



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** November 28, 2018

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Development Services Department, Planning Division

**SUBJECT:** **MAJOR SITE DEVELOPMENT PERMIT (MAJSDP 9544-2018), TENTATIVE PARCEL MAP (PARCELMAP 9545-2018); VARIANCE (VAR 10975-2018); CONDITIONAL USE PERMIT (CUP 10985-2018);** A request for Major Site Development Permit (MAJSDP 9544-2018) to allow the development of 215-room hotel with conference; 2-story parking structure for the hotel; a 6-story mixed-use tower with a 38,469 square-foot health club and 100 dwelling units; a Tentative Parcel Map (PARCELMAP 9545-2018) to divide the site into four lots; a Variance (VAR 10975-2018) to allow reduced parking lot shading and fewer trees than required; and a Conditional Use Permit (CUP 10985-2018) to allow beer and wine sales at the hotel, on the 14.44 acre site at 55-65 Rancho Camino Drive in the southerly "Lot 9" portion of the Pomona Ranch Plaza. The property is designated Transit Oriented District - Neighborhood in the Phillips Ranch Specific Plan.

### STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolutions (Attachment 1-4) approving the Variance (VAR 10975-2018); Conditional Use Permit (CUP 10985-2018); Major Site Development Permit (MAJSDP 9544-2018); and Tentative Parcel Map (PARCELMAP 9545-2018), subject to findings and conditions.

### PROJECT/APPLICANT INFORMATION

<b>Project Location:</b>	<b>55-65 Rancho Camino Drive</b>
APN Information:	8708-001-945
Project Applicant:	YK America Group Inc.
Property Owners:	Phillips Ranch Business Center LLC
<b>CC District:</b>	<b>District # 5</b>
Historic/CBD:	Not Applicable
Specific Plan:	Phillips Ranch, Transit Oriented District – Neighborhood
General Plan:	Transit Oriented District: Neighborhood

## **PREVIOUS ENTITLEMENTS**

- Sept. 12, 2018                      Planning Commission approves a one-year time extension for Tentative Parcel Map (TPM 2791-2015)
- Sept. 12, 2016:                      City Council approved the following:
- 1) Specific Plan Amendment (SPA 5386-2016) amending the Phillips Ranch Specific Plan by replacing the Regional Commercial (R-C) land use designation with two new designations: Transit Oriented District – Neighborhood and Activity Center for the properties at 40-90 Rio Rancho Road and 12-75 Rancho Camino Drive;
  - 2) Major Site Development Permit (MAJSDP 5491-2016) for a 6-story, 200-room hotel with conference facilities totaling approximately 159,000 square feet and a 3-story office building totaling approximately 75,000 square feet with a freestanding, 3-story parking structure for the property at 55-65 Rancho Camino Drive;
  - 3) Certified the Final Environmental Impact Report (FEIR SCH#2016011079) for the project.
- Aug. 10, 2016:                      Planning Commission 1) approved Tentative Parcel Map (TPM 2791-2015) to subdivide the 14.44 acre site into 3 lots for the project; 2) recommended approval of the Specific Plan Amendment; 3) approved the Major Site Development Permit; and 4) recommended certification of the FEIR.

## **PROJECT DESCRIPTION & BACKGROUND**

The Pomona Hyatt Place Hotel Project (Original Project) was approved by the City of Pomona in September 2016. The Original Project comprised the following primary elements:

- A 6-story, 200-room Hyatt Place + Hyatt House Hotel with conference facilities and supporting amenities totaling approximately 159,000 square feet;
- A free-standing, 3-story Office Building totaling approximately 75,000 square feet;
- A free-standing, 250-space 3-story parking structure; and
- Surface parking lots totaling 556 spaces.

The applicant has proposed a revised project. The proposed modification to the Original Project (Modified Project) would include the following primary elements:

- Increase the Hyatt Place + Hyatt House Hotel (Hotel) use by 15 rooms (to a total of 215 rooms) yielding a total Hotel building area of approximately 164,045 square feet, including 4,955 square feet of banquet space;

- Replace the Office Building with a 6-story, mixed-use building (Mixed-Use Building) comprising a Health Club totaling approximately 38,469 square feet and 100 residential apartment units;
- Retain the free-standing, 246-space 2-story parking structure adjacent to the hotel;
- Include a 2-story, 153-space parking structure for the residents beneath the mixed-use tower;
- Provide surface parking for a total of 388 vehicles.

The Modified Project would also implement necessary supporting site improvements including, but not limited to, landscaping, lighting, and signage. No other aspects of the Original Project would be substantively affected by the Modified Project.

### **Surrounding Land Use Information**

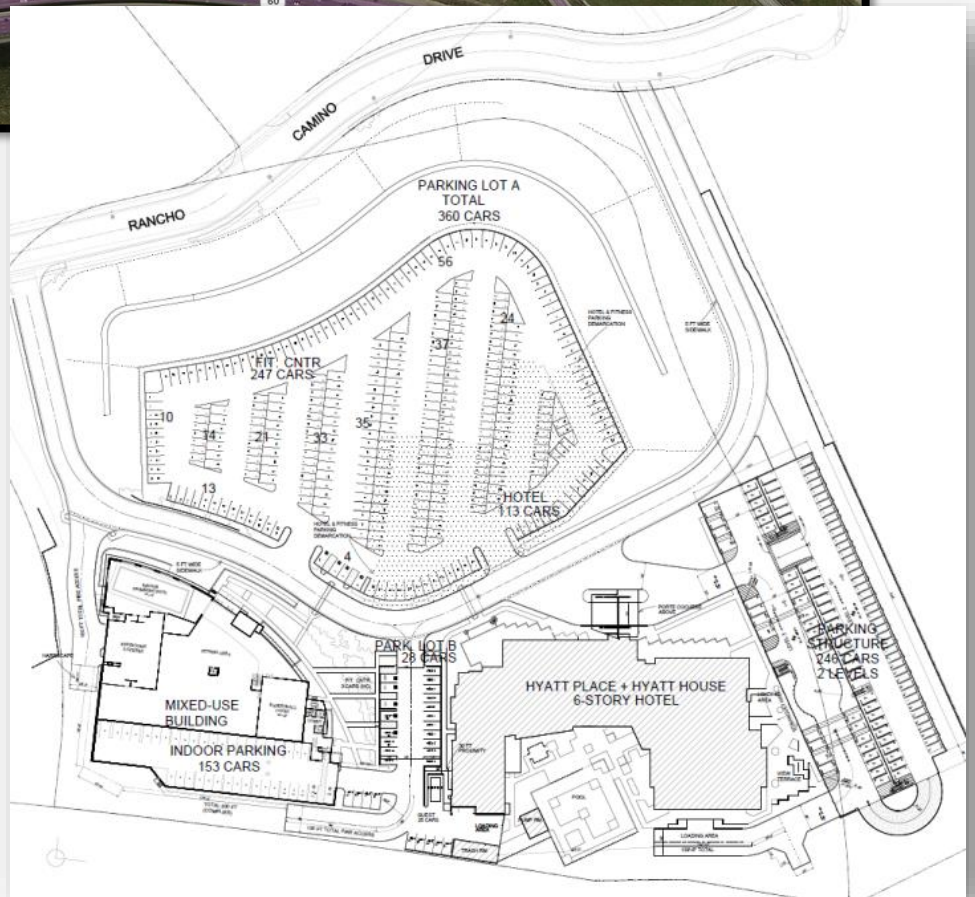
The following table summarizes the surrounding land uses, zoning and general plan designations for Planning Commission consideration.

**Land Use Summary Table**

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Subject Site</b>	Vacant/Former Landfill	Phillips Ranch Specific Plan: Transit Oriented District - Neighborhood (TOD- N)	Transit Oriented District: Neighborhood
<b>North</b>	Pomona Ranch Plaza Retail Shops & Walmart	PRSP: TOD-N and PRSP: Activity Center (AC)	Activity Center and TOD: Neighborhood
<b>South</b>	Freeway and open space	PRSP: Open Space (O), 60 freeway	Open Space
<b>East</b>	Office and freeway	PRSP: TOD-N, 71 freeway	TOD: Neighborhood
<b>West</b>	Office and retail	PRSP: TOD-N	TOD: Neighborhood

A portion of the site was previously used as the Phillips Ranch Landfill (circa 1940-1950). The former landfill underlies the proposed Modified Project surface parking areas located northerly of the proposed Hotel uses. Plans and permitting for remediation and capping of the Landfill have been previously approved by CalRecycle (the administrative permitting agency), and remediation and capping of the landfill will be accomplished by others prior to implementation of the Project.

The Project site is located in the southerly portion of the Pomona Ranch Plaza. As shown, the Pomona Ranch Plaza site is substantively developed with commercial/retail and office uses and associated parking lots. Land uses near the site are described below.





- North of the Plaza, across Rio Rancho Road, are single-family residences. Within the Plaza, immediately north of the Project site across Rancho Camino Drive, are various parking lots and retail businesses including a Walmart.
- East of the Plaza, across SR-71, are commercial and single-family residential uses. Within the Plaza, and easterly adjacent to the Project site, is a multi-story office building and supporting parking areas.
- South of the Plaza and the Project site, across SR-60, are vacant hillside properties; single-family residential uses are located further to the south within the City of Chino Hills.
- West of the Plaza are multi-family residential uses. Within the Plaza, west of the Project site, are multi-story office buildings, a large supermarket, and supporting parking areas.



**Districts**



**Transect Zones**



### **Applicable Code Sections**

The Phillips Ranch Specific Plan (PRSP), as amended most recently by the 2016 Specific Plan Amendment (SPA), establishes the permitted uses and development standards for the site. The hotel is classified as “Lodging” and is a permitted use. Residences served by a common entry are a permitted use. The proposed health club is classified as “Retail: Entertainment and Recreational” and is a permitted use.

The project site is on a portion of “Lot 9” of the PRSP (shown on Figure 1.4-1 of the PRSP.) Since the site is underlain by the former landfill, and the site is further constrained by slopes and hillside terrain characteristics, the 2016 Amendment to the PRSP states that “the SPA Development Standards (excluding occupancy limitations) and Development Regulations should be employed as guidelines rather than mandates for development proposals. Development proposals must nonetheless be compatible with other SPA uses; reflect development intensities and development forms anticipated for the encompassing General Plan Transect Zone(s), and otherwise demonstrably support the General Plan Vision for development of the SPA area.” As

mandated by the 2016 SPA, the applicant has been working closely with the City to design the project to meet the standards where possible and to meet the intent in all cases.

Pursuant to the Subdivision Map Act of the State of California and the City's Subdivision Ordinance (Pomona City Code Chapter 29), the applicant has filed a Modified Tentative Parcel Map for the revised project. The Planning Commission has authority for Parcel Maps. A Tentative Parcel Map was approved September 2016 and an extension was approved September 12, 2018 by the Commission. The main difference is that the new map includes the new project description for a 215-room hotel and mixed-use tower, and that 4 lots are proposed, rather than 3.

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 the café and lounge in the hotel. The requirements for approval of on-sale alcohol sales are:

- 1) **Off Street Parking:** Provide one off street parking space per each four persons of occupant load as defined in the Uniform Building code, city of Pomona.
- 2) **Parking Lot:** Parking lots, including landscaping and lighting, shall be installed and maintained per city standards.
- 3) **Area Compatibility:** The proposed on-sale liquor establishment shall be compatible with existing development in the area.
- 4) **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.

## ZONING COMPLIANCE ANALYSIS

### Site Development Standards

Since the project is a permitted use in the PRSP, the proposed project is subject to development standards of that Plan. In order to provide the Planning Commission with a comparison of the required development standards and that of the proposed project, staff has prepared the following table for consideration.

**Project Summary Table**

<b>Development Standard</b>	<b>PRSP Code Requirements</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
Building Height	Maximum 6 stories	6 stories	Yes
Building Length	300 ft. on a street	Hotel: approx. 305' Mixed use: approx. 260'	No* Yes
Building Massing	1L:3H to 3L:1H (0.3 to 3)	Hotel: approx. 3.5 Office: approx. 3	No*
Private Frontage Type	Common Lobby Entry	Common Lobby Entry	Yes

<b>Development Standard</b>	<b>PRSP Code Requirements</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
Front Setback	0' min. to 10' max.	>300' from Rio Rancho	No*
Side Setback	10' min.	>20'	Yes
Rear setback	5' min.	>20'	Yes
Frontage Coverage	70% min.	0%	No*
Distance Between Bldgs.	20' min.	>20'	Yes
Unit Size	Studio – no standard 1 bedroom – min. 600 sf. 2 br – min. 800 sf.	554 sf 707 sf 1,066-1,205 sf	Yes
Public Open Space	Retail (>20,000 sf) – 50sf/1000 sf Lodging – 100 sf/room Residential – 150 sf/unit	Reqd., gym and residential: 16,923 sf Provided, gym and res.: 16,956 Hotel reqd.: 21,500 sf Hotel provided: 22,388 sf	Yes
Residential Private Open Space	Residential: 60 sf/unit for 1 & 2 br	60 sf/unit (1&2br units) plus 5,851 sf common areas	Yes
Parking Configuration	Surface Lot – Side or Rear Structure – Exposed Partially submerged podium	Surface Lot – Front Structure – Exposed Partially submerged podium	No* Conditionally permitted Yes
Parking	Hotel - 1 min./1.2 max. per 1000 plus 1/35 sf for banquet hall Gymnasium – 6 min./10 max. per 1000 Studio – 1 per unit 1 br – 1.5 2 br – 2 Guest – 1 per 4 units	Hotel – 250 in structure plus 142 surface spaces Gym – 250 in surface lot Residences – 153 in structure plus 25 guest spaces in surface lot Total min. parking reqd.: 768 spaces Provided: 787 spaces	Yes

Development Standard	PRSP Code Requirements	Proposed Project	Compliance Determination
Landscaping	New standards apply if rehabilitated landscape area is 2,500 SF or greater	Complies with standards except parking lot shading and number of trees in parking and for site	No*

\*Lot 9 Exception, as provided in the PRSP.

### **Vehicular Circulation, Access & Parking**

Access to the site will be provided from Ranch Camino Drive, a private street in the Pomona Ranch Plaza (Attachment 6). There will be two vehicular driveways, one at each end of the project site. A 2-story parking structure serving the hotel is near the east side of the site. Structured parking for the mixed-use building is located beneath the building. Access to the surface and structured parking lots will be via the main site driveways. The project will provide a total of 787 parking spaces with 246 spaces in the hotel structure, 153 in the mixed-use structure, 28 residential guest spaces between the two buildings, and 360 spaces in the large surface parking lot on the north side of the site. The site is close to both the 71 and 60 freeways.

### **Architectural Elevations**

The hotel is designed in a modern style (Attachment 6). The building features finishes that include a variety of materials and colors, including glass, concrete, decorative stone veneers, metallic finishes, and stucco. Significant building articulation is used along the roof line and in the depth of the building, with the central portion of the hotel forward of the portions to either side. Color and finishes are used to create visual interest. The hotel lobby features a porte cochere with substantial glass elements, including a portion of the cover, and an integrated water feature. The combination highlights the main entry. Outdoor seating is provided on either side of the lobby, adjacent to meeting rooms on the east side and to the restaurant on the west side. There's a central courtyard with a pool and patio seating for the guests.

The mixed-use tower is also designed in a modern style comparable to the hotel. The building is in the form of a "pie wedge", with the gymnasium occupying the 2 ground floors at the front of the building and including the curved front wall. The entrance to the gymnasium is clearly defined with the use of shape and color. The residential tower and parking forming the rear of the structure are more conventionally shaped. Finishes on the building including stone block, stucco, and metal and fibrous panels.

View from SR-60







Interior Views of Hotel, Hotel  
Outdoor Patio and Entrance



### **Landscaping**

The applicant has submitted a conceptual landscaping design for consideration (Attachment 6). The plans include a variety of landscaping dispersed throughout the project site, including trees, shrubs, and ground cover. Trees will not be included in much of the surface parking lot in order to protect the integrity of the landfill (discussed in greater detail in Zoning Conformity). Landscaping is low-water using throughout, with appropriate trees, shrubs and groundcovers that provide an interesting palette while minimizing water use. Hardscape includes decomposed granite, river cobbles and boulders as accents to the plant materials.

### **Grading/Retaining Walls**

The site has been already been substantially graded and prepared for the development. The pad for the site is elevated roughly 50 feet higher than the Walmart site to the north and the offices to the east; the site is roughly 20 feet higher than the offices to the west. One of the driveways accessing the site has been rough graded up to the pad level. Due to the elevation change between the site and the neighboring properties, retaining walls are necessary along the east and west sides and in various locations on either side of the access road between the mixed-use building and the surface parking lot.

The retaining wall along the east side, just east of the proposed hotel parking structure, will be up to 23.5' tall, roughly at the midpoint of the wall. The exposed face of the wall will be visible from the parking lot and office building east of the site. The retaining wall along the west side will be up 12.5' tall, with the exposed face visible from the neighboring parking lot and office building west of the site. A retaining wall along the north side of the access road, near the southwest corner of the large surface parking lot, will have a maximum exposed height of approximately 9'. A retaining wall up to 10.5' tall will be near the northeast corner of the mixed-use building, and a lower wall approximately 4.5' tall will be aligned with the center of the mixed-use building. A retaining wall up to 6.5' tall will be along the south side of the trash enclosure for the hotel, behind the building. A retaining wall up to 3' tall will be located along the south side of Rancho Camino Drive. All walls, other than the one along the east side will be finished with stone veneers. The easterly wall will be concrete block. As a condition of approval, staff recommends that this wall be finished with split-face block or a smooth colored plaster surface to make the wall more aesthetically pleasing.

## **ISSUE ANALYSIS**

### **Issue 1: General Plan/Land Use**

The 2016 Philips Ranch Specific Plan Amendment changed the land use designation from "Regional Center" to Transit Oriented District – Neighborhood" for the project site. The proposed hotel and mixed-use building is consistent with the following General Plan goals and policies:

*“Establish a pattern of retail centers that is based on existing conditions, aligned with investor preferences, and will satisfy current and future market demand.” (Goal 6A.31)*

*“Over time, concentrate retail investment in “activity centers” that provide a variety of shopping environments that conveniently serve the regional and local community.” (Goal 6A.G2)*

*“Improve the physical quality and shopping experience of existing and new activity centers throughout the City.” (Goal 6A.G5)*

*“Establish a pattern of development that takes advantage of local and regional transportation infrastructure.” (Goal 6B.G1)*

*“Ensure that higher intensity transit-oriented development is built with the care and quality that reflects the City’s values and community pride.” (Goal 6B.G3)*

*“Create evenly spaced and well-distributed activity cluster destinations that anchor the east and west ends of the Holt Avenue corridor and the SR-71/SR-60 to strengthen the gateway function of these locations.” (Goal 6B.G12)*

*“Use a variety of regulatory tools to encourage specific types of retail development in locations where it is most feasible and compatible with the pattern of activity centers identified in the Pomona Tomorrow diagram, and discourage it in other locations.” (Policy 6A.P1)*

*“Strategically identify locations for activity centers that maximize both neighborhood and vehicular accessibility and visibility.” (Policy 6A.P2)*

*“Use regulatory tools to concentrate height and intensity at these gateway locations (Holt@SR-71 & Indian Hill, SR-60/SR-71).” (Policy 6B.P10)*

In addition, the project is consistent with the intent to promote mixed-use projects in the Transit Oriented District area in conjunction with other development at the Pomona Ranch Plaza.

## **Issue 2: Zoning Ordinance Compliance**

Staff has evaluated the proposed project and has determined that the proposed use is in substantial conformance with the development standards of both the Pomona Zoning Ordinance (PZO) and the PRSP. The project is consistent with the standards of the PZO and PRSP with certain exceptions. These exceptions, such as building length and massing, are impacted by the existence of the old landfill underlying much of the site. As part of the site development, care has been taken to minimize the disturbance of the landfill. This requires placing the structures south of the landfill, near the 60 Freeway, and minimizing the structures and landscaping above the

landfill. The special conditions of the site are acknowledged in Section 1.4.2 of the PRSP as follows:

“With regard to site constraints, portions of “Lot 9” for the former Phillips Ranch Specific Plan, located in the southerly portion of the SPA and delineated at Figure 1.4-1, is underlain by the former Phillips Ranch Landfill Site. The former Landfill site is not suitable for location of habitable structures, limiting the amount of developable area within Lot 9. Lot 9 is further constrained by slopes and hillside terrain characteristics, also limiting the amount of developable area. In combination, these factors act to modify and define the forms and configurations of uses within this portion of the SPA, and may preclude strict application of the SPA Development Standards and Development Regulations. With regard to state and federal building requirements, the designs of these buildings may be use-specific for the occupying governmental agency, mandating incorporation of design elements and physical configurations that may not align fully with the SPA Development Standards and Development Regulations. Specifically, these facilities may require “hardened” sites and enhanced security. Again, strict application of the SPA Development Standards and Development Regulations may not be feasible.

In the instances cited above the SPA Development Standards (excluding occupancy limitations) and Development Regulations should be employed as guidelines rather than mandates for development proposals. Development proposals must nonetheless be compatible with other SPA uses; reflect development intensities and development forms anticipated for the encompassing General Plan Transect Zone(s), and otherwise demonstrably support the General Plan Vision for development of the SPA area. Early in the development process, proponents should consult with the City to discuss and ascertain feasibility of development proposals subject to the above considerations.”

Since the development standards of the PRSP are guidelines, rather than requirements, for the site, the elements of the project that deviate from the standards do not require consideration of a Variance. The design meets the intent of the standards to the extent feasible while providing a modern, attractive design.

The PRSP does not contain landscaping standards with the detail of Ordinance No. 4232, the Water Efficient Landscaping standards adopted in 2017. Therefore, the applicant has submitted a Variance application to seek relief from those standards. The deviations from the standards are directly related to the existence of the landfill under the parking lot. Extensive tree plantings would risk compromising the landfill cap. Despite this, the applicant has developed a landscaping plan that is attractive and compatible with the landscape standards to the maximum extent feasible.

Given the constraints related to the landfill, and the appropriate justification for the deviations, staff believes that the granting of the Major Site Development Permit, Tentative Parcel Map and Variance will not adversely affect the PZO or PRSP as the project conforms to the applicable PZO and PRSP requirements to the extent feasible.

### **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, the extent feasible, and is compatible in scale with the surrounding commercial land uses. The proposed project is compatible with the neighboring uses, which include restaurant, retail and office uses. Based on these factors, staff believes that the project will be a positive addition to the Pomona Ranch Plaza.

### **Issue 4: Undue Concentration for Alcohol Conditional Use Permit**

The California Department of Alcoholic Beverage Control (ABC) identifies an undue concentration if either the threshold of licenses in a given census tract is exceeded or the crime reporting district is defined as “high crime.” The following table summarizes the concentration of active ABC licenses in Census Tract No. 4033.18 and adjacent census tracts.

#### **ABC Data on Alcohol Licenses in Census Tracts**

	<b>Existing Licenses</b>	<b>Allowed Licenses</b>
	<b>On-sale</b>	<b>On-sale</b>
<b>Subject Census Tract 4033.18</b>	<b>2</b>	<b>6</b>
<b>Adjoining Census Tract (North) 4030.00</b>	<b>1</b>	<b>6</b>

According to the guidelines established by ABC regarding the overconcentration of licenses in a census tract, a total of six on-sale licenses are allowed in Census Tract No. 4033.18 without the census tract being classified as an undue concentration. Based upon statistics provided by ABC, there are two active on-sale alcohol licenses within this census tract. Therefore, a new on-sale license for the proposed use will not create an undue concentration of alcohol licenses in Census Tract No. 4033.18.

The proposed use is located in Police Reporting District No. 73, which is classified as a high crime district according to figures provided by the Police Department. In 2014, the District experienced a total of 271 Part I Offenses and Part II Arrests. The threshold for designating a district high crime is 156 crimes.

Based upon the high crime threshold, there is undue concentration in the area, and a public convenience or necessity finding will be required prior to the applicant submitting for a license to ABC at this property. Per ABC, a public convenience and necessity finding for Type 47 licenses can be made by ABC. Therefore, the finding will not need to be made by Pomona City Council.

### **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 to 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 and the closest neighboring sensitive uses:

Residential	Distance from hotel
Single family	>1,500' (north) >1,200' (northeast)
Multi family	>1,500' (west)

Schools	Distance from hotel
Lexington Elementary	>3,800' (north)
Diamond Ranch High School	>1 mile (west)

Parks	Distance from hotel
Powers Park	>1,500' (north)
Martin Luther King Memorial Park	>3,700' (north)
Phillips Ranch Park	1 mile (northwest)

Houses of Worship	Distance from hotel
Primm African Methodist Church	1.2 miles (northeast)
Pomona Tongan Methodist Church	1.25 miles (northeast)

The proposed use is sufficiently removed from sensitive uses so that the proposed alcohol sales will not to 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.

## **ENVIRONMENTAL ANALYSIS/DETERMINATION**

Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), and CEQA Guidelines Section 15164, an Addendum to the Certified Pomona Hyatt Place Hotel Project Final Environmental Impact Report (FEIR) was prepared to evaluate the revised project (Attachment 8). The FEIR did not identify any unavoidable effects. Mitigation Measures previously identified in the FEIR will be implemented in addition to all conditions of approval. Mitigation measures address potentially significant impacts related to Traffic and Circulation, Air Quality and Noise. The Addendum determined that the revised project would not result in any new significant impacts not considered and addressed in the Certified FEIR; nor would there be any substantial increase in the severity of

any previously-identified environmental impact considered in the Certified EIR. Therefore, no additional mitigation measures are proposed.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on November 17, 2018 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 November 15, 2018 (Attachment 7). 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 is consistent with the objectives contained in the City's General Plan and PRSP. It meets the intent of the PRSP and PZO to the maximum extent feasible. The deviations from standards are related to the existence of the former landfill under much of the project site. Despite that, the project design is consistent with the type of project intended for the site. 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. The project will enhance the Pomona Ranch Plaza and complement the existing character of the surrounding area.

Respectfully Submitted By:

Prepared By:

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Mario Suarez, AICP, CNU-A  
Development Services Director

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Jeff Hamilton  
Contract Planner

## **ATTACHMENTS:**

- 1) Draft PC Resolution Major Site Development Permit (MAJSDP 9544-2018)
- 2) Draft PC Resolution Tentative Parcel Map (TPM 9545-2018)
- 3) Draft PC Resolution Variance (VAR 10975-2018)
- 4) Draft PC Resolution Conditional Use Permit (CUP 10985-2018)
- 5) Location Map & Aerial Photograph
- 6) Project Plans
- 7) Radius Map & Public Hearing Notice
- 8) Addendum to Final EIR with Appendices