



CITY OF POMONA

DEVELOPMENT PLAN REVIEW REPORT

DATE: April 11, 2018

TO: Director of Development Services

FROM: Planning Division

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR 6897-2017)**

An application for a Development Plan Review (DPR 6897-2017) for a proposed three-story, 132-room hotel on 2.66 acres of vacant land across two parcels in the City Gateway segment of the Pomona Corridors Specific Plan (PCSP).

STAFF RECOMMENDATION

The Planning Division recommends the Director of Development Services adopt the attached Resolution approving Development Plan Review (DPR 6897-2017) (Attachment 1), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location: 700-704 E. Foothill Blvd.
APN Information: 8367-0030-900/01
Project Applicant: Danny Ku, K U & Associates, Inc.
Property Owner: Foothill and Towne, LLC
City Council District: District #6
Redevelopment Area: Not Applicable
Historic/CBD: Not Applicable
Specific Plan: Pomona Corridors Specific Plan

PROJECT DESCRIPTION

The subject site is located on the south side of Foothill Boulevard, west of Towne Avenue near the northern boundary of the City of Pomona (Attachment 2). The applicant is proposing to construct a three-story, 132-room hotel. This project is located in the City Gateway Segment of the PCSP, which requires the applicant to receive approval of a Development Plan Review.

**City of Pomona Planning Division
Development Plan Review Hearing, April 11, 2018**

The proposed project consists of a three-story, 71,857 square-foot hotel building with 132 guest rooms. It is located on a 2.66 acre site. As provided in the project description by the applicant, “the mid-tier extended-stay type hotel will feature a contemporary brand by a prominent hotel chain that will cater to both businesses and leisure travelers.”

Table 1 illustrates the existing land use, zoning, and General Plan designations for the subject property and surrounding properties

Table 1. Surrounding Land Uses

	Existing Land Use	Zoning	General Plan Designation
Subject Site	Vacant	PCSP Neighborhood Parkway Segment	Neighborhood Edge/Residential Neighborhood
North	Commercial	PCSP Neighborhood Center Segment	Neighborhood Edge/Activity Center
South	Residential	Unincorporated Los Angeles County	Unincorporated Los Angeles County
East	Commercial	PCSP City Gateway Segment	Neighborhood Edge/Residential Neighborhood
West	Vacant	PCSP City Gateway Segment	Neighborhood Edge/Residential Neighborhood

COMPLIANCE

A Development Plan Review hearing is required for any project within the Plan area that includes new development (PCSP Section 2.0.5). Table 2 summarizes compliance with the development standards of the City Gateway Segment of the PCSP.

Table 2. PCSP City Gateway Development Standards

Standard	PCSP City Gateway Segment	Proposed Project	Compliance Determination
2.2 Building Use Regulations	Lodging	Lodging	Yes

2.3 Building Scale Regulations	1 story/20-foot minimum, 3-story maximum; Adjacent to housing; 300-foot maximum length; 2L:3H to 5L:2H massing	3-stories; setback from adjacent housing (Appendix A); massing 2L-5L:2H-3H (Appendix B)	Yes
2.4 Frontage & Building Placement Regulations	Front yard setback: 12-25'; Side yard setback: 10' min; Rear yard setback: 10' min; 50% frontage coverage	Front yard setback: 12'; side yard setback: 46'-78'; rear yard setback: 51'; frontage coverage: 62%	Yes
2.5 Street Regulations	Regional Boulevard improvements	As conditioned by Public Works	Yes
2.6 Open Space Regulations	100sf/room = 13,200 sf	13,457 (Appendix D)	Yes
2.7 Parking Regulations	1-1.2 per guest room (132-158)	146	Yes
2.8 Architecture Regulations	Façade required	Met through design	Yes

As provided in the PCSP Compliance Analysis section, the project conforms to the development standards of the City Gateway Segment. Therefore, the approval of this Development Plan Review will not adversely affect the intent and purpose of the Pomona Corridors Specific Plan. The project is consistent with the City's General Plan in that the proposed residential use is consistent with the "Neighborhood Edge" and "Residential Neighborhood" place types identified in the General Plan.

ENVIRONMENTAL ANALYSIS AND DETERMINATION

As part of the project submittal, the applicant completed an Environmental Information Form (Attachment 6). Upon receipt of the form, staff reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) guidelines. Furthermore, as the project met thresholds established by Public Works, a Traffic Impact Study (TIS) was prepared to determine any significant traffic impacts. After examining the proposed project, staff, in consultation with Public Works, has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332, (In-Fill Development Projects) of CEQA. The following five criteria were evaluated as part of the Class 32 Categorical Exemption:

1. The proposed project is consistent with the City's General Plan and Zoning Ordinance

The proposed project is for a three-story, 132-room hotel on vacant parcels totaling 2.66 acres. The parcels are zoned under the Pomona Corridors Specific Plan, City Gateway Segment. This zoning district allows "by right" development up to three stories, and permits lodging uses, such as the proposed hotel. The parcels are designated as both "Neighborhood Edge" and "Residential Neighborhood" in the City of Pomona's General Plan. The project as proposed is consistent with both the City's General Plan and Pomona Corridors Specific Plan zoning requirements.

2. *The proposed project will occur within city limits on a site less than five (5) acres substantially surrounded by urban uses*

The parcels to be developed are within the boundaries of the City of Pomona and total 2.66 acres. The property fronts Foothill Boulevard, a major thoroughfare with a significant mix of commercial land uses. All of the surrounding land uses can be classified as urban uses reflecting a level of density and uses to accommodate a significant population. To the north is a commercial strip development, zoned “Neighborhood Center” in the Pomona Corridors Specific Plan (PCSP), which contemplates “neighborhood serving retail uses such as supermarkets and specialty grocery stores, pharmacies and banks, as well as small restaurants and cafes.” (PCSP). To the west and east are commercial uses designated as “City Gateway” in the PCSP, which contemplate “high volume, high visibility concentrations of commercial sales and services, as well as potential locations for higher density housing with a robust building scale suited to a wide road.” To the south are unincorporated parcels within Los Angeles County, currently used as single-family residential homes. The property is not surrounded by open space, trails, or other protected or natural habitats.

3. *The project site has no value as habitat for endangered, rare or threatened species*

The 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* evaluated habitat for endangered, rare or threatened species under *Chapter 4.3 Biological Resources*. The chapter “identifies major plant and animal resources within Pomona and discusses potential impacts on biological resources from implementation of the General Plan Update and Corridors Specific Plan.” The proposed property is not identified as having value for a possible endangered, rare or threatened species (*Figure 4.3-2a: Special-status Wildlife Species Locations and Critical Habitat*).

4. *The proposed project will not have any significant effects upon the environment relating to traffic, noise, air quality, or water quality;*

The *City of Pomona Noise Ordinance, Section 18-310, “Designated Noise Zones,”* establishes standards of noise based on type of land use. Furthermore, Section 4.9.2: Regulatory Framework of the 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* establishes thresholds for noise decibel level that each land use must adhere to. The proposed project must comply with these noise standards and the project, as designed, is not anticipated to generate noise at a level that would be considered significant upon the environment and related uses. Furthermore, the proposed hotel building is set back approximately 58 feet from the rear property line, which is adjacent to single-family residences that are considered sensitive uses. The building setback as designed would further limit possible noise impacts on these uses.

As part of a requirement from City of Pomona’s Public Works Department, the applicant prepared a Traffic Impact Study (TIS) to determine any significant traffic impacts. Based on the study, Public Works has conditioned the project to address on-site traffic striping and signing, signal modification on Towne and Foothill Boulevard, and restricting left turn movements out of westerly

project driveway. The project, as conditioned by Public Works, would not have a significant traffic impact on the environment and surrounding area.

Section 4.9.3: Air Quality Thresholds of Significance in the 2014 *City of Pomona General Plan Update, Corridors Specific Plan, ATP and Green Plan Environmental Impact Report* states that “General Plan Update policies and the Corridors Specific Plan development standards focus on strategic infill development and land re-use, as only 600 acres (5%) of the city remain vacant. Therefore, growth facilitated by the General Plan Update and Corridors Specific Plan is anticipated to be within Air Quality Mitigation Program (AQMP) forecasts. Also, by promoting intensification and reuse of already developed lands as opposed to low density development of undeveloped lands, the General Plan Update and Corridors Specific Plan aim to reduce reliance on the drive-alone automobile. A reduction in vehicle use and vehicle miles traveled can result in a reduction in fuel consumption and air pollutant emissions.” The proposed project represents in-fill development of a vacant land within the City of Pomona, and as proposed, is contemplated as a type of development within the Corridors Specific Plan. Therefore, additional significant air quality impacts beyond those previously studied are not anticipated.

The project, as conditioned, must comply with Water Resources Department requirements, and is currently served by an existing sixteen-inch (16”) water main within Foothill Boulevard. Significant water quality impacts are not anticipated from this project as proposed.

5. The site can adequately be served by all required utilities and public services

The project has been reviewed by multiple utility and public service agencies, including the City of Pomona Public Works Department, City of Pomona Water Resources Department, City of Pomona Police Department, and County of Los Angeles Fire Department. No objections were raised about the ability of this site to adequately be served by all required utilities and public services, and, as conditioned, the project must comply with all applicable requirements from these departments.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was sent to the owners and occupants of properties within a 1000-foot radius of the subject site on February 6, 2018 (Attachment 4). A Development Plan Review hearing was held on February 21, 2018 for the proposed application, but was continued to April 11, 2018 to allow for completion of a traffic impact study. A second notice of public hearing was sent to owners and occupants of properties within a 1000-foot radius of the subject site on March 26, 2018. A four foot by eight foot sign was also placed on the vacant lot indicating an upcoming hearing for a Development Plan Review associated with this project.

Staff met with multiple stakeholders who expressed concerns about the proposed project. The majority of stakeholders live to the south of the property in a subdivision within unincorporated Los Angeles County. The concerns included aesthetic, noise, and traffic impacts, type of hotel tenant, shared driveway access with a neighboring commercial facility, and possible soil erosion on the south property line. Staff has communicated with all interested stakeholders in person and by e-

mail, including sharing a copy of the proposed site plan and renderings, and coordinated a site visit on Monday, April 9, 2018, to answer additional questions.

CONCLUSION

The proposed project is consistent with the Neighborhood Edge and Residential Neighborhood place type designations contained in the City's General Plan and meets or exceeds the minimum development standards of the Pomona Corridors Specific Plan. Based on staff's analysis of the issues and 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 neighborhoods. 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 Director of Development Services adopt the attached Resolution approving Development Plan Review (DPR 6897-2017), subject to conditions.

Respectfully Submitted:

Prepared By:

Emily Stadnicki
Development Services Manager

Ata Khan
Associate Planner

ATTACHMENTS

- 1) Draft Resolution for DPR 6897-2017
- 2) Location Map and Aerial Photograph
- 3) Appendices (PCSP Compliance)
- 4) Project Plan Reductions
- 5) 1000' Radius Map and Public Hearing Notice
- 6) Environmental Information Form
- 7) Traffic Impact Study
- 8) Draft Notice of Exemption
- 9) Full Size Plans (Separate Cover)

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