Embracing a Quick Build Approach

A presentation by the Pomona Planning Division

January 12, 2021 | TOOLBOX TUESDAY | SCAG Webinar
Why Quick Build?

A quick build approach allows Pomona to grow responsibly in real time with the community.

Source: Estimates from U.S. Census/ACS, LA Times Mapping Project, City of Pomona General Plan
Existing Regulations
Existing Regulations

5%
Existing Regulations

Residential
Home Occupation Permit 35%

Private Commercial, Industrial
Temporary Use Permit 15%

Public Rights of Way (PROW)
Outdoor Dining Permit, Encroachment Permit 25%

Public Parks, Plazas, Open Space
Special Event Permit 25%
Pilot Program Launched July 2020

EQUITY
Do the regulations benefit all residents and business owners citywide, or only a specific few? How can regulations reflect a wider range and type of uses and neighborhoods?

LIABILITY
Do the regulations satisfactorily address liability and risk management concerns that jurisdictions contend with such as insurance requirements?

SAFETY
Do regulations satisfactorily define development/operational standards that can be enforced by Code Enforcement and preserve public health and safety? Do regulations balance need for flexibility against need for safety?

PRACTICALITY
Do regulations provide clear, quick, and low-cost pathway to activate space? Are regulations accessible and communicated well?
Quick Build Parklets & Street Closures

<< PUBLIC WORKS PARKLET GUIDELINES

RESOLUTION NO. 2020-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA ADOPTING TEMPORARY LAND USE REGULATIONS TO ALLOW EXPANDED USES IN PUBLIC AND PRIVATE SPACES DURING THE OUTBREAK OF NOVEL CORONAVIRUS DISEASE

^^ CITY COUNCIL APPROVAL OF ACTIVATE POMONA JUNE/JULY 2020

CAC RESOLUTION NO. 2020-003

A RESOLUTION OF THE CULTURAL ARTS COMMISSION OF THE CITY OF POMONA APPROVING THE DISBURSEMENT OF $49,999.99 FROM THE PUBLIC ART FUND TO ESTABLISH A TEMPORARY PUBLIC ART PROGRAM FOR THE PLACEMENT OF PUBLIC ART IN THE PUBLIC RIGHTS-OF-WAY CITYWIDE IN ASSOCIATION WITH THE ACTIVATE POMONA PILOT PROGRAM.

^^ CULTURAL ARTS APPROVAL OF TEMPORARY ART PILOT PROGRAM SEP 2020
Quick Build Parklets & Street Closures

Activated!

ACTIVATE POMONA PERMIT NO. 022

NAME: Lorena Bencomo / Uptown Hipster Boutique
LOCATION: 147 N. Second Street
ACTIVITY: Passive Seating & Merchandise Sales

Permittee shall abide by all conditions of approval associated with the issuance of this permit.

ANITA D. GUTIERREZ
DEVELOPMENT SERVICES DIRECTOR

ISSUED: 08-25-2020
EXPRES: 12-31-2020

ACTIVATE POMONA PERMIT NO. 022
CONDITIONS OF APPROVAL

Permittee: Lorena Bencomo / Uptown Hipster Boutique
Location: 147 N. Second Street
Proposed Activity: Passive Seating & Merchandise Sales
Issued: 08-25-2020
Expires: 12-31-2020

This permit is being issued per City Council Resolution No. 2020-98 which permits certain proposed temporary activities in the Private Realm (private property) and Public Realm (public right-of-way) through December 31, 2020, as a means to aid economic recovery during the outbreak of novel coronavirus disease (COVID-19), and per Section 583 of the Pomona Zoning Ordinance.

The permittee is subject to the following conditions of approval:

Proposed Activity: The Proposed Activity is defined as passive seating and merchandise sales occupying the area in front of the subject tenant space. The Proposed Activity may feature pop-up merchandise sales from vendors, restricted to the usual operational hours as the subject tenant space. Pop-up vendors are limited to occupying no more than fifty percent of the approved outdoor activity area and no pop-up vendor sales are allowed if the subject tenant space is closed. Any pop-up vendors must be approved by the tenant as an extension of their operation and must be permitted as a use in the Downtown Pomona Specific Plan Mixed Use - Central Business District. Pop-up vendors without consent of the tenant shall not be permitted as part of the Proposed Activity. Food vendors require special review and conditions of approval that are not currently approved under the Proposed Activity. Permittee may request an amendment to this permit to add a food vendor, subject to review and approval. The Proposed Activity is depicted in the accompanying approved site plan. No deviations from the Proposed Activity are permitted.

Public Health: Proposed Activity shall be designed to comply with any applicable local, County, State, or Federal public health orders and guidelines related to COVID-19.

Access: Proposed Activity is permitted only where the sidewalk is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the Proposed Activity. A clear, continuous pedestrian path not less than four feet in width shall be required for unimpeded pedestrian circulation outside of the Proposed Activity. The minimum width of said Pedestrian Path may be increased by the Public Works Director in areas requiring public utility access. Proposed Activity may not block access either to or from a building. A minimum unobstructed clearance which allows two feet to either side of both sidewalk edges shall be maintained. If Proposed Activity is located on a corner, it shall not be permitted within three feet of the corner of the building, along both frontages. If Proposed Activity is located adjacent to a driveway or an alley, it shall not be permitted within two feet of said driveway or alley. These requirements may be modified at the discretion of the Development Services Director or Public Works Director in locations where the sidewalk...
Quick Build Parklets & Street Closures

<<CONCEPTUAL MAPPING
BY POMONA STAFF

Activate Pomona
Downtown Pomona
Specific Plan

Existing K-Rails

Proposed K-Rails

1. Full Thomas Closure Between 2nd and 3rd
   (A) 10’ Concrete at Thomas/2nd
   (B) 6’ Water Fillet at Alley
   (C) 6’ Water Fillet at Main/Skidmore

2. Partial Thomas Closure Between 3rd and 4th
   230,000 lb weight
   (A) 10’ Concrete horizontal
   (B) 6’ Concrete pavement
   (C) 6’ Water Fillet
   Including parallel to Thomas at Third Street access.

3. Parklet at Fox
   Theater/Crazy F’s
   (A) 10’ Concrete parapet
   (B) 6’ Water Fillet

4. Parklet at D’Onofri’s
   (A) 10’ Concrete parapet
   (B) 6’ Water Fillet
Quick Build Parklets & Street Closures

<< PARTNERED WITH THE DA CENTER FOR THE ARTS

\[\begin{array}{|c|c|c|}
\hline
\text{Description} & \text{Qty} & \text{Rate} & \text{Total} \\
\hline
\text{Concrete Railing - Per Meter} & 1 & 125.00 & 125.00 \\
\hline
\text{Concrete Railing - Per Meter} & 1 & 35.00 & 35.00 \\
\hline
\text{Freight and Trucking Charges - Port to Port Delivery} & 0 & 700.00 & 0.00 \\
\hline
\text{Freight and Trucking Charges - Port to Port Removal} & 0 & 700.00 & 0.00 \\
\hline
\text{Fees per Unit, Fees pending loads and delivery location} & 0 & 1,550.00 & 0.00 \\
\hline
\text{Crane and Rigging Fees (Removal) - Per Unit} & 0 & 1,550.00 & 0.00 \\
\hline
\text{Traffic Control Equipment Rental, Deployment & Removal Subtotal} & 0 & & 1600.00 \\
\hline
\end{array}\]

\[\text{\textsuperscript{~^\textdegree} PURCHASED BARRIERS VIA ACTIVE SGV / SGV COG REPURPOSED GRANTS}\]
GRANT-FUNDED BARRIERS
CREATE PARKLET FOR FOX
OWNED BUY-IN
NIMBLE STAFF DEPLOYMENT

FUNDED POMONA ARTIST
W/ MASK/SAFETY VEST
LEATHER STUDDED JACKET
INSURANCE & LIABILITY

REPURPOSED PUBLIC ART FOR PARKLETTS OR CLOSURES
da.center.for.the.arts
Fox Theater Pomona

Eduardo De Los Rios

I was born in Pomona, CA. I attended Geneva High School and then later Mount San Antonio College. Pomona is a city full of amazing art and culture and I hope that one day it will be recognized for its many talented residents. I would like for people to be able to view their own interpretation of my work but if I must define it then for this particular piece at its core represents humanity’s ability and willingness to always push forward against the current seemingly insurmountable odds. To always be striving for a better future while trying to make the best of the current situation we find ourselves in.

Graduated from Geneva: Mt. San Antonio College
Local Pomona Artist

Cheyenne Ellet

My work stems from a playful optimism and helps me process the world around me. Although #1 bright and colorful, there are undertones of a darkness lived through. I create my art by layering, painting, and sculpting using 3D print technology. I am inspired by the inner workings and motions of human behavior. I hope to both inspire and entertain with my artwork to bring some about the world around me through my work. I ultimately ended up becoming integral to Xon Pomona’s visual identity 2012-2020. Despite the circumstances I’ve managed to create multiple moments of significant accomplishment and remain optimistic about the future.

Graduated from CalArts
Interned in Pomona Community
Part-time college student

POMONA K-RAILS
BARRIERS OF BEAUTY

da.center.for.the.arts
Fox Theater Pomona

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Fox Theater Pomona

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Fox Theater Pomona
Top 5 Takeaways for Quick Build (so far)

1. Embrace the “pilot” as a City philosophy
2. Engage early and often with the community and stakeholders for feedback
3. Leverage existing grants, funding sources, and programs for budget
4. Re-visit often the original questions of equity, safety, accessibility, and liability
5. Connect quick builds and pilots to larger policies and plans (e.g. beyond COVID-19)