

PC RESOLUTION NO. XX-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF A COMPREHENSIVE UPDATE TO THE DOWNTOWN POMONA SPECIFIC PLAN (SPA 6409-2016) AND RELATED UPDATES TO THE POMONA CORRIDORS SPECIFIC PLAN (SPA 12106-2019) AND POMONA ZONING ORDINANCE.

WHEREAS, the City of Pomona was awarded a grant in 2016 in the amount of \$220,000 from the Los Angeles County Metropolitan Transportation Authority (“Metro Los Angeles”) to create a regulatory environment supportive of transit-oriented development around station areas and adjacent transit corridors in Downtown Pomona;

WHEREAS, the City of Pomona subsequently initiated an application for a comprehensive update to the Downtown Pomona Specific Plan (SPA 6409-2016) to fulfill the obligations of the Metro Los Angeles Grant;

WHEREAS, the City of Pomona selected RRM Design (“Consultant”) to complete the comprehensive update to the Downtown Pomona Specific Plan;

WHEREAS, the Consultant conducted outreach between 2017 and 2019 with the City of Pomona to understand opportunities and constraints in Downtown Pomona;

WHEREAS, the City of Pomona subsequently initiated an application for related updates to the Pomona Corridors Specific Plan (SPA 12106-2019) and Pomona Zoning Ordinance (ZONE 12104-2019) to reconcile boundaries with the Downtown Pomona Specific Plan and clarify land use permissions across various zoning documents;

WHEREAS, the proposed boundaries of the comprehensive update to the Downtown Pomona Specific Plan (SPA 6409-2016) are generally bounded by Center Street to the North, Towne Avenue to the East, Fourth Street to the South, and White Avenue to the West, as defined in Exhibit A;

WHEREAS, the changes in boundaries and land use classifications to the Pomona Corridors Specific Plan (SPA 12106-2019) related to the comprehensive update of the Downtown Pomona Specific Plan are as defined in Exhibit B1 and B2;

WHEREAS, the proposed change of zone from the Downtown Pomona Specific Plan to the Open Space Zoning District of the Pomona Zoning Ordinance (ZONE 12104-2019) related to the comprehensive update of the Downtown Pomona Specific Plan is as defined in Exhibit C;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on June 26, 2019, concerning a comprehensive update to the Downtown Pomona Specific Plan (SPA 6409-2016) and related updates to the Pomona Corridors

Specific Plan (SPA 12106-2019) and Pomona Zoning Ordinance (ZONE 12104-2019); and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California:

SECTION 1. The Planning Commission, exercising independent judgment, finds that the project will not have an adverse impact on the environment. According to §15183(a) (Projects Consistent with a Community Plan or Zoning) of the CEQA Guidelines, additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified,” except as might be necessary to determine whether there are project-specific significant effects. A Findings of Consistency was prepared to evaluate the proposed project’s consistency with the certified 2014 Final EIR prepared for the City’s General Plan Update to determine whether it would have new or increased severity significant environmental effects beyond those identified in the 2014 Final EIR. Environmental impacts associated with the proposed project would be similar to those anticipated for the project area in the 2014 General Plan Final EIR and would not result in any new or increased severity significant environmental effects beyond those identified in the 2014 Final EIR. Mitigation beyond that identified in the 2014 Final EIR is not required. As such, pursuant to §15183 of the CEQA Guidelines, no additional environmental review or documentation is required under CEQA.

SECTION 2. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds that the proposed comprehensive update to the Downtown Pomona Specific Plan (SPA 6409-2016) and related updates to the Pomona Corridors Specific Plan (SPA12106-2019) and Pomona Zoning Ordinance (ZONE 12104-2019) is in the public interest and in the interest of the furtherance of the public health, safety, and welfare and is consistent with the goals, objectives, policies, and programs of the Pomona General Plan.

SECTION 3. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, The Planning Commission hereby finds and determines that the comprehensive update to the Downtown Pomona Specific Plan (SPA 6409-2016) and related updates to the Pomona Corridors Specific Plan (SPA12106-2019) and Pomona Zoning Ordinance (ZONE 12104-2019) meet the findings outlined in Section .580(J) of the Pomona Zoning Ordinance:

1. *The proposed Specific Plan Amendment systematically implements and is consistent with the General Plan.*

The comprehensive update to the Downtown Pomona Specific Plan, along with related updates to the Pomona Corridors Specific Plan and Pomona Zoning Ordinance are in conformance with the policies and goals outlined in the 2014 Pomona General Plan. In particular:

- *6E.P3 Permit a range of development types in the Downtown annex areas that support the creation of incubator space and districts of arts and innovation*
- *6F.P22 Permit a range of development types in the eastern Downtown annex area that support the creation of incubator space, and districts of arts and innovation*

The comprehensive update to the Downtown Pomona Specific Plan expands the notion of the Arts Colony to the entirety of Downtown, and brings in more permissive land use classifications that encourage arts and innovation.

- *7F.P4 Establish an appropriate relationship between public space and private development with building entrances oriented towards streets, utilizing shopfronts, porches, patios, or outdoor spaces that overlook or interact with front yards or sidewalks.*
- *7F.P5 Promote developments that fit with the scale and character of their district or neighborhood by:
Utilizing varied massing, roof types, and floor plans.
Articulating building facades with distinctive architectural features such as windows, doors, chimneys and other such elements. Use articulation of building massing to reveal internal organization of building elements such as stairs and elevators, atriums, internal gathering spaces and major interior spaces.*
- *7F.P6 Provide visual interest and express the human scale in building design with:
Architectural building base treatments
Varied building colors, materials, and site landscaping treatments
Pedestrian-scale signage and ornamental lighting*
- *7F.P9 Maintain an open relationship between buildings and street edge, avoiding fencing and significant landscape barriers, except for street trees and sidewalk plantings. Along major collectors and corridors, allow fencing, low walls, and/or landscaping that maintains visibility and visual interaction between residences and the street edge. Limit materials to wood, stone, decorative metal, or low hedges.*

The comprehensive update to the Downtown Pomona Specific Plan establishes new

standards for urban form across Downtown, including building length, window transparency, interior pedestrian circulation, and building articulation.

7B.P3 Make Downtown the centerpiece of the economic development strategy. Focus on increasing housing and employment opportunities to generate activity increases throughout the Downtown area.

7B.P25 Develop a strong concentration of mixed use activities Downtown as a major economic draw for residents and visitors.

The comprehensive update to the Downtown Pomona Specific Plan and related updates to the Pomona Corridors Specific Plan and Pomona Zoning Ordinance bring forward new land use classifications that are intended to generate economic development and pedestrian activity and street engagement in Downtown. Moreover, all four proposed Downtown districts are intended to support a concentrated mixed use of activities and represent the central hub of activity in the City of Pomona.

2. *The proposed Specific Plan Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The comprehensive update to the Downtown Pomona Specific Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as it is implementing goals and policies previously identified in the 2014 Pomona General Plan, is intended to provide a mix of residential and commercial opportunities in the Downtown area that is subject to land use and urban form standards and guidelines, has been zoned to concentrate densities specifically in the Downtown and to be mindful of density transitions to low density neighborhoods immediately adjacent, and will generate activity and opportunity that is in the interest of all residents in the City of Pomona.

3. *The subject property is physically suitable for the requested land use designations and the anticipated land use developments.*

The comprehensive update to the Downtown Pomona Specific Plan and related updates to the Pomona Corridors Specific Plan and Pomona Zoning Ordinance has been reviewed by the Public Works Department for infrastructure, utilities, and mobility capacity. It has been determined that the proposed plans are suitable for the type of density and land use designations anticipated in Downtown Pomona and in the Pomona corridors.

4. *The Specific Plan Amendment provides for the development of a comprehensively planned project that is superior to development otherwise allowed under conventional zoning*

classifications.

The comprehensive update to the Downtown Pomona Specific Plan is bringing forward a set of tools related to density, land use classifications, urban form, privately owned public open space, work/live units, placemaking, temporary use permits, parking standards, and development review processes that could not be achieved under conventional zoning classifications under the Pomona Zoning Ordinance.

5. *The proposed Specific Plan Amendment will contribute to a balance of land uses so that local residents may work and shop in the community in which they live.*

The comprehensive update to the Downtown Pomona Specific Plan will provide a healthy mix of land uses that include multi-unit residential, commercial retail and professional office space, cultural uses, public assembly, institutional uses, and other entertainment and recreation that will encourage Pomona residents to thrive in the community in which they live.

SECTION 4. Based upon the above findings, the Planning Commission recommends the City Council of the City of Pomona take the following actions:

1. Adopt a comprehensive update to the Downtown Pomona Specific Plan (SPA 6409-2016), with boundaries and parcels as defined in Exhibit A;
2. Adopt an amendment to the Pomona Corridors Specific Plan (SPA 12106-2019), with parcels to be added or removed as defined in Exhibit B1, and with updated land use categories as defined in Exhibit B2; and
3. Adopt a change of zone (ZONE 12104-2019) for parcels to be changed from Downtown Pomona Specific Plan designations to the Open Space Zoning District of the Pomona Zoning Ordinance as defined in Exhibit C.

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND ADOPTED THIS 26TH DAY OF JUNE, 2019.

DR. KYLE BROWN
PLANNING COMMISSION CHAIRPERSON

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Comprehensive Update to the Downtown Pomona Specific Plan
SPA 6409-2016, SPA 12106-2019, ZONE 12104-2019
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ATTEST:

ANITA D. GUTIERREZ, AICP
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

MARCO A. MARTINEZ
INTERIM ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.