



NOTICE OF PUBLIC HEARING

This is not a citation (Esto no es una citación).

If you are receiving this notice, your property is located within 400 feet of the proposed project.

PROPOSED PROJECT

A request for an amendment to a previously-approved Major Site Development Permit to redesign a proposed mixed-use project consisting of a hotel, health club, and multi-family residential units in the Transit Oriented District Neighborhood segment of the Phillips Ranch Specific Plan (PRSP). The applicant is requesting the following amendments: eliminate the subterranean parking levels from a proposed parking structure and replace with at-grade parking; reduce the size of the proposed health club from 38,469 to 34,908 square feet; increase the number of proposed dwelling units from 100 to 105; reduce the number of proposed parking stalls from 787 to 708; and minor revisions to the service facilities (trash/pump rooms, and pool restrooms) to accommodate a 15-foot storm water easement along the south property line.

Applicant	David Wang for YK America Inc.
Location	55-65 Rancho Camino Drive
Hearing Body	Planning Commission
Case Files	MAJSDP 13631-2020

Environmental Determination

The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), and CEQA Guidelines Section 15.162, the proposed modifications to the Project remain consistent with the Certified Pomona Hyatt Place Hotel Project Final Environmental Impact Report (FEIR) adopted in 2018 and will not create new significant impacts than those otherwise disclosed in FEIR. Therefore, no further environmental review is required.

PUBLIC HEARING INFORMATION

Time & Date: Planning Commission Meeting, Wednesday, July 8, 2020, 7:00 p.m.

Location: Available to view via Zoom Video Conferencing

Questions: Lynda Lara, Assistant Planner (909) 620-2439, lynda_lara@ci.pomona.ca.us

On March 16, 2020, the City Council declared a local emergency in response to the global COVID-19 outbreak. Preserving the health and safety of our employees and the public is our top priority.

In accordance with California Governor's Executive Order N-25-20 regarding the Brown Act and guidance from the California Department of Public Health on gatherings, please note the following:

This Planning Commission meeting will occur via video conference only. **There will be no in-person public meeting location.**

To participate by video conference: Visit <https://zoom.us/join>. Type in Meeting ID 841 7794 4083 and click "Join". Enter Meeting Password 342683 and click "Join Meeting". Please note that you will need to create a Zoom account to view the meeting. As an added security measure, upon joining, you will be placed in a "Waiting Room", and the Administrator will grant access to participate.

To participate by telephone: Dial (669) 900-9128. Enter Meeting ID 841 7794 4083 followed by #. For Participant ID, press #. Enter Password 342683 followed by #.

To submit comments by email: Comments for public participation or for a specific item on the agenda will be accepted by email. Comments will be read into the record. The deadline to submit your comments is Wednesday, July 8 by 6 p.m. Please email your comments to DevServicesComments@ci.pomona.ca.us. Comments must be limited to 200 words. Please title your email "PC Public Comment 7-8-2020" and indicate if you are commenting on a specific agenda item.

The staff report on this matter will be available on or about July 2, 2020 on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/Calendar.aspx> or by emailing the case planner, Lynda Lara.

PLEASE NOTE: If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning Division at, or prior to, the public hearing.

Para Información en Español, llame (909) 620-2439.

400' Keyed Map
 55 & 65 Rancho Camino Dr
 Pomona CA
 APN 8708-001-945
 Prepared 05/05/2020
 File# 05052020-3
 1 inch = 300 feet

