



CITY OF POMONA

DEVELOPMENT SERVICES

DIRECTOR REPORT

DATE: May 16, 2018

TO: Development Services Director

FROM: Planning Division

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR 9443-2018)**

A request to allow the construction of a 2,010 square foot addition and new 1,530 square foot porte cochere on an existing Public Assembly use for a property located at 2072 North Garey Avenue within the Workplace Gateway Segment of the Pomona Corridors Specific Plan (PCSP)

STAFF RECOMMENDATION

The Planning Division recommends the Director of Development Services adopt the attached Resolution approving Development Plan Review (DPR-9443-2018) (Attachment 1), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location:	2072 North Garey Avenue
APN Information:	8362-001-024
Project Applicant:	Arnoldo Garcia
Property Owner:	First Evangelic Independent/Friends Church of California
City Council District:	District 6 – Robert S. Torres
Historic:	N/A
Specific Plan:	PCSP, Workplace Gateway Segment

PROJECT DESCRIPTION

The subject site is located south of East La Verne Avenue and east of North Garey Avenue. The applicant is proposing to construct a 2,010 square foot addition and new 1,530 square foot porte cochere on an existing public assembly use. The existing structure is 4,775 square feet in area. The addition is intended to be utilized as classrooms, office, multi-purpose room, and storage area. The existing lot area is 25,700 square feet. The subject property has been in operation as a Public Assembly use since 1999.

Table 1 illustrates the existing land use, zoning, and General Plan land use designations for the subject property, as well as surrounding properties.

Table 1. Surrounding Land Uses

	Existing Land Use	Zoning District	G.P. Place Type
Subject Site	Public Assembly	PCSP Workplace Gateway Segment	Neighborhood Edge
North	Commercial	PCSP Workplace Gateway Segment	Neighborhood Edge
South	Commercial	PCSP Workplace Gateway Segment	Neighborhood Edge
East	Multi-family Residential	R-3	Residential Neighborhood
West	Multi-family Residential	PCSP Workplace Gateway Segment	Neighborhood Edge

COMPLIANCE

A Development Plan Review hearing is required for any project within the Plan area for significant additions which are defined as additions that exceed 20% of the existing floor area. (PCSP Section 2.0.5). Table 2 summarizes compliance with the applicable development standards of the Workplace Gateway Segment of the PCSP.

Table 2. PCSP Workplace Gateway Development Standards

2.3 Building Scale Regulations			
2.3.1 Building Height	Standard	Proposed	Compliance
minimum height	1 story & 20 ft	1 story	Yes
maximum height	3 stories	1 story	Yes
maximum height in overlay	4 stories	N/A	N/A
2.3.2 Special Building Height Limits	Standards	Proposed	Compliance
Holt/Mission/Garey	N/A	N/A	N/A
Across the Street from Housing	plus 2 stories max	1 story	Yes
Adjacent to Housing	required	N/A	N/A
2.3.3 Building Length	Standards	Proposed	Compliance
maximum	300 ft	76 ft	Yes

2.3.4 Special Building Length Limits	Standards	Proposed	Compliance
Limited Corner Building - maximum	120 ft (C10)	N/A	N/A
Limited Mid-Block Building - maximum	80 ft (C10)	N/A	N/A
2.3.5 Building Massing - Primary Volume Proportions	Standards	Proposed	Compliance
Length : Height - Holt/Mission/Garey	3L:2H to 5L:2H	3L:2H	Yes
2.4 Frontage & Building Placement Regulations			
2.4.1 Building Orientation to Streets & Public Open Space	Standards	Proposed	Compliance
Required or not required	Required	Yes	Yes
2.4.2 Private Frontage Types	Standards	Proposed	Compliance
C. Private Frontage Specifications	-	-	-
1. Shop-Front	Permitted	Shop-front	Yes
- Articulation Length - maximum	50 ft	17-23 ft	Yes
2.4.3 Front Yard Setback	Standards	Proposed	Compliance
minimum / maximum - Garey Ave.	12 ft / 25 ft	12 ft	Yes
2.4.4 Side Yard Setback	Standards	Proposed	Compliance
min w/out living space windows	0 ft	5 ft	Yes
2.4.5 Rear Yard Setback	Standards	Proposed	Compliance
minimum	10 ft	150 ft	Yes
2.4.6 Alley Setback	Standards	Proposed	Compliance
minimum	5 ft	150 ft	Yes
2.4.7 Frontage Coverage	Standards	Proposed	Compliance
minimum - Garey Ave.	50%	80%	Yes
2.4.8 Space Between Buildings	Standards	Proposed	Compliance
minimum	20 ft	N/A	N/A
2.4.9 Build-to-Corner	Standards	Proposed	Compliance
required or not required	N/A	N/A	N/A
2.5 Street Regulations	N/A	N/A	N/A
2.6 Open Space Regulations	N/A	N/A	N/A
2.7 Parking Regulations	N/A	N/A	N/A
2.8 Architecture Regulations	N/A	N/A	N/A
2.9 Signage Regulations	N/A	N/A	N/A

As provided in the PCSP Compliance Analysis section, the project conforms to the applicable development standards of the Workplace Gateway Segment. Therefore, the approval of this Development Plan Review will not adversely affect the intent and purpose of the Pomona Corridors Specific Plan. The project is consistent with the City's General Plan in that the proposed improvements are consistent with the following General Plan goals and policies:

- *Goal 6D.G4: Promote the success and improvement of existing corridor development.*
The proposed improvements will improve the architectural design of the existing structure and the addition will allow the public assembly use to improve its operations.
- *Policy 6D.P2: Require development with reduced height and intensity on portions of properties adjacent to stable residential neighborhoods. Permitted heights and intensities in these locations should be compatible with the scale of the existing residential neighborhood.*
The proposed improvements for the existing public assembly use are consistent with this policy in that the height and intensity of the improvements are compatible with the scale of adjacent existing residential neighborhoods.
- *Policy 6D.P14: Encourage development with parking located to the side or rear of buildings, in shared parking facilities, and in parking structures.*
The proposed improvements for the existing public assembly use will eliminate parking stalls located in the front half of the property so that all parking will be located behind the main structure. As such, the proposed improvements are consistent with this policy regarding location of parking.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Upon submittal of the project, staff reviewed the proposed development project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, staff has determined that the proposed project is Categorically Exempt under Article 19, Section 15301, Class 1, (Existing Facilities) of CEQA in that the proposed project is consist of an addition that is less than fifty percent of the existing structure.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was sent to the owners and occupants of properties within a 1000-foot radius of the subject site on May 2, 2018 (Attachment 4). A four foot by eight foot sign was also posted on May 2, 2018 at the subject property indicating an upcoming hearing for a Development Plan Review associated with this project. A Development Plan Review hearing was held on May 16, 2018 for the proposed application. As of the date of this staff report, staff has not received any correspondence either for or against the proposed project.

CONCLUSION

The proposed improvements are consistent with City's General Plan goals and policies. The proposed improvements meet or exceed the minimum development standards of the Pomona Corridors Specific Plan. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed development will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods. Further, the project has been designed in a manner that will enhance the aesthetics of the site and complement the existing character of the surrounding area.

RECOMMENDATION

The Planning Division recommends that the Director of Development Services adopt the attached Resolution approving Development Plan Review (DPR 9443-2018), subject to conditions.

Respectfully Submitted:

Prepared By:

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ATTACHMENTS:

- 1) Draft Resolution for DPR 9443-2018
- 2) Location Map and Aerial Photograph
- 3) Project Plans
- 4) 1000' Radius Map and Public Hearing Notice

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