

UNOFFICIAL MINUTES
DEVELOPMENT PLAN REVIEW HEARING
THURSDAY, MARCH 21, 2019

A. CALL TO ORDER: The Development Plan Review Hearing was called to order at 11:00 a.m. by Acting Development Services Director Anita Gutierrez.

B. PLEDGE OF ALLEGIANCE: Acting Development Service Directors Anita Gutierrez led the flag salute.

C. ROLL CALL: Roll was taken by Acting Development Services Director Anita Gutierrez.

STAFF PRESENT: Acting Development Services Director Anita Gutierrez, Assistant Planner Eunice Im, Senior Planner Vinny Tam.

ITEM D:
CONSENT CALENDAR:

1. Approval of draft Development Plan Review Hearing Minutes for the January 31, 2019 meeting.

Acting Development Services Director Anita Gutierrez approved the minutes.

ITEM E:
HEARING ITEMS:

E-1 DEVELOPMENT PLAN REVIEW – DPR (010978-2018)
REQUESTING A FAÇADE AND TENANT
IMPROVEMENTS AT EXISTING MOTEL (GAREY MOTEL)
AT 963 N. GAREY AVE. IN THE DOWNTOWN GATEWAY
SEGMENT OF THE POMONA CORRIDORS SPECIFIC
PLAN, SUBJECT TO CONDITIONS.

Eunice Im, Assistant Planner, provided a presentation on this item.

Acting Development Services Director Gutierrez asked if the applicant would like to make a statement.

Jaydev Patel, General Manager of Garey Motel, stated he has been in the hospitality business for the last twenty years in hotels across California with all the major brands. He shared he has been involved in renovations after the owners took over the property from low performing management. He stated The Rodeway Inn and Suites in Bellflower, California is an ideal example of his work. He shared when he took over management in 2012 the property was infested with anti-socials such as gangs but working hand in hand with law enforcement and the local Chamber of Commerce, he changed the clientele. He stated after running this as an independent hotel for two years he converted it into a Rodeway Inn in 2014. He noted Rodeway Inn is one of the Choice Brands and he is proud to say they are ranked the best property in Bellflower. He

stated he intends to do the same here in Pomona and with the City's support he is confident he will be able to change the reputation of this hotel. He reported there has been a lot of effort evaluating this motel. He shared the rooms will have refrigerators, microwaves, pillow top mattresses, Flat screen TV's with all major HD channels from Spectrum, hairdryers, coffee makers, internet and free breakfast in the lobby. He stated the business intends to provide employment on priority to the local hardworking residents. He urged the City to help him open this hotel and commented the delay has lost the business and City a lot of potential revenue.

Acting Development Services Director Gutierrez opened public comment.

Demitra Hernandez, owner of 120 W. Alvarado, directly behind the motel. She shared she met the new owners know a couple of months ago and seem to be legitimate good people with good plans for the hotel. She requested the owners build a brick wall, where their back stairs are all the way up because people get onto her property.

Acting Development Services Director Gutierrez asked if she was behind the gas station.

Ms. Hernandez replied she is next to the gas station on the side. She stated everybody deserves to do business in the City of Pomona.

She shared previously the motel had problems with gang affiliations and drug trafficking

She commented she believes the owner has good intentions and wants to give him that chance, but it's in the back of her home and has concerns about the safety of her family. She shared there was an incident on Sunday around 1:00 a.m. with a man that came down from the side of the hotel, past her dogs and so she called the owner and the Police, and it took them 2 ½ hours to find this guy in the large brush. She stated when they found the guy, he had a gun on him. She spoke about watching the property and being in contact with the owner when there are issues and asking them do to the same for her property. She commented its been open where the public can go in at any time and take whatever they want. She spoke about robberies at the motel and the nearby gas station being hit nine times less than two weeks, as well as, there was a stabbing two weeks right next to her house in front of the gas station. She stated she just wants them to close in their walls so everybody can live in peace.

Mr. Patel responded Ms. Hernandez doesn't deserve to be awake so late and having people jump onto her property.

Mr. Lopez replied he thinks this has been happening because it's an empty property. He stated as soon as they open a manager will be there 24/7 and there will be cameras everywhere. He stated they have spent so much money on the property, they don't want street people to come in and destroy the rooms.

Acting Development Services Director Gutierrez stated she has a few questions for staff and then for the applicant. She asked staff to clarify that the motel use itself is an allowed use within the underlying zone.

Assistant Planner Im replied yes.

Acting Development Services Director Gutierrez clarified that today she is reviewing the aesthetic changes and tenant improvements, because it is a building facing a main street, Garey Ave.

Assistant Planner Im replied yes and it's also located within the Corridor Specific Plan, so a façade change to the building in that location triggers a development plan review.

Acting Development Services Director Gutierrez stated the reason she brought that up was that security and limitations on the actual use are types of conditions that can be imposed when it is a discretionary use that goes to the Planning Commission. She stated this review body can't impose those specific types of conditions and is limited to the scope of aesthetics. She shared she has been in contact with the owner, who indicated he was willing to help to alleviate these types of issues. She stated he has a history of running legitimate businesses.

Acting Development Services Director Gutierrez stated she didn't see any analysis about the canopy and requested to see the pictures of the building elevation. She stated there were canopies shown above the windows that she didn't see any analysis of that in the staff report.

Assistant Planner Im replied they are existing.

Acting Development Services Director Gutierrez replied she didn't see existing canopies and believes they are new.

Assistant Planner Im asked Acting Development Services Director Gutierrez if she sees the roof eaves protruding.

Mr. Patel replied they are not doing canopies.

Assistant Planner Im replied those are roof eaves.

Acting Development Services Director Gutierrez requested to see the other elevation. She stated she sees a canopy not a roof eve, because the roof eve and the parapet is the white line at the top of the roof and the black indicates a canopy.

Mr. Patel replied no.

Acting Development Services Director Gutierrez asked if the black on the elevation was part of the roof, because currently it's a flat roof.

Mr. Patel replied it's a flat roof yes.

Acting Development Services Director Gutierrez asked if something is being adding on top of that roof.

Mr. Patel stated they are adding nothing.

Mr. Patel replied it is staying as is.

Ms. Hernandez stated she can provide a live picture on her phone from her camera.

Assistant Planner Im stated she saw the black on the drawing as shading from the roof eaves not a canopy.

Acting Development Services Director Gutierrez disagreed and stated that is not quite how it is depicted. She confirmed the black shading indicates the existing overhang of the roofs.

Mr. Patel showed her a picture.

Acting Development Services Director Gutierrez acknowledge the flat roof overhang and stated it looks different in the pictures. She asked if there was a paint color scheme provided.

Assistant Planner Im showed Acting Development Services Director Gutierrez the proposed color scheme. She stated it will be a neutral toned stucco wall and stone tile from the base.

Acting Development Services Director Gutierrez asked about the accent color. She stated it is currently olive green but showing black in the picture.

Mr. Patel replied the body will be a cream color.

Acting Development Services Director Gutierrez asked what color the doors will be.

Mr. Patel replied he anticipates the doors being a brown color.

Acting Development Services Director Gutierrez confirmed the the metal railings are going to be a light blue and asked what about the accent green color. She stated the existing overhand of the roof is green and what color that will be.

Mr. Lopez replied it will be a little bit darker color as an accent, three steps higher on the same color swatch.

Acting Development Services Director Gutierrez confirmed a darker earth tone color. She asked the owner for a sample.

Mr. Patel replied once they get this done physically, they will decide, and it will be matching.

Acting Development Services Director Gutierrez replied she is interested in requiring a color palette be submitted to the satisfaction of the Development Services Director to compliment the stone color so that staff can ensure the color is compatible.

Mr. Patel showed her a sample.

Acting Development Services Director Gutierrez replied so some contrasting but neutral tone.

Mr. Patel showed he a color sample of the brown doors, because that would match.

Mr. Lopez replied they will submit the dark and accent colors, because they have the stone already.

Acting Development Services Director Gutierrez asked to see the site plans again. She stated the doors shown are blue. She confirmed they going to be brown.

Mr. Patel replied he wants to use brown.

Acting Development Services Director Gutierrez stated the doors shown include some design features.

Mr. Patel replied yes, it's a six-panel door.

Acting Development Services Director Gutierrez confirmed that will remain.

Mr. Lopez and Mr. Patel replied yes.

Acting Development Services Director Gutierrez requested a sample of the doors be submitted to ensure they are in substantial conformance with what is shown.

Acting Development Services Director Gutierrez requested to see the front west elevation of the existing building. She asked if the stone veneer was going to be continued onto that east facing building façade where the pipes are.

Mr. Patel replied yes.

Acting Development Services Director Gutierrez asked how the new stone veneer going to interact with that wall and that fence because that is what the public is going to see first.

Mr. Patel replied he can have another fence put matching.

Mr. Lopez replied they can dress the fence where the walkway is and on the stone block part with the same type of stucco they are doing on the building.

Acting Development Services Director Gutierrez clarified he was saying stucco the block portion and asked what they plan to do on the fence.

Mr. Patel replied have a similar kind of that they are putting inside the motel.

Acting Development Services Director Gutierrez replied that would be amenable. She asked what the fence height was for the front yard.

Assistant Planner Im replied she is not sure.

Mr. Lopez asked what the maximum is he can go.

Acting Development Services Director Gutierrez replied staff will double check that, but she would like to include this as a condition.

Mr. Lopez asked if they can go higher if they are replacing.

Acting Development Services Director Gutierrez replied that will add to the entire aesthetic.

Mr. Lopez confirmed it needs to match the building.

Acting Development Services Director Gutierrez replied that is correct, so it is all uniform.

Acting Development Services Director Gutierrez stated in the Corridor Specific Plan there is discussion about adding coding for anti-graffiti coating on all reachable areas of stucco covered. She asked the applicants if they were amendable to that.

Mr. Lopez replied yes; they can do that it is not an issue.

Acting Development Services Director Gutierrez stated she will require the anti-graffiti coating to be anywhere along the front façade, particularly if the applicant is going to stucco that wall.

Mr. Lopez asked if that's from a specified company.

Acting Development Services Director Gutierrez replied it of his choosing.

Acting Development Services Director Gutierrez specified the anti-graffiti coating must go along the front wall along Garey Ave, as well as, maybe on the interior of that shed area. She stated she will add that as a condition.

Acting Development Services Director Gutierrez asked about signage. She stated this isn't included in the permit, but she is reviewing the overall aesthetics of this business. She asked what they are intending to do with the existing Garey Motel sign.

Mr. Patel replied he wants to keep that same sign and maybe he will just change the face. He asked if there was a requirement to keep it as is.

Acting Development Services Director Gutierrez replied the requirement is not to keep as it. She stated that is a permitted sign in that zone. She encouraged the applicants to update the sign as soon as possible. She stated the City wants to see that active businesses have appropriate signage and that old signage is taken away.

Mr. Patel confirmed they can change the color of the sign and everything.

Acting Development Services Director Gutierrez replied yes; however, they need to submit for a sign permit which is separate and apart from this permit. She stated it is an over the counter ministerial review with some parameters. She encouraged him to select a font and colors that match the property.

Mr. Lopez asked about coming back.

Acting Development Services Director Gutierrez replied that would need to get a separate sign permit.

The owner confirmed staff would approve over the counter.

Acting Development Services Director Gutierrez replied correct, however, takes a week or two for review. She stated she knows that there were questions about an LCD sign or an electronic sign.

Mr. Patel replied if they approve it, then he would do it.

Acting Development Services Director Gutierrez stated for the record replied she met with the applicant on site last week. She shared they discussed the potential addition of an electronic or LCD sign on the large wall facing north above the shed. She stated that type of sign is permitting in that zone, although it does require a conditional use permit and that type of permit that is something that would go to the Planning Commission for approval as a discretionary permit.

Mr. Patel asked if he can do that permit after he turned in everything else.

Acting Development Services Director Gutierrez replied yes.

Mr. Patel asked if the existing sign must be done before.

Acting Development Services Director Gutierrez replied no, that can happen after, although she would encourage him to do that as quickly as possible.

Acting Development Services Director Gutierrez stated the staff report staff states there is a 20% requirement of window openings for the building. She reported staff were previously calculating the entire frontage (entire length of the building), however, technically the code says any area that has frontage, so she pointed out the areas that are counted as frontage to the applicants. She stated the area along the south from Garey Ave going south its not fronting Garey Ave.

Assistant Planner Im pointed out they will be calculating the façade (the portion along Garey) and the portion which is in the rear but also facing Garey Ave.

Acting Development Services Director Gutierrez confirmed the calculations for the front portion meet the 20% requirement but the other area that does not have any windows does not. She asked if there a possibility of including a small window and pointed to a specific spot.

Mr. Lopez replied they can put a small window right on the top, which is storage, but maybe only on the second floor.

Acting Development Services Director Gutierrez replied that would solve the issue. She stated 20% would be 45 square feet and asked what size would fit there.

Mr. Lopez replied he may have to do two windows then.

Acting Development Services Director Gutierrez asked what he can do. She stated she does have some flexibility on this standard. She stated they do need to have a window there, however, she has some flexibility to allow a little bit less.

Mr. Lopez replied the biggest window he can put there is six feet by five feet, 30 square feet.

Acting Development Services Director Gutierrez replied ok.

Mr. Lopez stated that is going to look awkward because the other window is only five feet by four feet. He stated if they stay six feet by four feet it will look great.

Acting Development Services Director Gutierrez calculated six feet by four feet is 24 square feet.

Assistant Planner Im replied they need a minimum of 36 square feet because staff only has 20% leeway.

Mr. Lopez replied he can try to put in two five-foot by four-foot windows, which is 40 square feet on the storage area of the second floor.

Acting Development Services Director Gutierrez replied she will add that as a condition with flexibility that the minimum is 36 square feet.

Mr. Patel commented the LED sign may not fit in that location if they put two five by four windows there.

Acting Development Services Director Gutierrez replied that's something that must go to Planning Commission.

The owners asked if they need a permit for what Mr. Patel is proposing.

Acting Development Services Director Gutierrez replied if they want to change the face of the existing pole sign that says Garey Motel that is a sign permit, minimal cost and a ministerial staff review that can be approved if it meets development standards. She stated the LCD sign is a discretionary permit that goes before the Planning Commission and is a separate process from the face of the pole sign. She stated they could propose the LCD on the pole sign or on the face of the building.

Mr. Lopez replied they just want to get approval.

Acting Development Services Director Gutierrez replied as a condition of this approval they can continue with improvements and need a window on that front facing side. She confirmed he was agreeing to two five-foot by four-foot windows.

Acting Development Services Director Gutierrez asked about the intent of the walls on the north property boundary.

Mr. Lopez asked for picture.

Acting Development Services Director Gutierrez clarified the location is where the gas station is and the entire length.

Mr. Patel stated the wall between the gas station and the motel.

Acting Development Services Director Gutierrez replied correct and the length of the property, so also along Ms. Hernandez's property.

Mr. Patel replied that part of the property is lower than the gas station and Ms. Hernandez's property.

Mr. Lopez stated maybe they could paint the walls so there is only one color on the property.

Ms. Hernandez clarified Acting Development Services Director Gutierrez is saying the length of the property line. She suggested the applicants put a wall up facing the gas station to prevent criminal intent from the gas station side. She stated she is passionate that her family be safe at all times and be able to live in peace.

Acting Development Services Director Gutierrez restated her question. She confirmed the wall along the north perimeter of the property line is currently part block wall, part fence, part wood and part wrought iron. She asked if the block wall stops at the parking lot on the property or if it goes along the side of the building.

Mr. Patel replied no; it stops there.

The owner and Mr. Patel replied it's a part of the building.

Acting Development Services Director Gutierrez acknowledge this and confirmed its part of the façade and there is a fence along Ms. Hernandez's property by the stairs.

Mr. Lopez replied yes.

Acting Development Services Director Gutierrez asked if there was any intention of building something permanent on the motel side of the property to limit access from anybody that is on the stairs.

Mr. Patel attempted to explain using the picture point on the room, open landing and an existing metal fence.

Acting Development Services Director Gutierrez suggested the applicants add something to the building.

Mr. Patel replied he can put a wall.

Acting Development Services Director Gutierrez replied either some type of wall or barrier.

Mr. Patel replied he wants to put a wall if its allowed.

Ms. Hernandez stated if he put the wall its better for her.

Acting Development Services Director Gutierrez confirmed it would be part of the building. She stated staff has more flexibility. She stated fence and walls are only permitted to be certain heights.

Mr. Patel spoke about going from the bottom to the top floor.

Ms. Hernandez agree, and commented staff would have to be on her property to see what exactly he is talking about.

Acting Development Services Director Gutierrez replied understood. She asked if the proposed wall would be a solid wall like an arm of the building.

Mr. Patel said yes. Mr. Lopez added like a framing wall.

Acting Development Services Director Gutierrez confirmed it is only going to be a wall on the north, so the east elevation is still open.

Mr. Lopez stated its just going to be straight.

Acting Development Services Director Gutierrez confirmed it will be just one side of the wall. She asked for staff if there any issues in terms of development standards that might cause a problem.

Senior Planner Vinny Tam replied not if it's made to match the existing façade colors.

Acting Development Services Director Gutierrez replied she can make a condition that it be designed to match the existing stucco and stone. She confirmed if would meet Ms. Hernandez wishes and was going to be from the ground floor to the top.

Mr. Patel replied there is already something there.

Acting Development Services Director Gutierrez replied so second level only.

Acting Development Services Director Gutierrez commented she would like to see something done with the existing wall, because it will stand out as an eyesore compared to the improvements to the rest of the motel. She stated she would like to see a separate fence permit to do a matching aesthetic in some way with that wall.

Ms. Hernandez asked how high they can go.

Acting Development Services Director Gutierrez replied eight feet.

Ms. Hernandez clarified that's behind where her property where her garage is.

Acting Development Services Director Gutierrez replied from the current standard is six feet from the grade of your property is what is currently allowed. She stated there is a two foot deviation that staff can do ministerially per the Director to make it eight feet. She stated anything beyond that height would require a variance and a discretionary permit that goes to the Planning Commission and costs \$5,000.

Assistant Planner Im clarified the two feet additional fence height would be allowed with a minor deviation variance.

Acting Development Services Director Gutierrez agreed and stated that is something the applicant would have to apply for, but she can grant. She stated she sees there is sufficient need that warrants the additional two feet.

Mr. Patel pointed to a wall and confirmed it was six feet.

Acting Development Services Director Gutierrez replied he could do eight feet with the deviation.

Mr. Patel asked about another fence.

Acting Development Services Director Gutierrez replied yes, eight feet.

Acting Development Services Director Gutierrez requested the wall have a consistent design so its aesthetically uniform.

Mr. Patel asked if they can open the motel and then do the wall.

Acting Development Services Director Gutierrez replied the wall is separate and won't hold up the opening of the hotel.

Mr. Lopez replied they will build the wall but can do the two foot extension later.

Acting Development Services Director Gutierrez replied yes, the addition of the wall as part of the motel building will be a condition and will need to be included before you get final occupancy, however, the other wall can be separate.

Mr. Patel replied he has spent a lot of money and to build that wall will take a lot of money.

Acting Development Services Director Gutierrez replied understood. She stated those were all the questions and issues she had with the project. She asked if there were any other comments from staff.

Assistant Planner Im replied no.

Acting Development Services Director Gutierrez thanked the applicant for improving the site. She stated she looks forward to having a good operator in the City and turning around a site that has been dilapidated, vacant and problematic for some time. She thanked them for their cooperation with the additional conditions. She stated they will get a copy of the revised conditions stated here.

The owner asked when they can continue with the exterior improvements, because right now the Building Department they stated can't touch the exterior.

Acting Development Services Director Gutierrez replied that is correct. She stated as soon as she approves this, there is a twenty-day appeal period that must happen before they resume work. She summarized the conditions include the anti-graffiti coating, the additional windows (two, five by four windows on the east facing front elevation with a minimum of 35 square feet window opening), the addition of the wall at the northwest corner of the building along the stairwell, the addition of the front wall to be stucco to be design to match the existing and a railing to match the existing building, as well as, a fence permit in the future for the wall along the north and to replace the pole sign face as soon as possible. She stated with those added conditions she approve DPR 10978-2018 and closed the public hearing.

ADJOURNMENT:

Acting Development Services Director Gutierrez adjourned the meeting at 11:47 a.m. to a date, time and location to be determined.

Anita Gutierrez
Acting Development Services Director

Jessica Thorndike, Transcriber

The minutes of this meeting are filed in the Planning Division of City Hall, located 505 South Garey Avenue, Pomona, CA, 91766.