



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: August 8, 2019

TO: Development Services Director

FROM: Development Services Department, Planning Division

SUBJECT: DEVELOPMENT PLAN REVIEW (DPR 11935-2019):

Request for a Development Plan Review (DPR 11935-2019) to allow interior improvements and exterior façade renovations to an approximate 10,900 square foot existing building and construction of a new 594 square foot addition to accommodate offices of the Social Security Administration on an approximately 2.42 acre site located at 2130 N. Garey Avenue within the Workplace Gateway Segment Zone of the Pomona Corridors Specific Plan (PCSP) area.

STAFF RECOMMENDATION

The Planning Division recommends that the Development Services Director adopt the attached draft Resolutions approving Development Plan Review (DPR 11935-2019) (Attachment 1), subject to conditions.

PROPERTY & APPLICANT INFORMATION

Address	2130 N. Garey Avenue
Assessor's Parcel Number (APN)	8365-016-038
Lot Size	105,480 (2.42 acres)
General Plan Land Use Designation	Neighborhood Edge
Zoning District	Workplace Gateway Segment
Historic District	N/A
Specific Plan	Pomona Corridors Specific Plan (PCSP)
City Council District	District 6
Applicant	ATC Design Group c/o Lerik Silva
Property Owner	Garey Capital LLC

RELATED ACTIONS

	2130, -34, -38, -42, -46, -50 N. Garey
Building & Safety	9/29/58 Construction of 11,040 sq. ft. structure 11/8/63 Plastic wall sign 1/11/65 Certificate of Occupancy: Radio/TV Service & Sales 4/7/65 Certificate of Occupancy: Hobby & Model Car store 5/28/65 Install metal wall sign 9/7/65 Certificate of Occupancy: Hamilton Drug Store 3/12/68 19'x22' patio cover 3/28/68 Install neon sign (relocate from 1636 N. Garey) 10/4/94 Handicap accessible ramp in front of post office building 8/13/03 Certificate of Occupancy: WM Markets 99 Cents 2/7/15 Tenant Improvement for Dollar Tree 6/23/16 roof replacement due to fire damage 6/21/17 Tenant Improvement to repair fire damage to roof
Planning	7/23/14 Conditional Use Permit to allow the construction of a 9,040 sq. ft. addition to an existing 10,900 sq. ft. building
Code Compliance	3/11/19 Perimeter fencing not secure; encampment reported. Commercial rental business license expired. 3/28/19 Inspection conducted and found people within the dumpster enclosure with wire tires holding doors closed 5/1/19 Report of graffiti, encampment, and debris at site 6/13/19 Report of graffiti on vacant building next to Dollar Tree 7/10/19 Report of graffiti

PROJECT DESCRIPTION

The subject site is located at 2130 N. Garey Avenue within the Workplace Gateway Segment of the PCSP (Attachment 2). The proposed project includes a request for interior improvements and exterior façade renovations to an approximately 10,900 square foot existing building and the construction of a new 594 square foot addition to accommodate offices of the Social Security Administration on an approximately 2.42 acre site (Attachment 3).

Applicable Code Sections

Pursuant to the PCSP, a Development Plan Review is required for any project in which an exterior façade renovation is clearly visible from public rights of ways (PCSP Section 2.0.5.C).

Surrounding Land Use Information

The zoning, General Plan land use designation, and existing uses for the surrounding properties are identified in the following table:

Table 1. Land Use Summary Table

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Retail/Public Assembly	Workplace Gateway Segment	Neighborhood Edge
North	Truck & Trailer Rental	Workplace Gateway Segment	Neighborhood Edge
South	Restaurant	Workplace Gateway Segment	Neighborhood Edge
East	Single Family Residential	R-1 7200 Single Family Residential	Residential Neighborhood
West	Dialysis Clinic	Workplace Gateway Segment	Neighborhood Edge

COMPLIANCE

A Development Plan Review is required for any project within the PCSP area that includes a façade renovation that is clearly visible from public rights of ways (PCSP Section 2.0.5.C). Table 2 summarizes compliance with the development standards of the Workplace Gateway Segment of the PCSP.

Table 2. PCSP Workplace Gateway Segment Development Standards

Standard	PCSP – Workplace Gateway Segment	Proposed Project	Compliance Determination
2.2 Building Use Regulations	Retail/Public Assembly	Civic & Cultural	Yes
2.3 Building Scale Regulations	1 story minimum (20 feet), 3-story maximum; 300-foot maximum length; Massing: 3L:2H to 5L:2H (1.5 – 2.5)	1 story (20 feet) Length: 138' Massing: 2.4	Yes
2.4 Frontage & Building Placement Regulations	Front yard setback: 12' minimum - 25' maximum; Side yard setback: 0'; Rear yard setback: 10' min; 50% frontage coverage	Front yard setback: 125'; side yard setback: 79'; rear yard setback: 84'; frontage coverage: 63%	Yes (Front setback is in line with the existing structure approved under PC Resolution 14-037)
2.5 Street Regulations	Palm Gateway	As conditioned by Public Works (PC Resolution 14-037)	Yes
2.6 Open Space Regulations	n/a	n/a	n/a
2.7 Parking Regulations	-Retail – 1:250 sq. ft. = 36 -Public Assembly - 1:35' assembly area = 12 -Civic & Cultural – 3:1000 sq. ft.= 35 Total: 83	Existing: 115 New: 11 Total spaces: 126(5 standard accessible including 1 van)	Yes
2.8 Architecture Regulations	Facade required	Met through design	Yes

As provided in the PCSP Compliance Analysis section, the project conforms to the development standards of the Workplace Gateway Segment. The zoning designation changed when the Pomona Corridors Specific Plan was adopted in March 2014. The site was previously zoned C-2 (Neighborhood Shopping Center Commercial District). The previously approved conditional use permit (CUP 14-039, PC Resolution 14-037 was subject to the standards of the C-2 zoning

designation and the existing structure conforms to the requirements of the C-2 zone. The proposed project consists of a façade renovation due to previous fire damage at the site.

ANALYSIS

Land Use Compatibility

The proposed project will not have a significant impact on the surrounding neighborhood since the project is consistent with the PCSP requirements and is compatible with the surrounding commercial and residential uses. The project site is located in the PCSP – Workplace Gateway Segment. The western portion of the site fronts a minor arterial street and the southern portion of the site fronts a collector street. The surrounding sites located north, south, and west of the site are zoned Workplace Gateway Segment within the PCSP. The eastern portion of the parcel is abutting a public alleyway. There are single-family residential uses located east of the site and the zoning designation is R-1 7,200. The project site is located within the Neighborhood Edge place type and T4-B transect zone within the General Plan. The T4-B transect zone allows up to a density of 40 du/acre. New development types will include those uses that are commercial in character, office development, and neighborhood-serving retail. The proposed use is consistent with the Pomona Corridors Specific Plan Workplace Gateway Segment and its envisioned future which includes development that fronts onto the street and will improve upon the segment's existing building scale and neighborhood character. Based on these factors, staff finds that the proposed project is compatible with the surrounding neighborhood and will add value to its surrounding context.

Project Circulation & Access

There are three (3) existing driveway approaches that provide ingress/egress to the site. Two (2) driveway approaches are located on Garey Avenue and one (1) driveway approach on La Verne Avenue. Directional pavement markings included throughout the site to ensure adequate circulation and access.

ENVIRONMENTAL ANALYSIS/DETERMINATION

Upon submittal of the project, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, staff has determined that the proposed project meets the criteria for a Categorical Exemption in compliance with Article 19, Section 15301(d) & (e)(1), (Class 1 – Existing Facilities) in that restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment are proposed to meet current standards of public health and safety and a proposed addition to an existing structure will not result in an increase of more than fifty percent. Therefore, based on the above findings, staff is recommending that the Development Services Director adopt a Categorical Exemption for the proposed project.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was sent to the owners and occupants of properties within a 1,000-foot radius of the subject site on July 23, 2019 (Attachment 4). As of the writing of this report, no comments in favor or opposition have been received.

Respectfully Submitted:

Prepared By:

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ATTACHMENTS:

- 1) Draft PC Resolution (DPR 11935-2019)
- 2) Vicinity Map and Aerial Photograph
- 3) Project Plans
- 4) Public Hearing Notice and 1000' Radius Map