

OFFICIAL MINUTES
DEVELOPMENT PLAN REVIEW HEARING
THURSDAY, JANUARY 31, 2019

CALL TO ORDER:

The Development Plan Review Hearing was called to order at 10:00 a.m. by Acting Development Services Director Anita Gutierrez.

FLAG SALUTE:

Acting Development Service Directors Anita Gutierrez led the flag salute.

ROLL CALL:

Roll was taken by Acting Development Services Director Anita Gutierrez.

STAFF PRESENT:

Acting Development Services Director Anita Gutierrez, Assistant Planner Alina Barron, Assistant Planner Alex Jimenez, Senior Planner Ata Khan.

ITEM D:

HEARING ITEMS:

D-1

DEVELOPMENT PLAN REVIEW – DPR (9669-2018) FOR AN EXTERIOR FAÇADE RENOVATION AND INTERIOR TENANT IMPROVEMENT TO CONVERT AN EXISTING MIXED-USE STRUCTURE TO A COMMERCIAL STRUCTURE LOCATED AT 1079-1091 S. GAREY AVENUE IN THE MIDTOWN SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN.

Alina Barron, Assistant Planner, provided a presentation on this item.

The applicant, Startel Investments, LLC; stated he has been working to get this building renovated and improved. He reported they have had issues with homeless breaking in and a second fire, so they are eager to get going and hopes the project meets the expectations of the City.

Acting Development Services Director Gutierrez asked what is planned along the fence on the west elevation.

The applicant replied the plan is to grade that and have a parking lot.

Acting Development Services Director Gutierrez asked if there was going to be a wall there.

The applicant replied no they are going to eliminate all walls.

Acting Development Services Director Gutierrez stated the site plans shows it as open. She confirmed the outer edge of the new storage you be viewed as a wall.

The applicant replied yes and stated there will also be a window.

Acting Development Services Director Gutierrez confirmed on the plans that there was one window on the storage unit west elevation. She asked if existing warehouse was going to increase in size.

The applicant replied the structure is staying the same, he is just going to close it up.

Acting Development Services Director Gutierrez confirmed the entire area shown with the plants and open surface area will remain open and the applicant will be taking down the existing fence.

The applicant replied yes exactly. He reported he will have a parking lot with landscaping between the structures. He noted he is trying to get as much landscaping as possible on the small lot.

Acting Development Services Director Gutierrez asked if the block wall that's to the north (in the alley), will that be removed.

The applicant replied yes that will be gone.

Acting Development Services Director Gutierrez asked if the driveway along the south elevation will remain with a roll up door.

The applicant replied the driveway will remain. He noted there are questions from Public Works that pertain to this and that he doesn't want to have a roll up door and is considering a door.

Acting Development Services Director Gutierrez asked what that building is going to be used for.

The applicant replied right now it's a storage area and he'd ideally like to attach it to one of the existing leases. He stated it is a permitted structure that they would like to take advantage of, but he's not exactly sure.

Acting Development Services Director Gutierrez stated the structure that is shown from the south elevation, looks like it's flush with your property line, but the other structure is set back.

The applicant replied yes, it is set back approximately 15 feet.

Acting Development Services Director Gutierrez confirmed that structure will remain setback at 15 feet.

The applicant replied yes, they are not adding anything to the existing structure. He stated it is all existing permitted square footage, with the prior use.

Acting Development Services Director Gutierrez asked if the rod iron gate and that wall along the south elevation will be removed.

The applicant confirmed yes, and it will be all open.

Acting Development Services Director Gutierrez suggested a different door and confirmed the applicant would be ok with staff adding that as a condition.

The applicant replied yes.

Acting Development Services Director Gutierrez asked staff about the landscaping requirements for this space.

Assistant Planner Alina Barron replied that according to Pomona's Corridor Specific plan, since the applicant is not adding any significant addition the only regulation is that he meets are the architectural regulations. She noted the applicant provided landscaping and parking even though he is not required to do so.

The applicant stated he has been doing business in the City of Pomona for twenty years and a part of the community for a long time, so he wants this property to be nice, as well as, he enjoys landscaping.

Acting Development Services Director Gutierrez offered landscaping guidance from planning. She asked about signage on the south elevation.

The applicant replied he would like signage there, but he wasn't sure that was permitted.

Acting Development Services Director Gutierrez replied that any signage would have to be under a separate sign permit, however, she was just curious if there was intent to add some in that location.

The applicant replied depending on the potential use there may be. He stated they are going to be offering this as a lease and he would be addressing this later during a separate permit.

Acting Development Services Director Gutierrez commented the other wall would be an ideal place for a mural. He stated the City is encouraging Art and there is potential funding in the future to do a mural, so if the applicant is open to this idea, she will direct artists to this location.

The applicant replied he supports art in the City. He shared he installed a mural on the wall of the Brig market dele.

Acting Development Services Director Gutierrez asked if the pay phone on the corner was going to remain.

The applicant replied no, that's gone. He asked Acting Development Services Director Gutierrez how flexible they are in terms of changing stone or stucco color after approval.

Acting Development Services Director Gutierrez replied the point of this meeting is to have a final product. She noted there may be some minor modifications within the scope but changing paint color or materials would need to be decided here. She asked the applicant if he was looking to do something.

The applicant replied no, he was just curious about that process for future.

Acting Development Services Director Gutierrez asked if there would be signage on the main east elevation above the canopy.

The applicant confirmed yes, the signage would be above the canopy.

Acting Development Services Director Gutierrez commented that would break up the building and massing.

Acting Development Services Director Gutierrez reported there were no members of the public who wished to speak and closed the public hearing. She recommended approval of DPR 9669-2018 with the attached resolution and conditions, adding a condition for a different door on the storage building subject to staff approval.

Acting Development Services Director Gutierrez reported there is a twenty-day appeal period from today.

D-2

DEVELOPMENT PLAN REVIEW – DPR (10678-2018) FOR
AN EXTERIOR FAÇADE RENOVATION AND INTERIOR
TENANT IMPROVEMENT TO CONVERT AN EXISTING
COMMERCIAL RETAIL UNIT TO A RESIDENTIAL UNIT
LOCATED AT 360 E. HOLT AVENUE IN THE CITY
GATEWAY SEGMENT OF THE POMONA CORRIDORS
SPECIFIC PLAN.

Alex Jimenez, Assistant Planner, provided a presentation on this item.

Acting Development Services Director Gutierrez opened the public hearing

John Pena, the applicant; commented Assistant Planner Jimenez did a good job describing the whole project. He reported this project was purchased about five years ago, when he bought five other parcels. He shared he rehabbed the houses next door and the alley. He shared that the cell phone store owner on the corner moved out after three armed robberies and his family was threatened. He noted was providing background and shared that the commercial enterprises in this area have a lot of difficulties and that is why he wants to do this project aggressively fast. He requested to change the rear landscaping because it is not required since he is not adding extra square footage to the property. He shared he wants to do some landscaping but doesn't want to take away from the little back yard he has for his renters. He stated they have three kids (ages 1-5) and use it for their kids play because there are no parks nearby.

Acting Development Services Director Gutierrez asked for an aerial of the project to be displayed.

Mr. Pena stated he doesn't mind doing the landscaping against the wall.

Acting Development Services Director Gutierrez clarified the backyard is where the wooden fence is.

Mr. Pena replied that is correct and he'd have to cut that area in half.

Acting Development Services Director Gutierrez suggested landscaping in specific areas on the map.

Mr. Pena asked if he could provide landscaping up until the property line.

Acting Development Services Director Gutierrez replied that would be reasonable, unless there is a comment by staff.

Assistant Planner Alex Jimenez commented that the minimum parking requirements would still have to be met, and she knows the architect worked with the applicant to meet the minimum dimensions of the parking and that is why the open patio in the back was cut down. She stated if the applicant is shifting this, he would just need to make sure he is still meeting the minimum requirement.

Acting Development Services Director Gutierrez asked how many feet of landscaping is in the rear

Mr. Pena replied he thinks it's about five or six feet.

Acting Development Services Director Gutierrez asked if it will still work if the the parking spaces are shifted down five feet.

Assistant Planner Alex Jimenez stated that may work and Mr. Pena stated he will go measure with Assistant Planner Alex Jimenez personally.

Acting Development Services Director Gutierrez replied staff will work with Mr. Pena on this and revise the condition to read that the northern landscaping on the rear property can be reduced to allow the parking spaces to be against the property line, and landscaping on the eastern portion of the rear yard and along the western edge and the south eastern portion of the property must be kept.

Acting Development Services Director Gutierrez asked if there was landscaping planned for the open space in the front of the property or anything to demarcate that as an open space, because right now it's all asphalt.

Mr. Pena replied the property has been rented (for the next seven months) and the family is very excited to have the front area because they also have kids who like to play, and they don't have an issue with the asphalt.

Acting Development Services Director Gutierrez confirmed there is no plan to resurface it with anything.

Mr. Pena replied not now.

Acting Development Services Director Gutierrez stated in the future it would be idea to include some type of different material there. She confirmed Mr. Pena's plans to put a fence in that area.

Mr. Pena replied that is correct.

Acting Development Services Director Gutierrez asked what type of fence, rod iron or block.

Mr. Pena replied a little bit of both.

Acting Development Services Director Gutierrez replied that would be under a separate permit.

Mr. Pena replied that is correct; and noted it would provide some privacy and make it a yard.

Acting Development Services Director Gutierrez confirmed there would also be a little landscaping there in the front.

Mr. Pena replied yes and stated there is already a little landscape there.

Acting Development Services Director Gutierrez thanked Mr. Pena for the work he has been doing and the improvements to the property. She stated she knows there is not much to do for this existing front parapet, but in the future if he remodels, she would suggest something more aesthetically pleasing.

Mr. Pena replied he will keep that in mind.

Acting Development Services Director Gutierrez stated her recommendation would be to change the landscaping as discussed. She reported there is one speaker that would like to speak.

Paula Lance, 458 E. Jefferson, Pomona, Ca; stated she has property close by and confirmed if there would be a fence in the future. She asked if there was a picture of what that would look like.

Mr. Pena replied that is something he is going to submit afterwards, once he applies for that permit.

Ms. Lance asked if he was going to do an entire renovation. Mr. Pena replied yes.

Ms. Lance confirmed the front will remain asphalt. Mr. Pena replied correct.

Ms. Lance asked if there are requirements in resident properties for a percentage of the property to be landscaped with something other than an impervious surface.

Acting Development Services Director Gutierrez informed Ms. Lance that this portion of the hearing is for comment and staff will take those into consideration.

Ms. Lance expressed concerned about too much concrete and coverage of the property with materials that are water just runs off. She stated she thought there were requirements for some amount of a residential property to not be covered with concrete, asphalt or house.

Acting Development Services Director Gutierrez asked staff to comment on this.

Assistant Planner Alex Jimenez replied there are minimum landscaping requirement for single-family residential homes for the front yard, however, this project is a multi-family residential project and with no building square footage being added therefore the applicant is continuing his non-conforming property.

Ms. Lance confirmed two units makes it multi-family.

Acting Development Services Director Gutierrez replied yes. She noted, as previously discussed, staff would like to see something different to improve the area. She stated she thinks the fence and additional tree Mr. Pena is proposing will help change that dynamic and provide some green.

Mr. Pena stated he has track record with the community with rehabbing properties and will do what's best for the community.

Acting Development Services Director Gutierrez recommended changes regarding landscape in the rear, approving DPR 10678-2018, and adopting the attached resolution, subject to the added conditions specified.

ADJOURNMENT:

Planning Manager Gutierrez adjourned the meeting at 10:38 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 Garcy Avenue, Pomona, CA, 91766.