



CITY OF POMONA

DEVELOPMENT SERVICES

DIRECTOR REPORT

DATE: December 13, 2018

TO: Mario Suarez, AICP, CNU-A, Development Services Director

FROM: Anita D. Gutierrez, AICP, Planning Manager

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR 10697-2018):** An application for Development Plan Review (10697-2018) requesting a façade and interior tenant improvement at an existing drive-through restaurant (Jack-in-the-Box) at 101 West Foothill Boulevard in the City Gateway Segment of the Pomona Corridors Specific Plan.

STAFF RECOMMENDATION

That the Development Services Director approve the attached Resolution approving Development Plan Review 10697-2018 (Attachment 1) to allow façade renovation and interior remodel of the drive-through restaurant, subject to findings and conditions of approval.

PROJECT/APPLICANT INFORMATION

Project Location: 101 W. Foothill Boulevard
AIN Information: 8302-023-009
Project Applicant: Gabriela Marks (on behalf of Marks Architects)
Property Owner: Midtown National Group
City Council District: CC District # 6
Historic/CBD: Not Applicable
Specific Plan: Pomona Corridors Specific Plan, City Gateway Segment

PROJECT LOCATION

The subject site is a 19,340 square-foot parcel located at the northwest corner of West Foothill Boulevard and Garey Avenue. The property is within the City Gateway Segment of the Pomona Corridors Specific Plan (PCSP). A property location map and aerial photo are included as attachment 2 of this document.

PROJECT DESCRIPTION AND BACKGROUND

The applicant is requesting an exterior and interior remodel of the 2,236 square-foot drive-through restaurant. No expansion of the existing building is proposed. The project will consist of interior tenant improvements to accommodate accessibility changes to the restroom and includes a façade improvement to a contemporary architectural style. New finishes such as floor tiles, restroom doors, and furniture are proposed in the dining area. New drive-thru equipment will be proposed through a separate sign permit. The drive-through restaurant has approved building permits dating back in 1977, and has been in continual operation.

Applicable Code Sections

The proposed remodel will alter the appearance of the sides of the building that are visible from Foothill Boulevard and Garey Avenue. Thus, a public hearing is required Pursuant to PCSP Section 2.0.5.C.1c., which states that a public hearing is required for exterior façade renovations that change the character of existing street facing facades that are clearly visible from public rights of ways.

The exterior façade renovations are also subject to the architectural guidelines as stated in 2.8 Architectural Regulations. The applicable sections that apply are: Street Façade, Base, Street Façade Top, Wall Cladding and Materials, Main Entrance, Mechanical Equipment and Screening was mostly emphasized. .

Surrounding Land Use Information

The subject site is on the north side of Foothill Boulevard and on the west side of Garey Avenue. Commercial properties are located to the south and east, across Garey Avenue, and to the west of the property. A public assembly use (preschool) is located to the north of the property.

The following table summarizes the surrounding land uses, zoning and general plan designations.

Table 1. Summary of Project & Adjacent Land Uses

	Existing Land Use	Zoning Designation	General Plan Designation
Project Site	Drive-through restaurant	PCSP City Gateway Segment	Neighborhood Edge
North	Public Assembly (Preschool)	PCSP City Gateway Segment	Neighborhood Edge
South	Gas Station	PCSP City Gateway Segment	Neighborhood Edge
East	Commercial retail	PCSP City Gateway Segment	Neighborhood Edge
West	Commercial retail	PCSP City Gateway Segment	Neighborhood Edge

COMPLIANCE

Zoning

Staff has analyzed the proposed project against property development and land use standards of the City Gateway Segment of the PCSP. Given that the proposed project consists solely of facade and tenant improvement, with an increase in building height, the project is only subject to height standards. The PCSP requires that development shall be no taller than three (3) stories. The proposed building height (changing from 17' to 24') conforms to the height standard of the PCSP. Table 2 illustrates compliance with all PCSP requirements.

Table 2. Project Compliance with PCSP

Development Standard	PCSP Code Requirements	Proposed Project	Compliance Determination
Lot Area	No requirement	19,340 s.f.	N/A
Lot Dimensions	No requirement	Frontage of 124.99', width 150.70', depth 82.75'	N/A
Building Coverage	No requirement	Approx. 12%	N/A
Height	Max. 3 stories	1 story, approx. 24'	Yes
Building Length	Max. 120' (limited corner)	56'4"	N/A since no expansion proposed
Building Massing	2L:3H to 5L:2H (.67 to 2.5)	2.34	N/A since no expansion proposed
Building Orientation to Street	Required	Provided	N/A since no expansion proposed
Front Setback	Corner property: 5'-15'	24' from Foothill Blvd.	N/A since no expansion proposed
Side Setback	Without living space windows: 0'	Approx. 62' from Garey Ave., approx.. 34' from west side of property	N/A since no expansion proposed
Rear setback	Min. 10'	Approx. 36'	N/A since no expansion proposed
Frontage Coverage	Min. 50%	0%	N/A since no expansion

Development Standard	PCSP Code Requirements	Proposed Project	Compliance Determination
			proposed
Build to Corner	Required	Does not meet standard	N/A since no expansion proposed
Parking	Eating and Drinking Establishments: 4/1000 to 10/1000	9/1000 provided	N/A since no expansion proposed
Landscaping	New standards apply if rehabilitated landscape area is 2,500 s.f. or greater	No proposal	N/A

New drive-through restaurants are not permitted on Foothill Boulevard in the City Gateway Segment of the PCSP, therefore the existing building with drive-thru is a legal, non-conforming use that can be modified but not expanded. No expansion is proposed. The new building conforms to the height limits of the PCSP. Changes are limited to interior remodel and façade improvements. Approval for drive thru equipment will be submitted as a separate sign permit. The project consists of façade and tenant improvement. The use is similar in character to others in the vicinity and has operated for many years without apparent conflict with the neighboring uses.

Since the proposed project is a façade and tenant improvement that will alter the exterior walls of the building but will not expand the business, the project is not subject to current circulation, access and parking standards, landscaping or sustainability standards. Twenty (20) parking spaces will continue to be provided on the subject property. The project has light standards in all portions of the parking area, providing adequate lighting. No alteration to the lighting is proposed.

PCSP Architectural Guidelines

The existing restaurant building is styled with wood shingled roof and painted bricks for its exterior façade. There is a red border on top of the roof and large overhang at the bottom of the roof. The overall height of the building is 17 feet.



Existing Building

The proposed façade improvement meets the architectural guidelines of the PCSP. The exterior renovation has the required façade articulation on both the street façade base and street façade top. The street façade top is articulated through the parapets proposed, and the street façade base is articulated by the canopies over the main entrance, drive thru window, and window adjacent to the drive thru. The main pedestrian entrance is treated to be architecturally prominent, highly visible and easily located. The exterior will consist of the existing masonry (brick) and tiles as wall cladding. The brick will be painted dark and light gray, and the tile will mimic the look of wood. Mechanical equipment at the rear of the building and downspouts on the west elevation will be painted to match existing building colors. An anti-graffiti coating will be applied on the ground floor level. The new building will be 23 feet and 10.5 inches high.

The overall appearance of the building will be contemporary. The proposed color scheme is attractive and complementary while using red as an accent on the drive-thru window wall and parapet as a trademark of Jack-in-the-Box.



Proposed Building



General Plan Conformity

The subject property is designated as "Neighborhood Edge" place type in the Pomona General Plan. The Neighborhood Edge has several policies such as: *"Encourage rehabilitation and façade improvements of existing commercial centers along corridors."* (Policy 6D.P8) And, *"Support renovation of existing commercial strip development,"* (Policy 6D.P7) in order to meet its General Plan goal to *"improve the physical character, economic vitality, and mobility function of the City's most visible and well-traveled corridors."* (Goal 6D.G1, Goal 6D.G12) The proposed façade and tenant improvement is consistent with the City's General Plan because the renovation will enhance the visual appeal and value of the site located along the corridor.

ENVIRONMENTAL REVIEW

The proposed project was reviewed in accordance with the California Environmental Quality Act (CEQA) guidelines. The proposed project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Minor Alteration of Existing Facilities) of the CEQA Guidelines in that the proposed project is a remodel of an existing building with no expansion proposed. The proposed project is consistent with the categorical exemption; therefore, no further environmental review is required.

PUBLIC COMMUNICATIONS

The public hearing notice was sent to the owners of properties within a 1,000-foot radius of the subject site on November 28, 2018 (Attachment 3).

CONCLUSION

The proposed project is a façade and tenant improvement with no expansion of the existing building. The proposed project is compatible with the surrounding land uses and complies with architectural and height guidelines of the PCSP.

Approved By:

Anita Gutierrez

Anita D. Gutierrez, AICP
Planning Manager

Prepared By:

Eunice Im

Eunice Im, AICP
Assistant Planner

ATTACHMENTS:

- 1) Draft Resolution for Development Plan Review (DPR 10697-2018)
- 2) Location Map and Aerial Photograph
- 3) 1,000' Radius Map and Public Hearing Notice
- 4) Full Size Plans (separate cover)
- 5) Street Photos