



CITY OF POMONA

DEVELOPMENT SERVICES

DIRECTOR REPORT

DATE: June 6, 2019

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

FROM: Eunice Im, AICP, Assistant Planner

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR 011702-2019):** An application for Development Plan Review (DPR 11702-2019) requesting a façade and interior tenant improvement at an existing commercial building at 1417 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 11702-2019 (Attachment 1) to allow a façade and interior tenant improvement at an existing commercial building at 1417 N. Garey Avenue subject to findings and conditions of approval.

PROJECT/APPLICANT INFORMATION

Project Location: 1417 N. Garey Avenue
AIN Information: 8339-027-012
Project Applicant: Daniel J. Kim
Property Owner: Stacy K. Lee
City Council District: CC District # 1
Specific Plan: Pomona Corridors Specific Plan, Downtown Gateway Segment

PROJECT LOCATION

The subject site is a 5,739 square-foot parcel located west of North Garey Avenue and south of West Orange Grove Avenue. The property is within the Downtown 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 2,026 square-foot commercial building (Attachment 3). No expansion of the existing building is proposed. There will be new electrical and plumbing will be installed in the building. The restroom will be relocated to the southwestern corner of the building. The façade improvements will incorporate elements of architectural façade articulation by adding new parapet on top, keeping the existing roof canopy for the base, and adding a louver panel on the northeastern corner of the building. New stucco will also be added over the existing brick façade.

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, and Mechanical Equipment and Screening were mostly emphasized.

Surrounding Land Use Information

The subject site is located south of West Orange Grove Avenue and west of North Garey Avenue. There is a Del Taco fast food restaurant to the north, a wellness center to the south, a medical clinic to the east, and a medical group to the west of the subject site.

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	Office	PCSP Downtown Gateway Segment	Neighborhood Edge
North	Fast Food Restaurant	PCSP Neighborhood Center	Neighborhood Edge
South	Tri-City Wellness Center	PCSP Downtown Gateway Segment	Neighborhood Edge
East	Pomona Medical Clinic	PCSP Downtown Gateway Segment	Neighborhood Edge

West	Cedar Pointe Medical Group	PCSP Downtown Gateway Segment	Residential Neighborhood
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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 improvement consists of demolishing existing rooms and restrooms to one vanilla shell with one new restroom. The exterior façade will include adding a new parapet, covering the brick façade with stucco, and adding louver panels at the northeastern corner.

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. Five (5) parking spaces will continue to be provided on the subject property. The applicant is adding 300 watt LED lighting at the back of the structure to provide sufficient lighting in the parking area.

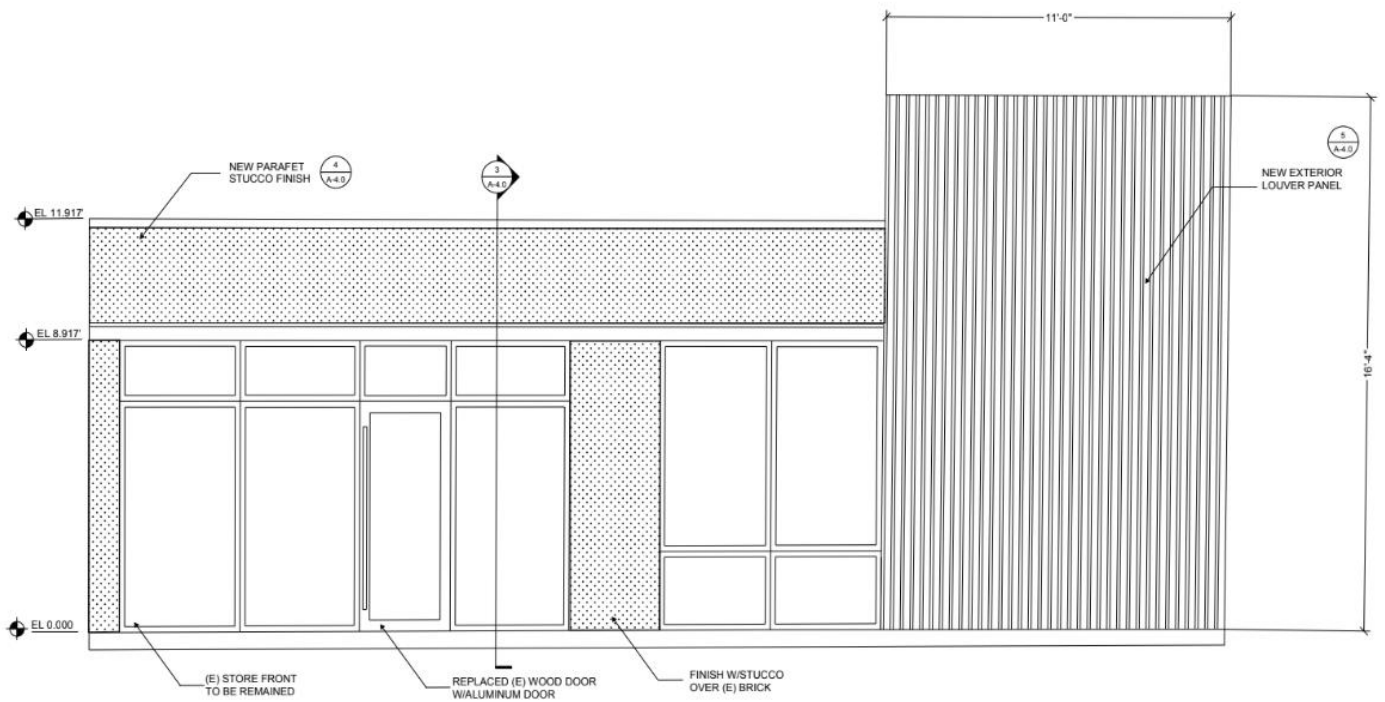
PCSP Architectural Guidelines

The existing structure is a single story commercial building with a flat roof and protruding wooden eaves. The exterior walls consist of multi-pane windows and some brick façade. The color scheme of the existing building is of dark blue and white. The height of the building is nine (9) feet and two (2) inches. (Attachment 4)

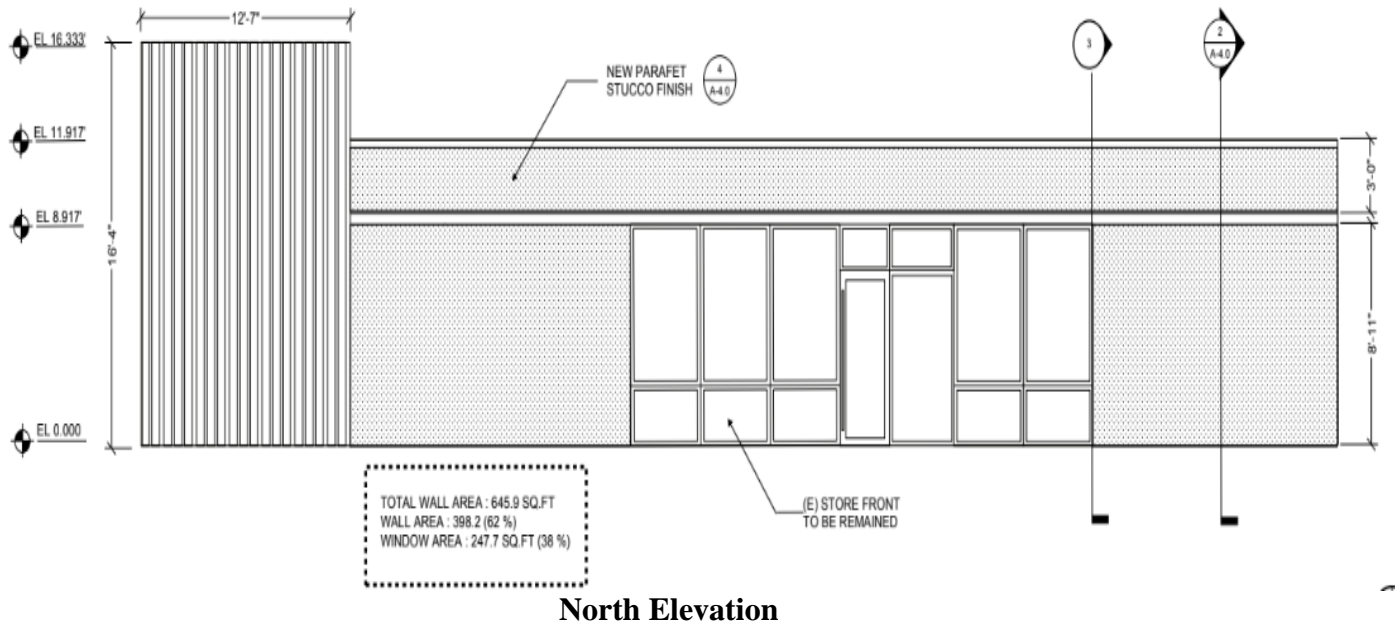
The proposed façade improvement consists of adding a parapet on top, an exterior louver panel on the corner, and adding stucco over the brick facade. The proposed façade meets the architectural guidelines of the PCSP. The exterior renovation has the required façade articulation on both the street façade base and street façade top. The street façade top is articulated by the addition of a three (3) foot parapet and the base is articulated through the existing wooden canopy. The plans indicate that the windows meet the minimum 20% of the vertical wall area between finished grade and uppermost floor. Existing mechanical equipment on the rooftop will be screened by the new parapet. An anti-graffiti coating will be applied on the ground floor level. The new height of the building with the proposed façade will be 16 feet and three (3) inches with the louver panel, and 11 feet and 9 inches with the new parapet on top.



Existing Building



East 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 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 May 22, 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.

Approved By:

Anita D. Gutierrez, AICP
Development Services Manager

Prepared By:

Eunice Im, AICP
Assistant Planner

ATTACHMENTS:

- 1) Draft Resolution for Development Plan Review (DPR 011702-2019)
- 2) Location Map and Aerial Photograph
- 3) Full Size Plans (separate cover)
- 4) Site Photographs
- 5) 1,000 ft. Radius Map and Public Hearing Notice