

# Embracing a Quick Build Approach

**A presentation by the Pomona Planning Division**

January 12, 2021 | TOOLBOX TUESDAY | SCAG Webinar

# Why Quick Build?

**GENERAL PLAN**  
20-100+ U/AC

**RHNA 6<sup>th</sup> CYCLE**  
 $10,532 * 3.78 =$   
39,832

**L (GOLD) LINE**  
EST. 2024



**POMONA**  
23 mi<sup>2</sup>  
150K pop  
6K/mi<sup>2</sup>



**SANTA ANA**  
27 mi<sup>2</sup>  
330K pop  
12.1K/mi<sup>2</sup>



**CULVER CITY**  
5 mi<sup>2</sup>  
40K pop  
7.6K/mi<sup>2</sup>



**LBC**  
80 mi<sup>2</sup>  
500K pop  
9.1K/mi<sup>2</sup>



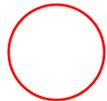
**LA**  
500 mi<sup>2</sup>  
4M pop  
8.5K/mi<sup>2</sup>



**K-TOWN**  
2.7 mi<sup>2</sup>  
125K pop  
46K/mi<sup>2</sup>



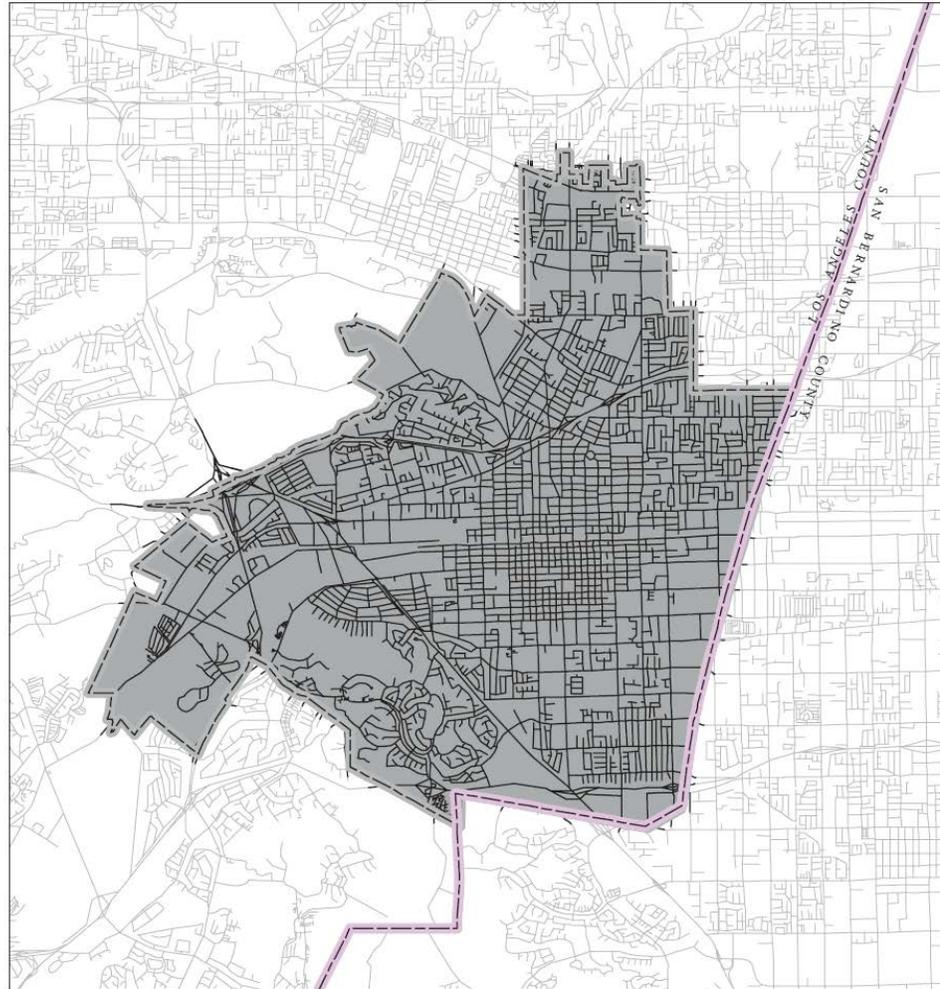
**WOODLAND HILLS**  
15 mi<sup>2</sup>  
67K pop  
4,5K/mi<sup>2</sup>



**POMONA**  
23 mi<sup>2</sup>  
*200K pop*  
*8.7K/mi<sup>2</sup>*

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

# Existing Regulations



# Existing Regulations

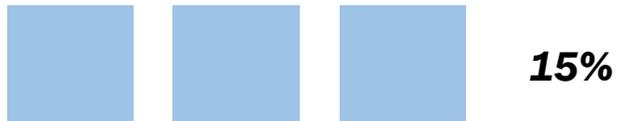
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# Existing Regulations



## Residential

*Home Occupation Permit*



## Private Commercial, Industrial

*Temporary Use Permit*



## Public Rights of Way (PROW)

*Outdoor Dining Permit, Encroachment Permit*



## Public Parks, Plazas, Open Space

*Special Event Permit*

# 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

**LEGEND**

- K-Rail (min. weight 1,500 lbs); Concrete or Water-fill
- Decorative Element

**Temporary Parklet Guidelines**

- Two K-rails are required (as shown above) at the beginning of each parklet.
- K-rails shall be 5 to 6 feet in length, white or orange in color, weighs 1,500 lbs or more. They must also have appropriate reflective stickers or signs for night visibility.
- Decorative elements less than 15 feet in length may be placed in gaps between K-rail to define the parklet. Elements must prevent patrons from leaving the defined area and may consist of potted plants, fencing, or other materials upon approval from Engineering Department.
- Eligible streets have posted speed limits of 25 mph or less, unless otherwise approved by the City Engineer or Public Works Director. No parklets will be permitted on any arterial streets.
- Parklets are typically not permitted in any existing red zone.
- The proposed location shall not require removal of any existing street furniture.
- Parklet size should be 1-3 street parking spaces. Larger parklets may be considered on a case-by-case basis.
- Parklet must not affect existing drainage.
- Applicant must be responsible to maintain, keep clear of debris and trash from existing drainage facilities (gutter, curb drain, catch basin, etc...) in the immediate vicinity.
- All costs associated with the maintenance and upkeep of the encroachment structure will be borne by the applicant including, but not limited to: cleaning, watering, painting, graffiti removal, hand sweeping, etc...
- A minimum 10-foot travel lane shall be provided.
- Should the encroachment parklet require any repairs as determined by City Engineer or Public Works Director, they shall be commenced immediately and at the sole cost of the applicant.

CITY OF POMONA  
PUBLIC WORKS DEPARTMENT  
TEMPORARY PARKLET GUIDELINES

DESIGN BY: [Signature] 10/23/18/20  
APPROVED BY: [Signature] 10/23/18/20  
DATE: [Signature] 10/23/18/20

REVISIONS	DATE	INITIAL	CITY ENGINEER	GUIDELINE	1 OF 1

## << 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

>>SAMPLE ACTIVATE  
POMONA PERMIT

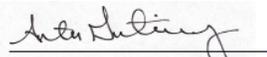
*Activated!*



**ACTIVATE POMONA PERMIT NO. 022**

**NAME:** Lorena Renero / Unhip Hippie Boutique  
**LOCATION:** 147 E. 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  
**EXPIRES:** 12-31-2020

*Activate*  
POMONA

**ACTIVATE POMONA PERMIT NO. 022**  
**CONDITIONS OF APPROVAL**

**Permittee:** Lorena Renero / Unhip Hippie Boutique  
**Location:** 147 E. Second Street  
**Proposed Activity:** Outdoor 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 rights-of-way) through December 31, 2020, as a means to aid economic recovery during the outbreak of novel corona virus disease (COVID-19), and per Section .583 of the Pomona Zoning Ordinance.

**The permittee is subject to the following conditions of approval:**

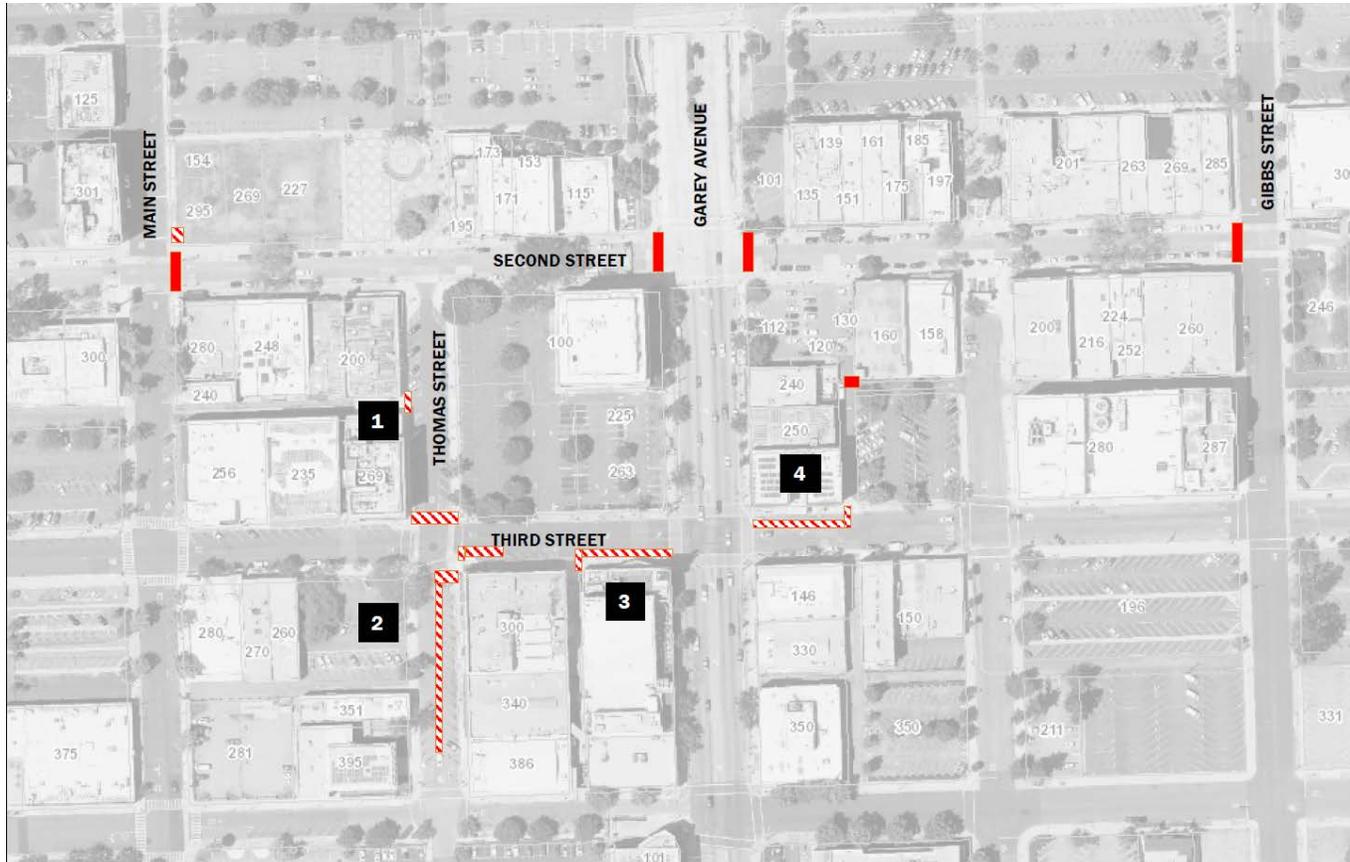
**Proposed Activity.** The Proposed Activity is defined as passive seating and merchandise sales occupying the area in front of the subject tenant space. The Proposed Activity may feature pop-up merchandise sales from vendors, restricted to the same operational hours as the subject tenant space. Pop-up 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 extends two feet to either side of both door jambs 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 five 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 2<sup>nd</sup> and 3<sup>rd</sup>  
(2) 10' Concrete at Thomas/3<sup>rd</sup>,  
(1) 6' Water-Filled at Alley  
(1) 6' Water-Filled at Main/Second

**2** Partial Thomas Closure  
Between 3<sup>rd</sup> and 4<sup>th</sup>  
100-200' length  
(1) 10' Concrete horizontal  
(1) 10' Concrete parallel  
(4-8) 6' Water-Filled,  
including parallel to Thomas at  
Third street parklet.

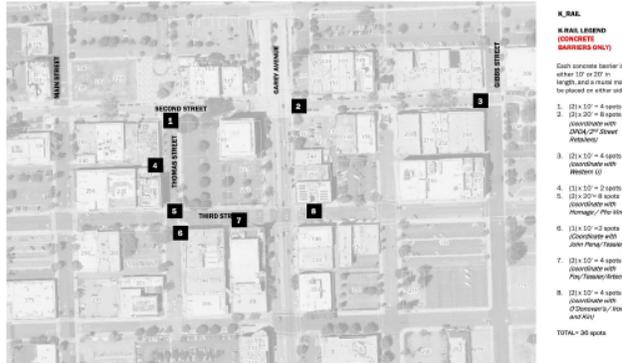
**3** Parklet at Fox  
Theater/Crazy J's  
(1) 10' Concrete parallel  
(3) 6' Water-Filled

**4** Parklet at O'Donovan's  
(1) 10' Concrete parallel  
(3) 6' Water filled

# Quick Build Parklets & Street Closures

Pomona K - Rail Project : Barriers of Beauty  
 Start Date: December 1 Complete by: December 20th  
 Work Times: 7am-5pm, 7 days a week

Information/Contact: Email: dacontestentry@gmail.com Phone: (909)634-0115 (text preferred)



\*as= your barrier side is facing away from the street

\*\*fs= your barrier side is facing the street - **Protective Cones from the City are mandatory**  
 Arrangements must be requested 24 hours in advance by 909.634.0115 (text preferred)

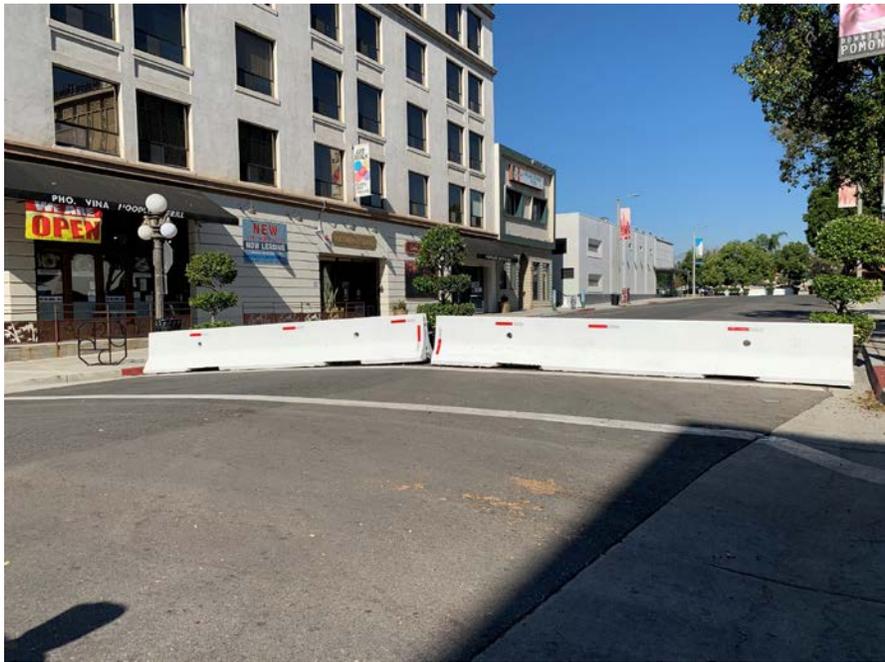
Name	Location	Location number, corresponding to above map	Orientation	Business
Alexa Yamila Ocana	Second and Thomas	1	as	DPOA
Andres Bennett	Thomas and Third (Near Pho Vina)	5	fs	Homage
Angela Martinez	Alley on Thomas	4	as	Homage
Antônio Mejia	Second and Garey	1	fs	DPOA
Ashley Cortez	Second and Garey	1	fs	DPOA
Hannah Bruce	Thomas Street, near the Alley	4	Facing street	Homage

<< PARTNERED WITH THE  
 DA CENTER FOR THE ARTS

	Map Page	Rep	P.O. No.
		Matt	
Description	Qty	Rate	Total
Project Location: Location Pending			
Project Description: Equipment Rental			
Used Concrete K-Rails 20ft Unit - (First Month Rental Rate) *	1	125.00	125.00
Used Concrete K-Rails 20ft Unit - (Additional Month Rental Rate) *	1	35.00	35.00
Freight and Trucking Charges - (Port to Port Delivery) *	0	760.00	0.00
- (6) Units Per Truck, Fees Pending Loads and Delivery Location			
Freight and Trucking Charges - (Port to Port Removal) *	0	760.00	0.00
- (6) Units Per Truck, Fees Pending Loads and Delivery Location			
Crane and Rigging Fees - (Install/Placement) *	0	1,550.00	0.00
- Fees Pending Hours Onsite and Delivery Location			
Crane and Rigging Fees - (Removals) *	0	1,550.00	0.00
- Fees Pending Hours Onsite and Delivery Location			
Traffic Control Equipment Rental, Deployment & Removal Subtotal *			160.00

^^ PURCHASED BARRIERS VIA ACTIVE  
 SGV / SGV COG REPURPOSED GRANTS





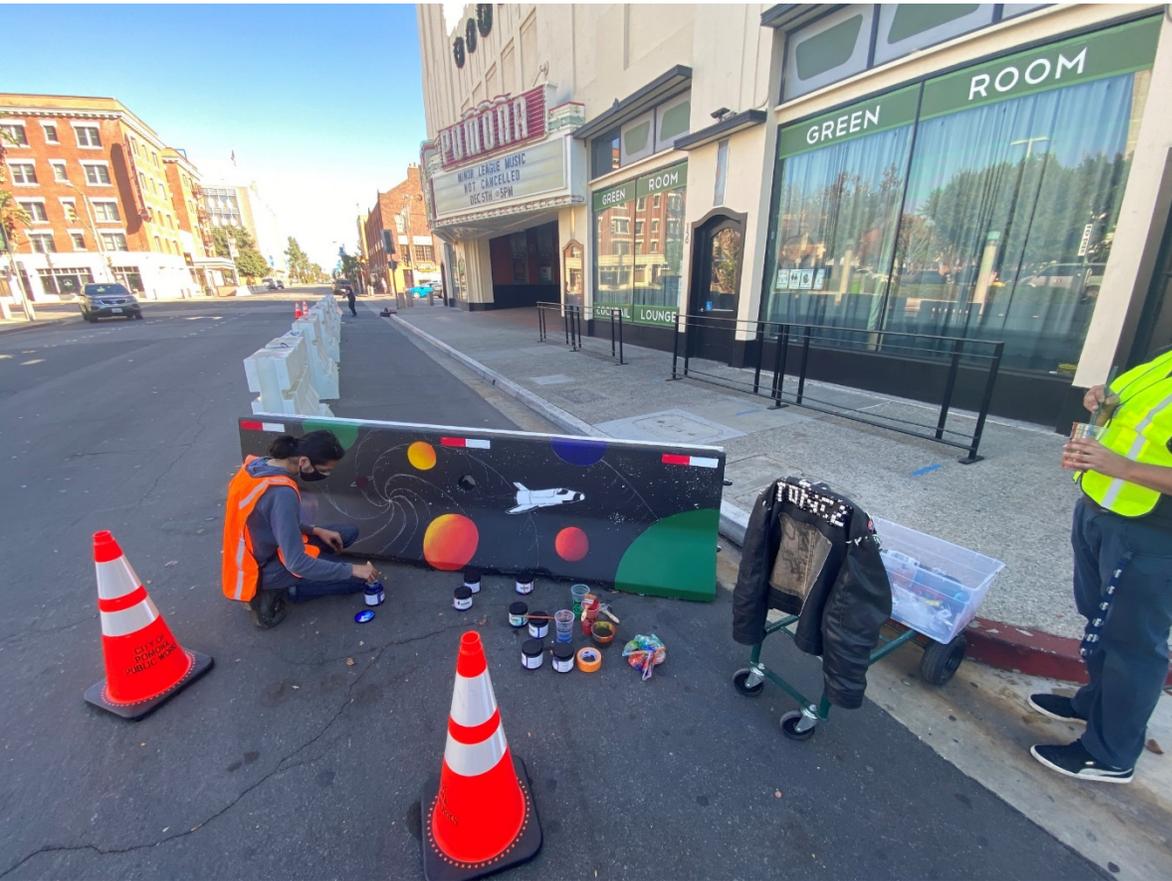












**GRANT-FUNDED BARRIERS  
CREATE PARKLET FOR FOX**

**OWNER BUY-IN**



**FUNDED POMONA ARTIST  
W/ MASK/SAFETY VEST**

**INSURANCE & LIABILITY**

**LEATHER STUDED JACKET**

**NIMBLE STAFF DEPLOYMENT**



**REPURPOSED PUBLIC ART FOR  
PARKLETTS OR CLOSURES**





POMONA K-RAILS  
BARRIERS OF BEAUTY

### Eduardo De Los Rios

“ I was born in Pomona, CA. I attended Ganesha High School and then later Mount San Antonio College. Pomona is a city full of amazing artist and musicians and I hope that one day it will be recognized for its many talented residents. I would like for people to be able to have there own interpretation of my work but if I must define it then for this particular piece at it's core represents humanity's ability and willingness to always push forward against even the most 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 Ganesha  
Mt. Sac College Alumni  
Local Pomona Artist

@eddy\_jcon



### Cheyne Ellet

“ My work stems from a playful optimism and helps me process the world around me. Although it's bright and colorful there are undertones of a darkness hinted at across my entire practice. I've held a long time interest in the social systems at play and the inner workings and motives of human behavior. I hope to both inspire and entertain while continuing to learn more about the world around me through my work. I ultimately ended up becoming integral to Viva Pomona's visual identity 2012-2018. Despite the circumstances I've managed to climb multiple mountains of significant accomplishment and remain optimistic about the future.”

Graduated from iPoly  
Involved in Pomona Community  
First gen. college student

@ellettcheyne







# 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)