



CITY OF POMONA

DEVELOPMENT SERVICES

DIRECTOR REPORT

DATE: March 21, 2019

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

FROM: Eunice Im, AICP, Assistant Planner

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR 10978-2018):** An application for Development Plan Review (10978-2018) requesting a façade and interior tenant improvements at an existing motel (Garey Motel) at 963 N. Garey Avenue in the Downtown Gateway Segment of the Pomona Corridors Specific Plan.

STAFF RECOMMENDATION

That the Development Services Director approve the attached resolution approving Development Plan Review (DPR 10978-2018 (Attachment 1) to allow façade renovation and interior remodel of the motel, subject to conditions of approval.

PROJECT/APPLICANT INFORMATION

Project Location:	963 N. Garey Avenue
AIN Information:	8336-011-004
Project Applicant:	Shee Joloclhom, LLC.
Property Owner:	Jaydev Patel
City Council District:	CC District # 1
Historic/CBD:	Wilton Heights Historic District (Excluded)
Specific Plan:	Pomona Corridors Specific Plan, Downtown Gateway Segment

PROJECT LOCATION

The subject site is a 12,477 square-foot parcel located west of North Garey Avenue and north of West Kingsley Avenue. The property is within the Downtown Gateway Segment of the Pomona Corridors Specific Plan (PCSP), and is also adjacent to historic properties within the Wilton Heights Historic District. A property location map and site photos are included as Attachment 2 and Attachment 3, respectively.

PROJECT DESCRIPTION AND BACKGROUND

The applicant is requesting an exterior and interior remodel of the 6,847 square-foot motel. No expansion of the existing building is proposed. The façade improvements will incorporate elements of architectural façade articulation by including a three tiered cornice on top of the first floor and top of the building. New finishes such as new stucco, paint, and stone tile walls are proposed for the façade improvements. Interior improvements will include remodeling of all 21 units. There will be new electrical, mechanical and plumbing throughout the building. There will be new windows and doors for every unit. Unit 107 will be remodeled to accommodate accessibility changes to the restroom. The existing manager's apartment will reduce in length by nine inches, and the existing managers' office will reduce in length by six feet and four inches; to allow the existing reception area to increase in length by six feet and six inches. The project plans are included as Attachment 4.

Applicable Code Sections

The proposed remodel will alter the appearance of the sides of the building that are visible on North 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, as well as Mechanical Equipment and Screening.

Surrounding Land Use Information

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	Motel	PCSP Downtown Gateway Segment	Neighborhood Edge
North	Gas station Residential home	PCSP Downtown Gateway Segment C-3 A-P	Neighborhood Edge Residential Neighborhood
South	Vacant	PCSP Downtown Gateway Segment	Neighborhood Edge
East	Vacant	PCSP Downtown Gateway Segment	Neighborhood Edge
West	Vacant	A-P	Residential Neighborhood

COMPLIANCE

Zoning

The proposed project consists solely of façade and tenant improvements. Therefore, staff has analyzed the proposed project to the architectural guidelines as stated in PSCP Book II: Development Code 2.0.1 Applicability, *“Where exterior renovations (not additions or replacement) are made to existing buildings, architectural and sign regulations shall apply to that portion of the building being renovated. No other Specific Plan requirements shall be made.”*

No expansion of the building footprint is proposed. Interior tenant improvements consists of interior remodel of all rooms, new electrical, mechanical, and plumbing. There will be new windows and doors. Unit #107 will be remodeled to become ADA compliant. The existing manager’s apartment and office will reduce in size, and the manager’s reception area will increase in length.

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. Sixteen (16) 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.

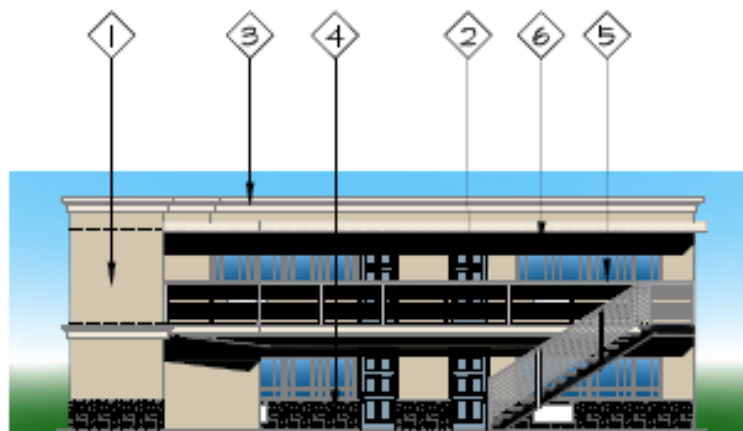
PCSP Architectural Guidelines

The existing motel has a flat roof with protruding wooden eaves with wooden rafters underneath the enclosed roof eaves. The doors are flat panel wooden doors, and windows are single pane wooden framed windows with wooden lug sills. The color scheme of the building is olive green and beige. The second floor consists of a metal railing, and the overall height of the building is 19 feet and 8 inches.



Existing Building

The proposed façade improvements consist of switching out the doors and windows, and re-stucco the walls. The proposed façade 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. Both the street façade top and base is articulated through the three tiered cornice. The current plans do not indicate that the windows meet the minimum 20% of the vertical wall area between finished grade and uppermost floor. A condition has been placed on the resolution for windows to meet the minimum 20% window threshold. The exterior façade improvement will consist of repainting the wooden roof eaves and existing stucco. Country Ledge stone from Cultured Stone will be added as wall cladding from floor to window. Existing mechanical equipment below the windows will be screened and painted to match the wall. An anti-graffiti coating will be applied on the ground floor level. The building will remain at 19 feet and 8 inches.



West Elevation

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 the 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) 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 March 05, 2019 (Attachment 5).

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 guidelines of the PCSP.

Prepared By:

Eunice Im, AICP
Assistant Planner

ATTACHMENTS:

- 1) Draft Resolution for Development Plan Review (DPR 10978-2018)
- 2) Location Map and Aerial Photograph
- 3) Street Photos
- 4) Project Plans
- 5) 1,000' Radius Map and Public Hearing Notice
- 6) Full Size Plans (separate cover)