign. She stated she doesn't want to be high control but feels hesitance to pass this as is.

Commissioner Urey commented she likes the idea of having a wayfinding sign program in our City, but she doesn't think this is such a thing. This is a housing advertising program. She is not sure how the ordinance could be modified, if the BIA wants to help people find new homes, it seems like they have some ways to do that, but the other places that people will be able to find their way to through these signs seem like they are going to be very limited and we might want to have a different kind of wayfinding program to help people find parks, other destinations in the City.

Commissioner Camacho-Gonzalez requested to go back to the definition. He stated he is in favor of the amendment of allowing for wayfinding signs as informational signage for pedestrians, improving walkability and ensuring folks know what's around them. He commented when the sign put more of a priority on the businesses it becomes problematic. He spoke about finding a way to bring together development and directional information and making the signs look nice and centralized so there is some type of order and structure. He asked legal how they could change the definition to make it less problematic and to ensure it includes parks.

Commissioner Kercheval shared she circled many items; a) "information purposes" was too general, b) "economic development efforts" was too general, c) "significant commercial enterprise" was defined and she asked why a separate definition here, d) "significant residential projects" she asked for it to be written more clearly.

City Attorney Marco Martinez replied from a legal perspective the best approach is to put a period at the end of "right of way" and strike everything else, because ultimately it's the city's property and the City has the right to determine what type of enterprises might or might not qualify for a wayfinding sign. He stated the remainder of the definition is a guide for the City but isn't a limitation. He stated he understands to some that might put too much discretion, but ultimately the City already has that discretion because it must be a sign placed or on behalf of the City.

Chair Brown clarified if that change would affect other components of the ordinance amendment with regards to procedure for making that decision or is the City Attorney suggesting being silent on that procedure as well.

City Attorney Marco Martinez replied the procedural aspects of the ordinance could be used as a guideline, but he could see situations where the City wants to provide a public safety directional information on a particular sign and it may not be the types presented tonight, but rather a traditional stop or yield sign and the City would have the ability to do that too. He stated this is really a policy question for the Commission.

Commissioner Grajeda stated the definition says significant commercial enterprises or significant residential project developments in the City of Pomona, which means big box stores, big names, or big developments, who make money. He spoke about investing in Pomona and charging those businesses for advertising on these signs. He spoke about being able to make beautiful and helpful signs to advertise parks, library, fire department and City Hall for free.

City Attorney Marco Martinez replied the code amendment language wouldn't prohibit that. He stated if the City wanted to have its own program, it could be the sponsor of whatever signs they are putting up for directional purposes.

Commissioner Grajeda spoke about putting those fees in a fund.

City Attorney Marco Martinez replied they could but that is not the subject of what the Commission is being asked to do tonight. He stated how the program is setup is a matter for the City Council and he doesn't think it has been thought about yet. He reported the only proposal received is from the BIA.

Chair Brown asked if the definition does not carve out an exception for offsite advertising, would it allow that to occur and be inconsistent with other parts of our sign ordinance.

City Attorney Marco Martinez replied not necessarily because the signs that we are talking about are only on the right of way and streets and the City ultimately has control over those. He gave an example from other cities; they use these signs not for BIA purposes, but to direct people to a large Auto Mall or large RV dealers and so they use the wayfinding provision, to do the similar looking signs but to advertise.

He spoke about the definition trying to definite the things the City can do, but that doesn't mean we have to stick with those limitations. He stated it wouldn't allow for a park as Commissioner Camacho-Gonzalez noted.

Chair Brown commented he sees the rationale for promoting an RV district but has concerns about promoting a business. He would love to have signs identifying cultural neighborhoods but the idea of privileging one business another shouldn't be the decision of the Development Services Director.

Commissioner Urey stated she is liking the idea of putting the period after "right of way". She confirmed the City would need this amendment if the City wanted to use its own money and develop a sign program.

City Attorney Marco Martinez replied correct.

Commissioner Urey stated they can't do anything without this, and the City could do it in a way that somebody else is paying for the signs.

City Attorney Marco Martinez replied this type of signage was not listed as an exempt sign. He stated directional signs as are listed included the word "onsite" and there was not an exemption, as well as, it was listed as a prohibited sign because the code prohibits offsite advertising signs. He stated the City needed to carve out an exception to open the entire city to these types of signs, so the key words in this definition "intended for direction and information purposes" and that "the signs be place or on behalf of the city". He stated those are the limiting factors in the use of this provision. He noted staff tried to be more descriptive and lay out some examples to make it clear that it's not to be used as specific advertising for a specific user. He stated the purpose of the code amendment is strictly directional and information purposes to guide the public, so they are not slowing down traffic and stopping in the middle of the street.

Commissioner Camacho-Gonzalez motioned to approve the amendment with the change to put a period after "right of way" striking everything else. Commissioner Urey seconded.

Commissioner Grajeda commented he thinks they are making a big mistake by opening it for anybody to come and do those signs for the City, because by the time the City tries to do their own signs somebody else is already going to making the money.

Chair Brown respectfully disagreed with Commissioner Grajeda because the amendment specifically says the signs will be placed by the City, so the City would have to make the decision to give that away.

Acting Development Services Director Gutierrez clarified the motion

Commissioner Kercheval commented she likes the part that states if a sign has graffiti or disrepair it can be taken down.

Acting Development Services Director Gutierrez replied that portion would remain, just a portion of Section 2 would be stricken.

City Attorney Marco Martinez replied those provisions would also be in the agreement between the third party who's putting up the signs.

**Motion by Commissioner Camacho-Gonzalez, seconded by Commissioner Urey, carried by a majority vote of the members present (5-1-0-1), to approve Code Amendment (CODE 11576-2019) to amend Zoning Ordinance Section .503.K.B. ("Definitions"), Section .503.K.E. ("Exempted Signs"), and Section .503.K.F. ("Prohibited Signs") as they pertain to wayfinding signs, as suggested by staff to put a period after the word "right of way" in the definition of wayfinding sign and striking the rest of section 2, leaving section 3, which describes the sign copy and procedures as is.**

**Nay: Commissioner Grajeda**

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ITEM G:  
PLANNING COMMISSION COMMUNICATION:

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Commissioner Grajeda stated he has been reporting his concerns about the real estate signage at Phillip Ranch for the last eight months. He stated every Thursday, Friday, Saturday and Sunday there are Lennar sign for the 57 Freeway all the way to the 71 Freeway on public right of way. He reported they put the signs out permanently, little ones and bigger ones over the weekend.

Acting Development Services Director Gutierrez asked Commissioner Grajeda if he has notified code enforcement.

Commissioner Grajeda stated he reported the issue here for the last six months.

Acting Development Services Director Gutierrez said she would pass that information onto code enforcement.

Commissioner Urey invited every to participate in the Town Gown Bike Ride from Cal Poly to Downtown Pomona at 11:00 a.m. on Friday, April 19, 2019. She stated it will be an easy ride through neighborhood streets.

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ITEM H:  
PLANNING MANAGER COMMUNICATION:

Acting Development Services Director Gutierrez reported on the following:

- 1) There is a flyer on the dais announcing the release of an RFQ calling for artists. She stated this is part of the Art in Public Places program and the City will be establishing a short list of artists which can be utilized to do art projects throughout the City with 1% for the Arts funds. She stated the 1% for the Arts applies to developments with \$750,000 valuations or more or with 10 units or more. She reported the application is open until May 16, 2019 and requested the Commissioners forward to anyone they feel might be interested and publicize as they see fit.
- 2) She confirmed the Special Meeting on April 17, 2019 of the Planning Commission and Historic Preservation Commission to talk about Accessory Dwelling Units (ADU's). She stated she will have a draft of the ADU ordinance for the Commission prior to the meeting, so the Commissioners can review and be able to comment at that meeting. She reported Vinny Tam, Senior Planner will be taking the Commissioners through the draft and reviewing the main issues with ADU's that were taken into consideration when drafting ordinance.

Chair Brown confirmed this is a study session and they won't be making a motion on approving anything that night.

Acting Development Services Director Gutierrez replied correct, just direction and comment. She stated they are looking to meet at the Ganesha Community Center at 6:00 p.m.

- 3) The City Council has requested to have a joint Planning Commission and City Council study session on the topics of the Fairplex, as well as, cannabis. She stated she is looking at possible dates over the next 90 days and suggested Wednesday; May 1 or May 8. The Planning Commissioners agreed those dates work. Acting Development Services Director Gutierrez stated she will offer those dates to City Council and report back.
- 4) She reported on the current workload/caseload of the Planning Division. She stated her goal to have continued meetings and full agendas with discussion items. She noted last year there was quite a bit of turnover within the department and a backlog, so they hired additional staff. She reported the following statistics:
  - a. February 2018 – 210 major cases (CUP, variances, discretionary cases), 508 minor cases pending (ministerial permits, fence permits, sign permits, minor certificate of compliance), 323 plan checks.
  - b. March 2019 – 105 pending major applications (some outliers to be cleaned up), 75 minor permits and 41 plan checks.

Chair Brown confirmed the major cases typically come to the Commission.

Acting Development Services Director Gutierrez replied that is correct. She stated there are still a lot, but some of those major permits move slow (CEQA, initial studies) and have been on the books a couple years.

- c. August 2018 was when most of the new planners started. She spoke about the planners being extremely busy those first months processing minor permits and plan checks. She spoke about there being a big insurgence of major permits addressed in November but now things have stabilized. She noted there are more applications coming in and she has been busy meeting with developers. She reported the Planning Division has seen over 6,000 customers counseled by planning techs, getting information and/or filing permits at the Planning Counter. She stated the workload has become more manageable and she hopes to get into long range planning efforts (ADU's and specific plans) so staff can bring bigger projects to the Commission periodically.

Chair Brown asked if staff are tracking the length of time a major or minor application takes and if that is getting shorter.

Acting Development Services Director Gutierrez replied yes, she is starting to analyze that. She stated for the half of the year it was a 3-month turnaround for plan checks and now it's about a month and half. She commented it has to do with having a full staff and training. She reported the entire staff last attended a three hour CEQA training by BBK last week. She commented they are making progress and its reflecting in the numbers.

- d. The April 10, 2019 meeting will be cancelled due to a schedule conflict, however, there will still be two meetings in April because of the the special meeting on April 17, 29 and the regularly scheduled on April 24, 2019.

Chair Brown commented he was given assurances there will not be any delay for applicants and the cancellation shouldn't be disruptive.

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ITEM I:  
DISCUSSION:

1. General Plan Staff Presentation.

Acting Development Services Director Gutierrez reported the five Assistant Planners will provide an overview of the General Plan. She stated this General Plan was adopted in 2014 and is forward thinking, in terms of its using the form based code, transect type of General Plan which focuses more on the built form of the environment as opposed to the traditional/conventional zoning which is more based on segregation of land uses. She shared staff will detail how this foundational document implements the rest of Pomona's zoning code.

Alina Barron, Assistant Planner presented:

- What is the General Plan? The general plan is the foundation document that outlines the broad goals and policies the cities future development.
- California law requires each local government to adopt a General Plan which contains the community's vision for future growth. This foundation document is used to build Pomona's regulations and zoning, that will allow the cities visions to be accomplished.
- As of 2018, The state of California requires General Plans address eight mandated elements:



1. Land Use – what to put where, land use planning envisions the future of the city and interacts with all other elements in planning; at its best the land use element will reflect the communities vision, promote thoughtful equitable and accessible distribution of different land uses, including residential, commercial, industrial, open space, and align well with other General Plan elements.
2. Circulation – also known as the mobility and access element. This element identifies policies and goals to move people and goods around the City. This includes auto related plans (freeways, freeway expansion, levels of service on major roads, also cycling, pedestrian safety and truck routes). Initiatives like the Public Works Active Transportation Plan and installation of bulb-outs citywide are the direct result of this element.
3. Conservation – describes the cities natural resources; land, water, ecosystems services and living resources and the benefits these resources provide to the community. It establishes goals and policies for the retention, enhancement and development.
4. Open Space – together with the Conservation element the open-space element identifies areas that provide value in an undeveloped condition and creates a plan to preserve such areas. Our specific open space element outlines the cities plan for meeting parks and recreational needs of citizens over the next twenty years.
5. Noise and Safety – these two elements are often combined, similarly to our General Plan, the purpose of the noise portion is to ensure that a local planning area limits the exposure of the community to excessive noise levels in noise sensitive areas, at noise sensitive times of the day. The goal of the safety portion is to reduce the potential short- and long-term risk of death, injuries, property damage and economic social dislocation resulting from both environmental and manmade hazards.
6. Housing – this element is under a separate cover because it requires periodic updates every eight years, per state law. At a glance the Housing Element forecasts population growth in Pomona and estimates how many units of housing and types of units are needed citywide. This element implements the declaration of state law that says, “The availability of housing is a matter of vital statewide importance and the attainment of decent housing and suitable living environment for all Californians is a priority of the highest order”. Our most recent update is currently being reviewed by the State for approval.
7. Environmental Justice – this element is a new element that the State now requires cities to address. Legislation adopted in 2016 requires both cities and counties that have disadvantaged communities to incorporate environmental justice policies into their General Plans, either in a separate environmental justice element or by integrating related goals, policies and objectives throughout the other elements. Since this is a new element the City of Pomona currently does not have this element, however, per state law this update must happen upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.

Commissioner Grajeda asked if the elements were presented in order of priority, because he sees safety (in sixth place) as a higher priority.

Assistant Planner Alina Barron replied they don't have an order of priority.

Alex Jimenez, Assistant Planner presented:

- The General Plan provides an overview of the history of the City of Pomona; the Railroad Era, the War, the post-War and the expansion of the suburbs. It does so because that provides an insight to the physical attributes of when this plan was adopted in 2014 and a background of Pomona today and sets an introduction to the existing city patterns.
- Prior to the comprehensive General Plan Update in 2014 it had not been updated since 1976.
- She displayed a diagram that shows the growth of Pomona's boundaries and the street networks.
- The existing cities patterns are listed; residential neighborhoods ranging from historic to contemporary. It includes natural undeveloped lands (hillsides, Westmont) and the traditional downtown. The industrial workplace districts, which can be further divided into warehousing and light industrial. The special campuses like Lanterman facility, the Cal Poly Pomona and the Fairplex. It also includes retail clusters and the corridors (Garey, Holt, Mission, Foothill and some secondary corridors).

- The General Plan also introduces guiding forces as an opportunity to provide an explanation for changes at a regional, national and global level that have an impact on the city's evolution. These include; the environment growth and polycentric region, traffic and transit, economic development, geographic competition, economic performance, and market trends.
- The point in identifying these is to anticipate these problems instead of reacting to them after the fact.
- The General Plan additionally identifies areas for potential change, strategic action areas and provides a vision for Pomona tomorrow through a future city structure called Place Types.

Eunice Im, Assistant Planner, presented on Place Types.

- Displayed an image of the eleven (11) place types for the City of Pomona.
  - Activity centers – districts or concentration of developments that are categorized by retail and other complimentary uses. Retail uses takes up the smallest land area but are an essential ingredient in creating activity, image and value for city neighborhoods. There are also hierarchical patterns, strategically positioned downtown regional centers and community neighborhood centers so that each has a unique market force and does not compete.
    - The Downtown - is the T in the center and the premier activity center in Pomona. It's a renaissance as a place for commercial, residential, cultural, educational and civic activity, which is central to the vision of Pomona. It is anticipated that 65 acres of the land will undergo a use or intensity change over the next twenty years and the downtown is concerned the center of city activities.
    - Regional centers - located at important freeway interchange crossroads and accommodate concentrations of commercial activities that are currently lacking in Pomona. Centers will include housing, offices, lodging and compatible configurations.
    - Community Centers and Neighborhood Centers – the medium sized community centers acting as community shopping and gather spaces for surrounding neighborhoods.
  - Transit Oriented District (TOD) – the most active and walkable districts in the City. TOD corridors are closest to major transit stops or transportation crossroads and have the greatest intensity and the widest range of use.
    - Special Campus – north Pomona Center will generate value from proximity to the Metrolink Station and consists primary of transit-oriented office, workplace and housing uses.
    - Fairplex – a regional attraction and event space. A portion of the Fairplex is immediately adjacent to La Verne will intensify to take advantage of future auto free regional transit access. This may include potential new commercial, entertainment, residential and public uses.
    - Pomona Valley Hospital Medical Center – the cities major employment center.
    - Holt Avenue – acts as a major city gateway and important concentration of intensity of activity.
    - Downtown – a community center of business, culture and living.
    - Cal Poly Lanterman Center – this district could consist of a mixture of housing, offices, lodging, neighborhood serving retail and potentially regional retail and entertainment uses.
    - SR60-SR71 – major existing anchored activity centers, they are also significant potential for change and proximity to major freeway access. These are opportunities for larger scale and full development and redevelopment.
  - Urban neighborhoods – are moderately intense, clusters of development that contain a mix of uses.
    - Neighborhood edges – major vehicular corridors that connect employment and mixed-use activity centers with each other.
    - Residential neighborhoods – evolved over at 130-year period and a physically and culturally diverse.
  - Workplace District Edge – edges of the cities workplace district which consists primarily of moderately intense office, light industrial flex and other workplace uses.
  - Workplace District - located at the eastern and western edges of Pomona are generally separated for more mixed-use residential areas of the cities by railroad tracks, topography, freeway or neighborhood workplace edges. These districts are less intense and support

businesses and light industrial buildings that are less compatible with residential neighborhoods.

- Open Spaces – consists of parks, public recreation facilities and other open spaces. They are a central component for a healthy community.
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Linda Lara, Assistant Planner, presented on Transects:

- The General Plan establishes land use density and intensity standards based on transect zones.
- A transect is the system of classification for the built environments, ranging from most natural (T-1) to most urban (T-6).
- The transect system allows for a smooth gradual transition between urban environments. For example: in the T-3 suburban zone would consist of small-scale single-family dwellings, whereas, in the T-6 Urban Corridor you would not and vice-versa.
- She displayed a color-coded diagram that illustrated the envisioned future patterns of intensity throughout the City, ranged from T-3 to T-6.
- Each transect ranges in density and maximum permitted height is expressed in floors, which will define the overall scale. Residential density is expressed in units per acre and most transects do stipulate envision building type.
- These transects and standards do not imply that the maximum limits will be approved as zoning regulations and/or site conditions may reduce this development potential within these ranges.
- Ultimately transects give flexibility and policy for development and result in more than one zoning district sharing a transect.

Sandra Elias, Assistant Planner presented a summary on Implementation:

- The General Plan's role is to primarily to set a broad framework and to guide decision making. A few actions are required to ensure consistency and to ensure that the goals of the General Plan are carried out
  - Updating the zoning code to make its consistent with the goals of the General Plan
  - Focus area planning includes the Pomona Corridor Specific Plan and the Downtown Pomona Specific Plan which provides guidance and the gradual elimination of incompatible uses.
- One of the goals identified in the General Plan is the implementation of the Civic Center Master Plan to create pedestrian connectivity and better integrate the Civic Center campus into downtown while strengthening its role as a focus for the community.
- After the approval of the General Plan one of the goals is to conduct a five-year review and assessment of how well the General Plan addressed the needs of the City. She noted there is a limit to how many times the city can update the General Plan.
- She reported a target date should also be set for the comprehensive update of the General Plan.

Chair Brown asked if that review has been scheduled. He commented five years is 2019.

Acting Development Services Director Gutierrez replied they do not have that review scheduled. She commented the implementation of the General Plan is through zoning code and specific plans. She noted the Corridor Specific Plan was adopted in 2014 and that's really all that has been done it so far. She stated next the City is working on the Downtown Pomona Specific Plan update and then the comprehensive zoning code update which is estimated to be over a year out. She stated after that then staff may look at going back at and doing a seven-year lookback to revise or add goals.

Commissioner Urey what's the difference between a transect and a zoning district. She asked if the zoning exists on top of the transect.

Acting Development Services Director Gutierrez replied that is correct; at the base exists land use designation, then the transect helps direct what type of built form should exist, what the max density and height should be and then on top of that there is a zoning code. She stated one would look at your zoning code to see what can be built where and gets into the specific uses and development standards. She noted in certain areas, like Downtown, there are Specific Plans and where those are silent staff looks back at the base zoning code.

Commissioner Camacho-Gonzalez commented he is particularly interested in the health element that other cities have and wishes it could be more interwoven. He asked what the process of would be introducing another element such as the health.

Acting Development Services Director Gutierrez replied that question coincides with Commissioner Brown's question about the review. She restated that a review is most likely to occur after comprehensive zoning update and a health element could be added at that time. She spoke about need to add a climate action plan and the environmental justice element. She stated health, climate and environmental justice all tie nicely in together. She spoke about the General Plan being the foundational document that Planners look at to guide policy so it's important to have goals to help on the implementation side, citywide. She noted The General Plan is used by the entire city (i.e. Public Works and Parks).

Commissioner Kercheval stated she like the first part of the presentation and she imagines a health element should be included but doesn't see how it's all connected.

Acting Development Services Director Gutierrez replied all the elements are part of the General Plan; there is a traffic section, land-use section, noise section. She stated the Planning Division most often looks at the land use section because that's our guiding land use designations, but it is a document that sets the goals and polices for many areas of the city. She stated the traffic section include what areas of street network should be improved over the next twenty years. She stated implementation of these elements it is divided among the different city departments.

Commissioner Bunce asked to what extent the General Plan intersects with the reality of poverty. He provided an example of a person who cannot afford a car, coming back from a warehouse job at 3:00 a.m. or 11:00 p.m. on a bicycle or another person carrying a child while a jaywalking in heavy traffic. He asked to what degree such issues are taken into consideration in the General Plan or specific plans.

Acting Development Services Director Gutierrez replied the transects addresses that by how it lays out where reasonable transitions and spreading out that development amongst the city (density and intensification). She noted Pomona doesn't have a bicycle master plan, but they do have active transportation plan that covers the entire city, and incorporates bicycle pathway, as well as, addresses mobility issues.

Commissioner Bunce asked if police department would recommend pedestrian zones and street widening and signally to make things safer for all members of the community.

Acting Development Services Director Gutierrez replied some of these items are taken into consideration in the zoning and development standards (safe lightening, safe streets, safe passageways to schools). She stated General Plan is more broad land use and urban form and encourages public realm investment, which addresses creating safe spaces throughout the city in different ways. She noted there may be ways it can be improved, but the current General plan does address these issues.

Commissioner Bunce asked to what degree affordable housing is factored into the General Plan or Specific Plans.

Acting Development Services Director Gutierrez replied the Housing element is sets the standards, guidelines and goals for affordable housing. She stated there are specific policies in the General Plan that state affordable housing is essential to maintaining a diverse workforce, which is critical for a vibrant economy. She noted affordable housing is more focused in the Housing Element but it's sprinkled throughout the General Plan which sets our regional housing goals for the City of Pomona.

Commissioner Grajeda asked if the General Plan includes provision for infrastructure.

Acting Development Services Director Gutierrez replied yes, the transportation and safety element includes areas for road improvement and traffic calming measures.

Commissioner Grajeda clarified he was wondering about sidewalk improvements, underground water, electricity, cable, gas, etc. He commented the City of Pomona is getting older has problems. He noted yesterday there was a big blackout throughout the city, as well as, bridges and roads are hurting.

Acting Development Services Director Gutierrez replied there is some discussion of infrastructure and serves expansion in the future transit section and mobility access sections. She noted most of that information is included in Public Works specific plans.

Chair Brown commented the General Plan might have a goal about completing streets that addresses issues of pedestrian access and then Public Works would use that information for developing actions plans and polices to implement.

Acting Development Services Director Gutierrez replied correct.

Chair Brown thanked staff for the presentation. He encouraged his colleagues to download the General Plan in PDF form because it's searchable. He stated when the Commission is making discretionary decisions, they need to make sure that decision is consistent with the General Plan, so typically in advance of the action he reviews the General Plan to have an understanding and confirm for himself that the item is consistent. He commented it's a good document with a lot of innovative ideas that responds to a lot of the comments everyone has been making. He stated he is always concerned about the updating process, because Pomona does not have a great track record, however, as Acting Development Services Director Gutierrez outlined, there a long to do list, in terms of bringing the specific plans into compliance and the overall large zoning update.

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ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chairperson Brown at 8:50 p.m. to the special meeting on April 17, 2019.

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Anita D. Gutierrez, AICP  
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.