



CITY OF POMONA

DEVELOPMENT SERVICES

DIRECTOR REPORT

DATE: January 31, 2019

TO: Anita D. Gutierrez, AICP, Acting Development Services Director

FROM: Alina Barron, Assistant Planner

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR 9669-2018):** A request for an exterior façade renovation and interior tenant improvements to convert an existing mixed-use structure to a commercial only structure located at 1079-1091 S. Garey Avenue within the Midtown Segment of the Pomona Corridors Specific Plan.

STAFF RECOMMENDATION

That the Development Services Director approve the attached Resolution approving Development Plan Review (DPR 9669-2018) (Attachment 1) to allow an exterior façade renovation and interior tenant improvement to convert an existing mixed-use structure to a commercial only structure, subject to conditions of approval.

PROJECT/APPLICANT INFORMATION

Address	1079-1091 S. Garey Avenue
Assessor's Parcel Number (APN)	8341-020-021
Lot Size	5,250 sf
General Plan Land Use Designation	Neighborhood Edge
Zoning District	Midtown Segment
Historic District	N/A
Specific Plan	Pomona Corridors Specific Plan
City Council District	District 2
Applicant	Startel Investments LLC
Property Owner	John Sayegh of Startel Investments LLC

RELATED ACTIONS

Historic Preservation	N/A
Code Enforcement	3/23/2017: Debris, trash, and overgrown weeds Case Closed. 12/6/2017: Dead Animal. Case Closed. 10/2/2018: Loitering Issues. Case Closed.

	11/16/2018: Debris, trash, and overgrown weeds. Case Closed.
Building & Safety	7/9/1940: Living Quarters added to existing store building. 8/9/1946: Storage Unit built.
Planning	N/A

PROJECT LOCATION

The subject site is a 5,250 square-foot parcel located on the northwest corner of Garey Avenue and Eleventh Street. The property is within the Midtown 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 façade renovation and interior tenant improvement of the 2,358 square-foot mixed-use structure and exterior façade renovation of the 538 square foot storage structure. The existing mixed-use structure has a commercial unit (1091 S. Garey) and residential unit (1079 S. Garey). The applicant is proposing an interior remodel to include the removal of the residential unit to create a total of three commercial units. In addition, the applicant is proposing an addition of 49 square feet. The project will consist of interior tenant improvements to accommodate three commercial units and includes a façade improvement to a contemporary architectural style for the existing structures.

Applicable Code Sections

The proposed exterior façade renovation will alter the appearance of the sides of the structures that are visible from Garey Avenue and Eleventh Street. 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.

Surrounding Land Use Information

The subject site is located on the northwest corner of Garey Avenue and Eleventh Street. Residential properties surround the subject site to the north, south and west. Directly east across Garey Avenue is a commercial 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
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Project Site	Mixed-Use	PCSP Midtown Segment	Neighborhood Edge
North	Residential	PCSP Midtown Segment	Neighborhood Edge
South	Residential	PCSP Midtown Segment	Neighborhood Edge
East	Commercial	PCSP Midtown Segment	Neighborhood Edge
West	Residential	R-3	Residential Neighborhood

COMPLIANCE

Zoning

Staff has analyzed the proposed project against applicable property development and land use standards of the Midtown Segment of the PCSP. The PCSP states that significant additions shall be additions greater than twenty (20) percent of the building's floor area. The PCSP states that where exterior renovations (not additions or replacements) are made to existing buildings, architectural and sign regulations shall apply.

Given that the proposed project consists solely of facade and tenant improvements, with an increase in square footage less than four (4) percent of the total structure, the project is only subject to architectural regulations and guidelines.

Table 2 illustrates compliance with all applicable PCSP requirements.

Table 2. Project Compliance with PCSP Architectural Regulations and Guidelines

Development Standard	PCSP Code Regulations and Guidelines	Proposed Project
Street Façade Base	A horizontal articulation at the base of street.	Horizontal base stone veneer (drystack) on all elevations.
Façade Articulation	Architectural treatment of faced base and top elements.	Horizontal base stone veneer on all elevations. A parapet, freestanding upper extension of the building's façade.

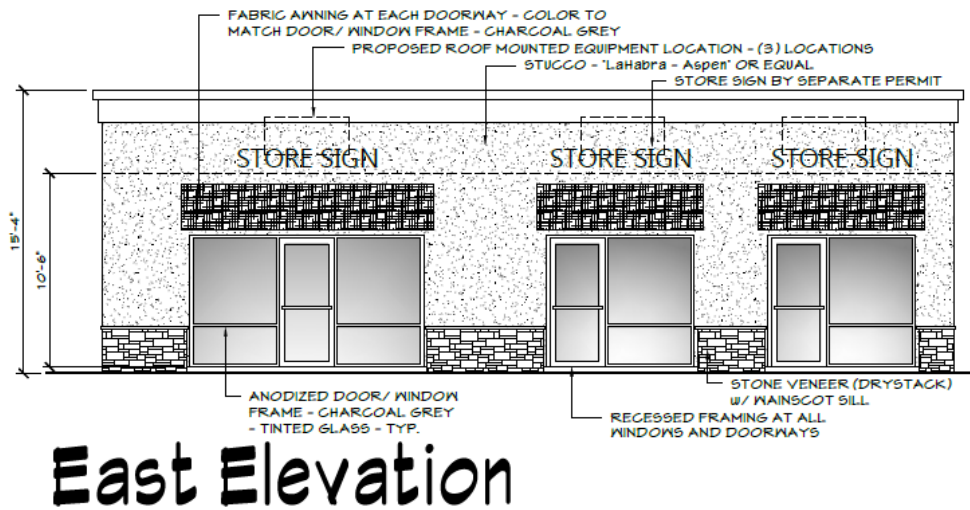
PCSP Architectural Guidelines

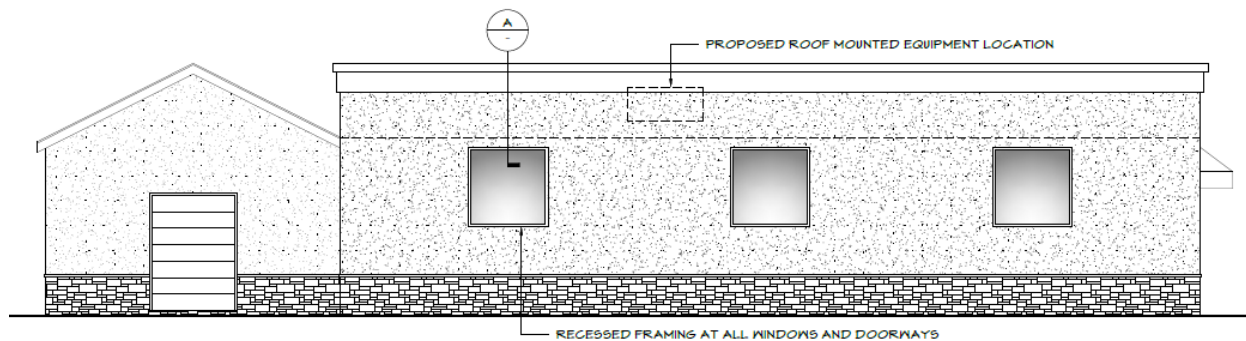
The existing mixed-use structure is styled with a flat top roof and planters along the front elevation. The residential portion is painted white and the commercial portion is light blue. The overall height of the building is fifteen (15) feet high and four (4) inches (Attachment 3).



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 (Attachment 4). The street façade top is articulated through the parapets proposed, and the street façade base is articulated by the canopies over the main entrances to each unit. The exterior will consist of light tan stucco (La Habra Stucco, Aspen). The stone veneer will have a wainscot sill and will be a mixture of tans and browns (drystack). The proposed windows and doors will be recessed and be lightly tinted. All proposed roof mechanical equipment, will be completed screened. The overall appearance of the building will be contemporary. The proposed color scheme is attractive and complementary.





South Elevation

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 exterior façade improvement and interior 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 minimal 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 January 15, 2019 (Attachment 5).

CONCLUSION

The proposed project is an exterior façade renovation and interior tenant improvement to convert an existing mixed-use structure to a commercial structure with an addition of 49 square feet. The

proposed project is compatible with the surrounding land uses and complies with architectural guidelines of the PCSP.

Approved By:

Anita D. Gutierrez, AICP
Acting Development Services Director

Prepared By:

Alina Barron
Assistant Planner

ATTACHMENTS:

- 1) Draft Resolution for Development Plan Review (DPR 9669-2018)
- 2) Vicinity Map and Aerial
- 3) Street Photos
- 4) Reduced Plans (11" x 17")
- 5) Public Hearing Notice and 1,000' Radius Map