



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: April 12, 2017

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **CONDITIONAL USE PERMIT (CUP 5490-2016):**

An application for Conditional Use Permit (CUP 5490-2016), requesting approval for the construction of a new 149-room five-story hotel on property that is approximately 3.05 acres in size and for on-site alcohol sales. The subject site is located on the south side of Rancho Valley Drive, in the northern direction of the Corona Freeway (71) and is identified by Assessor Parcel Number (APN: 8344-024-040).

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolutions (Attachment 1) approving Conditional Use Permit (CUP 5490-2016), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location:	South side of Rancho Valley Drive, to the east of the 71 Freeway
APN Information:	8344-024-040
Project Applicant:	Grace Hu
Property Owners:	GHG Rio Rancho, LLC.
CC District:	District #2
Historic/CBD:	N/A
Specific Plan:	N/A

PROJECT BACKGROUND AND DESCRIPTION

The project site is located on the south side of Rancho Valley Drive, adjacent to the 71 Freeway, to the west of White Avenue (Attachment 2) in the C-4 (Highway Commercial) zoning district. The project site is approximately 3.05 acres in size. The property is currently undeveloped.

The applicant, Grace Hu, is proposing to construct a new 90,800 square foot, 149-room hotel at five-stories in height with surface off-street parking stalls. The hotel is proposed at approximately 58 feet in height. The surface off-street parking lot will accommodate 170 spaces. Elements of the proposed hotel's layout are summarized in the following table:

Level	Element	Floor area (sf)
1	Entry into hotel, lobby, dining room, meeting room kitchen, bar, laundry, storage, gym, 10 guest rooms, and administrative offices, and outdoor pool area.	27,200 sf
2	35 Guest rooms	15,900 sf
3	35 Guest rooms	15,900 sf
4	35 Guest rooms	15,900 sf
5	34 Guest rooms	15,900 sf

Street access to the new hotel will be off of Rancho Valley Drive with one vehicular driveway located near the end of the cul-de-sac bulb. A total of 163 off-street parking spaces are provided.

The subject site is currently at an elevated grade level and will be lowered to an appropriate grade level surface to accommodate the proposed five-story hotel building, paving for off-street parking and landscaping. The finished grade for the hotel pad will be approximately three feet elevated above the existing grade of the adjacent Golden Corral Restaurant.

The applicant is proposing the on-site sale of alcoholic beverages consisting of distilled spirits, beer, and wine (ABC Type 47 license) within the meeting room, dining area, and bar. The alcohol served in these areas is served in conjunction with food service provided by the kitchen within the hotel. There will also be a small convenience store for hotel guests where beer and wine may be sold off-premises to guests of the hotel. Alcohol would be served on-site in conjunction with private meetings, events, or parties held in the meeting room of the hotel. The applicant is not proposing to provide alcohol for purchase in room mini-fridges or room service.

Applicable Code Sections – Pomona Zoning Ordinance

The subject property is currently zoned C-4 (Highway Commercial). The project would be required to comply with development standards set forth in the Pomona Zoning Ordinance (PZO) for properties within the C-4 zoning district and Section .5809-10 for Hotels and Motels per PZO Section .580.J, which requires approval of a Conditional Use Permit for a hotel.

Section .580.J and .5809.4 of the Zoning Ordinance establishes criteria for approval of a Conditional Use Permit for the on-sale of alcoholic beverages in conjunction with a bona-fide restaurant.

Surrounding Land Use Information

The project site is located in a geographical area containing a mix of commercial and vacant land. To the immediate south of the site is the 71 Corona Freeway, and to the north and west of the subject site is vacant land. To the east of the subject site is the Rio Rancho Towne Center. The table below summarizes surrounding land uses, zoning, and General Plan designations pertaining to the project site.

Land Use Summary Table

	Existing Land Use	Current Zoning Designation	General Plan Designation
Subject Site	Vacant	C-4	Transit Oriented District: Neighborhood
North	Vacant	C-4	Transit Oriented District: Neighborhood
South	71 Corona Freeway	None	None
East	Vacant	C-4	Transit Oriented District: Neighborhood
West	Commercial Shopping Center	C-4	Transit Oriented District: Neighborhood

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project site is located in the C-4 (Highway Commercial) zoning district. Based on staff's analysis, the project does meet the minimum development standards of the PZO. The following table summarizes the proposed project and its compliance with the applicable development standards of the C-4 zoning district:

Project Summary Table

Development Standards:	Zoning/Code Requirements	Proposed Project:	Compliance Determination
Lot Area	No requirements	3.05 acres	Yes
Lot Dimensions	Width - No requirements Depth – 100 feet	Approximately 361.41 wide and ranges from 284.37 to 455.96 in depth	Yes
Yards	No requirements	Front – Approximately 280' Side – Approximately 100' (east)	Yes

		Approximately 95' (west) Rear – Approximately 115'	
Building height	Six stories or 75 feet	Five stories and approximately 58 feet	Yes
Off-Street Parking	151 spaces (1 space/guest room, plus 2 spaces for manager)	170 spaces	Yes
ADA parking	6 spaces minimum	6 spaces	Yes
Parking aisle width	25' minimum	25'-28'	Yes
Parking lot landscape setbacks	10' min. along a public street	10' along Rancho Valley Drive	Yes
Parking lot landscaping	6% per PZO .503-H 10% per PZO .5809-10	16%	Yes
Loading Spaces	2 spaces minimum	2 space provided	Yes

PZO .5809-10 for hotels and motels provides a comprehensive set of standards and criteria when considering a CUP for a hotel. It is staff's assessment that these standards are met with the proposed project. The draft resolution (Attachment 1) provides the required findings for motel and hotels.

PZO .5809.4 of the Zoning Ordinance establishes criteria for approval of a Conditional Use Permit for the on-sale of alcoholic beverages in conjunction with a bona-fide restaurant. The criteria are listed as follows:

Criteria	Requirement	Proposed Project	Compliance Determination
Off-Street Parking	Provide one off street parking space per 100 square feet of gross floor area (of alcohol sales).	170 parking spaces	No*
Parking Lot	Parking lots, including landscaping and lighting, shall be installed and maintained per city standards.	Lighting and landscaping plan included	Yes

Area Compatibility	The proposed on-sale liquor establishment shall be compatible with existing development in the area.	In a commercially zoned vicinity	Yes
Proximity	The proposed location shall be sufficiently removed from any existing residential development or zoning and any church, school, park, or playground so as not to be detrimental to that use.	Nearest sensitive use is over 200 feet away	Yes

*Since the proposed on-site alcohol sales is provided as an ancillary use for guests of the hotel and for occasional private parties and events, it is staff's determination that the criteria for off-street parking as listed in the above chart is not applicable since that standards would be more practical to an establishment that only served on-site alcohol sales.

Circulation, Access & Parking

Access to the subject site will be provided along Rancho Valley Drive. There will be one vehicular access to the subject site. The subject site will have a total of 170 off-street parking spaces provided at the surface level. The proposed project includes a total of six ADA compliant off-street parking spaces. In addition to the off-street parking spaces provided for vehicles, the project is proposing a total of 18 spaces for bicycle parking. One loading space is provided at the rear of the site, adjacent to the trash enclosure. The hotel is proposing a circular driveway at 24 feet in width, which is appropriate for guest pick up, drop off, and loading. The dimensions of the drive aisles range from 25 to 28 feet throughout the hotel site.

Architectural Elevations

The contemporary architecture of the new hotel will incorporate features such as a central tower element with a hip roof design along the north elevation, a moderate presence of glazing from the guest rooms along the same façade. The central tower is provided with smaller towers positioned on each side, designed with gable roof openings. The horizontal massing of the building is broken up with the element of the first floor amenities, such as meeting room and outdoor pool, which are separate from the building footprint of the guest room towers. The south façade will also be provided with three gable roof tower elements to break up the horizontal massing with glazing from the guest rooms. The new structure will serve as a visual landmark to the City since it will be prominently visible from the Corona Freeway (71).

The applicant is proposing smooth trowel finished stucco on the main body of the building and brick veneer at the base of the building. Roof tiles are proposed. The building is further accented with stained wood trellis, decorative railing, and a dark bronze anodized storefront. The towers of the proposed façade are painted a lighter color to contrast, but match the rest of the building in earth tone shades. Wall plane variation is provided along the each façade of the hotel. As proposed, the high quality contemporary architecture of the proposed project would

positively enhance the surrounding appearance of the surrounding built commercial environment.

Landscaping

Despite the urban nature of the proposed development, it includes a generous amount of greenery distributed within the off-street parking area, along the property boundaries and around the proposed building. PZO .5809-10 states that a minimum of ten percent of the site should be provided with landscaping. The proposed project is proposing 16% of the site to be landscaped with a combination of trees, shrubs, and groundcover.

ABC Census Tract Information

According to the guidelines established by the State Department of Alcoholic Beverage Control (ABC), a total of six on-sale licenses are allowed in the subject Census Tract No. 4030.00 before the tract is deemed to have undue concentration. The population of the Census Tract determines the number of licenses permitted. Currently, there are two licensed establishments with on-sale alcohol licenses in the subject Census Tract. There was a CUP for on-sale alcohol sales that was recently approved by the City for WingStop in late 2016, within the same census tract. With the proposed on-sale of alcohol for the proposed hotel, there will be a total of four on-sale ABC licenses within the census tract. Thus, the existing number of on-sale licenses is not currently above the maximum permitted in the Census Tract, and will not create an undue concentration.

The following table summarizes the concentration of on-sale ABC licenses in Census Tract No. 4030.00 and the adjoining Census Tract No. 4033.18 to the west. A map showing the number and location of all active on-sale ABC licenses within the two Census Tracts is provided for Commission consideration (Attachment 7).

ABC Data on Alcohol Licenses in Census Tracts

	Existing Licenses	Allowed Licenses
	On-sale	On-sale
Subject Census Tract 4030.00	3 (2 licensed, 1 in process for WingStop)	6
Adjacent Census Tract (East) 4033.18	2	6

Police Department Review

The Pomona Police Department has reviewed the proposed application for the sale of alcohol (on-sale beer and wine) in conjunction with the dining service for the proposed hotel. As part of the Police Department's review, they considered both the concentration of alcohol licenses and crime data.

The subject site is located in Police Reporting District No. 83, which is classified as a high crime district according to figures provided by the Police Department. In 2016, the District experienced a total of 503 Part I Offenses and Part II Arrests. The threshold for designating a district high crime is 163 crimes. Crime statistics for the subject reporting district, and adjacent reporting districts are provided in the following table, as received on April 6, 2017 by staff. A map showing location of Police Reporting District No. 83 and adjacent districts is provided for Commission consideration (Attachment 8).

Police Reporting District Data		
	Police Reporting District	Part I Offenses and II Arrests (2016)
Census Tract 4033.18	83	503*
Census Tract (West) 4030	73	278*

* Indicates High Crime Area

The State Department of ABC defines undue concentration if either threshold of license number is exceeded or the crime reporting district is defined as “high crime.” In this case the subject police reporting district is considered “high crime”. However, the number of existing on-sale ABC licenses, including the proposed, would not exceed the maximum allowed for the census tract.

ISSUES ANALYSIS

Issue 1: General Plan Conformity

The proposed development will allow the construction of a new five-story, 149 -room hotel. Conditional Use Permit (CUP 5490-2016) is consistent with the General Plan place type of Transit Oriented District Neighborhood. Further, the proposed project is consistent with the following goals for Transit Oriented District Neighborhood place types from the General Plan:

“Establish a pattern of development that takes advantage of local and regional transportation infrastructure”

“Ensure that higher intensity transit oriented development is built with the care and quality that reflects the City’s values and community pride”

“Create evenly spaced and well-distributed activity cluster destinations that anchor the east ends of the Holt Avenue corridor and the SR60/71 to strengthen the gateway function of these locations”

The proposed development proposes new lodging opportunity within close proximity to the Rio

Rancho Towne Center and along the 71 Freeway. The proposed project is consistent with the surrounding commercial neighborhood. Additionally, the project is proposing site improvements that will create an aesthetically pleasing development that is compatible with surrounding development. Based on these factors, staff believes the proposed project is consistent with the General Plan.

The subject site is part of the SR-60/SR-71 district of the Transit Oriented District Neighborhood. This district is identified as a major existing anchored activity center, with significant potential for change and close proximity to major freeway access. Larger scale infill development, will take advantage of significant vacant and underutilized land, transitioning this area from retail center to transit oriented district. Characteristics of buildings within this district are described as a mix of building types lining the new streets, built close to the sidewalk, and feature entrances facing the public thoroughfares. Building massing and façade composition will emphasize variety and street-side interest. While this characteristic of the General Plan's vision for development within this district as described above was initially requested by staff, the applicant determined that the design as currently presented to the Planning Commission was one that best fit their business model for a variety of reasons, not limited to the new surrounding development. The Planning Commission may still approve the project without requiring the building be placed adjacent to the main street system in front of the hotel. The vision of higher intensity uses outlined in the General Plan for TOD areas is still met and the project designer has added pedestrian paths to the street and to the adjacent restaurant uses to the south.

The proposed on-site alcohol sales of the proposed hotel would be ancillary since it is typical for hotel to provide on-sale alcohol services for events and dining. Further, the hotel services would be further enhanced with on-site alcohol sales and is consistent with the following General Plan Economic Development strategic priority to recapture lost retail spending. The approval of the proposed Conditional Use Permit to allow the on-sale of alcoholic beverages in conjunction with a hotel would contribute to the diversification of the City's economy.

Issue 2: Zoning Ordinance Compliance

The proposed development, as proposed and as conditioned, meets the development standards of the C-4 zoning district as described in the chart above.

The applicant has proposed to meet all development standards as it pertains to the proposed hotel development, and on-site sale of alcohol in conjunction with hotel dining services. As proposed, the project will be compliant with the existing Zoning Ordinance as illustrated above.

Issue 3: Land Use Compatibility

The proposed project will not have a significant impact on the surrounding neighborhood since the development is consistent with its zoning designation and is compatible in scale with the surrounding commercial land uses. The project is located in the C-4 (Highway Commercial)

zoning district. The proposed project is compatible with the neighboring uses, which include restaurants and retail uses. Based on these factors, staff believes that the project will be a positive addition to the general area.

Issue 4: Project Circulation & Access

As a part of the Environmental Impact Report (EIR) prepared for the Rio Rancho Towne Center in 2012, traffic was evaluated as a part of that project. A Traffic Study, prepared by Urban Crossroads for the 2012 EIR, identified extra-jurisdictional impacts affecting Caltrans facilities and necessary physical improvements required to mitigate the 2012 project's potential impacts to Caltrans facilities. However, neither the City nor the Applicant would be permitted to construct such improvements within areas under Caltrans jurisdiction. As such, the timely completion of the needed improvements could not be assured, and deficiencies associated with freeway facilities were identified as significant and unavoidable. The Certified EIR adopted by the City included a Statement of Overriding Considerations pursuant to CEQA recognizing the freeway impacts.

A trip comparison analysis was prepared to evaluate whether the proposed hotel would result in additional significant impacts that were not anticipated as part of the Certified EIR Traffic Study. The proposed hotel use along with the uses evaluated for the Rio Rancho Towne Center EIR resulted in a total of 15,918 daily trips while the Certified Rio Rancho Towne Center EIR projected and analyzed the impacts associated with a project that generated 15,577 total daily trips. The difference is 341 total trips, which represents a two percent increase in overall traffic.

This level of increase is considered negligible and a statistically equivalent amount of traffic from a traffic engineering standpoint. Thus, this increase is negligible and would not result in the need to reevaluate any of the analysis prepared for the Certified EIR including the intersections studied in the opening and horizon year analysis. The recommendations and conclusions of the Certified EIR would not be affected by this minor increase.

Issue 5: Sensitive Uses

Pursuant to Zoning Ordinance Section .5809, the subject site should be "sufficiently removed" from sensitive uses so that the proposed alcohol sales will not be detrimental to these uses. Sensitive uses including, residential neighborhoods, schools, churches and parks, have been evaluated in the area. The following tables delineate the distance between the hotel property and neighboring sensitive uses:

Residential	Distance from restaurant
Single family	293' (southeast) 1,811' (west) 473' (north)
Multi family	1,882' (east)

Schools	Distance from restaurant
Lexington Elementary	.45 miles (north)
Garey High School	.49 miles (northeast)
Fremont Middle School	.42 miles (north)
Philadelphia Elementary	.96 miles (east)
Decker Elementary	.70 miles (northwest)

Parks	Distance from restaurant
MLK Jr. Memorial Park	.27 miles (north)
Powers Park	.60 miles (south)
Phillips Ranch Park	.72 miles (west)
Philadelphia Park	1.33 miles (east)

Churches	Distance from restaurant
South Hills Presbyterian Church	.50 miles (northwest)
Mt. Zion Baptist Church	.70 miles (northwest)
Primm African Methodist Church	1.2 miles (northeast)
Pomona Tongan Methodist Church	1.4 miles (east)

The proposed use is sufficiently removed from sensitive uses so that the proposed alcohol sales will not be detrimental to these uses. In addition, the potential for detrimental impacts will be further reduced because alcohol will be served in a controlled environment. Furthermore, the on-sale license, as conditioned, is not expected to have a detrimental effect on the immediate area. A map showing location of sensitive uses adjacent to the subject site is provided for Commission consideration (Attachment 6).

ENVIRONMENTAL ANALYSIS/DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act, CEQA, found in the California Public Resources Code, and the City of Pomona's CEQA Implementation Guidelines, the modifications to the project may be reviewed for additional impacts through an addendum to the approved Environmental Impact Report (EIR). The proposed hotel would not result in or cause any new significant impacts, substantively increased or substantively different environmental impacts than those previously addressed in the Certified EIR for the 2012 Rio Rancho Towne Center project (Attachment 5). All Mitigation Measures from the original EIR will remain in place. The decision making body is required to consider the addendum with the Final EIR for the FEIR is included (Attachment 6) for the Planning Commission's consideration.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on March 31, 2017 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on March 30, 2017 (Attachment 4). As of the date of this staff report, staff has not received any correspondence either supporting or opposing the proposed project.

CONCLUSION

The proposed project of a hotel with on-site alcohol sales is consistent with the objectives contained in the City's General Plan and meets the minimum development standards of the Pomona Zoning Ordinance. With the recommended conditions of approval, the proposed development will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding neighborhood. Further, the project has been designed in a manner that will enhance the aesthetics of the site and complement the existing character of the surrounding area.

RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachments 1) approving Conditional Use Permit (CUP 5490-2016) for the development of a hotel with on-site alcohol sales.

Respectfully Submitted:



Brad Johnson
Development Services Manager

Prepared by:



Nancy Lee
Associate Planner

PC ATTACHMENTS:

- 1) Draft PC Resolution for CUP 5490-2016
- 2) Location Map and Aerial Photograph of Project Site
- 3) Project Plans (8-1/2" x 11") reductions with site photographs
- 4) Public Hearing Notice and 400' Radius Map
- 5) Final 2012 Certified EIR for the Rio Rancho Towne Center
- 6) Addendum to the 2012 Certified EIR for the Rio Rancho Towne Center
- 7) Exhibit of On-sale ABC licenses in Census Tracts 4030.00 & 4033.18
- 8) Exhibit of Police Reporting Districts
- 9) Exhibit of Sensitive Uses

CUP 5490-2016
APN: 8344-024-040
Page 12 of 12

- 10) Operations and Security Plan Provided By Applicant
- 11) Full-Sized Plans (Separate Cover)

\\STORAGE\CH-Depts\Planning\Master Planning\PLANNING COMMISSION\Staff Reports\Conditional Use Permit\APN 8344-024-040(CUP 5490-2016) Hilton Garden Inn.doc