



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** August 10, 2016

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

**FROM:** Planning Division

**SUBJECT:** MAJOR SITE DEVELOPMENT PERMIT (MAJSDP 5491-2016), TENTATIVE PARCEL MAP (TPM 2791-2015), AND SPECIFIC PLAN AMENDMENT (SPA 5386-2016): A request for Major Site Development Permit (MAJSDP 5491-2016) to allow the development of a 6-story 200-room hotel and conference center, a 3-story office building totaling approximately 75,000 square feet, and a 3-level freestanding parking structure; Tentative Parcel Map (TPM 2791-2015) to subdivide a 14.44-acre site into three lots for a project site located at 55 & 65 Rancho Camino Drive; and a Specific Plan Amendment (SPA 5386-2016) to amend the Phillips Ranch Specific Plan by creating two new mixed-use land use designations to replace R-C (Regional Commercial) land use designation for properties located at 40-90 Rio Rancho Road and 12-75 Rio Rancho Road;

### STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the attached PC Resolution ([Attachment 1](#)) approving certification of the Final Environmental Impact Report (EIR SCH#2016011079);
2. Adopt the attached PC Resolution ([Attachment 2](#)) Recommending City Council approval of Specific Plan Amendment (SPA 5386-2016) to amend the Phillips Ranch Specific Plan by creating two new mixed-use land use designations to replace the R-C (Regional Commercial) land use designations for properties located at 40-90 Rio Rancho Road and 12-75 Rancho Camino Drive;
3. Adopt the attached PC Resolution ([Attachment 3](#)) approving Major Site Development Permit (MAJSDP 5491-2016) to allow the development of a 6-story 200-room hotel and conference center, 3-story 75,000 square foot office building, and freestanding 3-level parking structure, with conditions; and
4. Adopt the attached PC Resolution ([Attachment 4](#)) approving Tentative Parcel Map (TPM 2791-2016) to subdivide a 14.44 acre site into three lots, with conditions

## PROJECT/APPLICANT INFORMATION

<b>Project Location:</b>	<b>40-90 Rio Ranch Road &amp; 12-75 Rancho Camino Dr.</b>
APN Information:	8708-001-026, 021, 032, 038, 039, 040, 930, & 945 8708-027-001, 004, 005, 007, & 008 8708-028-005, 006, 007, & 008
Project Applicant:	Chuck Lau
Property Owner:	Phillips Ranch Business Center, LLC
<b>CC District:</b>	<b>District # 5</b>
Historic/CBD:	Not Applicable
Specific Plan:	Phillips Ranch Specific Plan (PRSP)

## PROJECT DESCRIPTION & BACKGROUND

The project site is comprised of two separate lots at 55 & 65 Rancho Camino Drive, within the R-C (Regional Commercial) land use district of the Phillips Ranch Specific Plan (PRSP) ([Attachment 5](#)). The property is approximately 14.44 gross acres (629,006 square feet) and is currently vacant with a large portion of the site dedicated to a former landfill. The project site is part the larger Pomona Ranch Plaza (Plaza) which comprises approximately 71 acres and is located in the northwest corner of the intersection of State Route 60 (SR-60) State Route 71 (SR-71). With the exception of the project site, the remainder of the Plaza is substantively developed with commercial/retail and office uses and associated parking lots.

The project proposes the development of the subject site with a 6-story 200-room Hyatt Place/Hyatt House hotel and conference center totaling approximately 159,000 square feet, a 3-story office building totaling approximately 75,000 square feet, and a 3-story freestanding parking structure. A Specific Plan Amendment (SPA) is proposed to amend the Phillips Ranch Specific plan by changing the current land use designation of the Plaza site from R-C (Regional Commercial) to two distinct mixed-use land use designations that are consistent with the General Plan Designation of the Plaza.

### Applicable Code Sections

Section .584-J of the Zoning Ordinance, requires modifications to specific plans to be amended in the same manner that it was adopted. Specific plan amendments are subject to the same five findings as those that pertain to initial specific plan approval.

The Subdivision Map Act of the State of California and the City's Subdivision Ordinance (Pomona City Code Chapter 29) require the filing of a Tentative Tract Map for the proposed subdivision of 126 numbered lots and 40 lettered lots.

**Surrounding Land Use Information**

The subject site is generally located north of SR-60 and south of Rancho Camino Drive. The project site is currently vacant, with a large portion of site occupied by a former landfill. The site is bordered by retail and office development of the Pomona Ranch Plaza on the west, east, and north. The project site is designated Transit Oriented District: Neighborhood while the larger Plaza is designated both Transit Oriented District: Neighborhood and Activity Center in the City's General Plan.

**Land Use Summary Table**

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Subject Site (Existing)</b>	Vacant/Former Landfill	PRSP – Regional Commercial (R-C)	Transit Oriented District: Neighborhood
<b>Subject Site (Proposed)</b>	Hotel & Conference Center/Office Building	PRSP – Transit Oriented District – Neighborhood	Transit Oriented District: Neighborhood
<b>North</b>	Pomona Ranch Plaza Retail Shops/Walmart	PRSP – Regional Commercial (R-C)	Transit Oriented District: Neighborhood & Activity Center
<b>South (across SR-60)</b>	Single-Family Residential	PRSP- Single Family Residential (S-R)	Residential Neighborhood
<b>East</b>	Office Buildings	PRSP – Regional Commercial (R-C)	Transit Oriented District: Neighborhood
<b>West</b>	Office Building	PRSP – Regional Commercial (R-C)	Transit Oriented District: Neighborhood

**ZONING COMPLIANCE ANALYSIS****Site Development Standards**

The project site is located in the PRSP, within the proposed new land use district of Transit Oriented District: Neighborhood. Based upon Planning staff's analysis, the project meets and/or exceeds the minimum development standards of the amended PRSP, Pomona Zoning Ordinance (PZO), and General Plan. Compliance with the required development standards will ensure that the site is developed in a manner consistent with the purpose and intent of the amended Specific Plan. The following table summarizes the proposed project and its compliance with the applicable development standards:

**Project Summary Table**

<b>Development Standards</b>	<b>Draft SPA</b>	<b>Proposed Project</b>	<b>Compliance Determination</b>
<b>Building Height</b>	Maximum 6 stories	Hotel: 6 stories Office: 3 stories	Yes
<b>Building Length</b>	300 ft.	Hotel: 354' Office: 220'	No* Yes
<b>Building Massing</b>	3L:2H to 5L:2H	Varies	No*
<b>Building Orientation</b>	Street & Public Open Space	Street & Public Open Space	No*
<b>Private Frontage Type</b>	Common Lobby Entry	Common Lobby Entry	Yes
<b>Front Yard Setback</b>	0 ft. min.-10 ft. max.	300'+	No*
<b>Side Yard Setback</b>	10 ft min.	20 ft+	Yes
<b>Rear Yard Setback</b>	5 ft min.	20 ft+	Yes
<b>Frontage Coverage</b>	70% min.	0%	No*
<b>Distance Between Bldg</b>	20 ft min.	20 ft. +	Yes
<b>Parking Standards</b>	543 min./848 max.	806 spaces	Yes

\* Lot 9 Exception, as described in the SPA.

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

Access to the subject site will be provided along Rancho Camino Drive ([Attachment 6](#)). There are two vehicular driveways, one at each end of the project site. Access to the surface and structured parking lots will be provided via the main site driveways. The project will provide a total of 806 parking spaces with 556 spaces located in two surface parking lots and 250 spaces located within a 3-level parking structure. The subterranean parking garage is provided with space for the turnaround of vehicles. In addition to the off-street parking spaces provided for vehicles, the project will be conditioned to provide bicycle racks to facilitate bicycle parking.

### **Architectural Elevations**

The hotel is being designed in a modern style of architecture ([Attachment 6](#)). The building features finishes that consist of a variety of color and material, including glass, concrete, decorative stone veneers, metallic finishes, and stucco to ensure enough building articulation to



prevent blank featureless facades. Articulation is further provided through the use of varied building panel treatments that are either recessed or projected outward and the addition of towers, balconies, roof overhangs, and building walls of varying heights. The hotel lobby features a glass Porte cohere with integrated water feature to highlight the main entry in to the hotel.

The office building is also being designed in a modern style of architecture and built utilizing concrete tilt-up panels ([Attachment 6](#)). The building will be a light tan color, with areas adjacent to window openings and main entrances painted in a dark grey color. Additional accent color and articulation will be provided through the use of orange projecting vertical blades and the use of light green colored spandrel/clear glass panels on each elevation. Articulation is further provided through the use of varied building panel treatments that are either recessed or projected outward. A horizontal projecting metal blade is used to create the look of a finished cornice on the top of the building walls to provide a finished top treatment to the structure.

### **Landscaping**

The applicant has submitted a conceptual landscape design for consideration ([Attachment 6](#)). The applicant will be providing various forms of landscaping dispersed throughout the project site to include trees, shrubs, ground cover, and other vegetation.

## **ISSUES ANALYSIS**

### **Issue 1: General Plan Conformity**

The proposal to change the land use designation from “Regional Center” to “Transit Oriented Development: Neighborhood and Activity Center” will result in the allowance for the construction of a 6-story 200 room hotel and conference center and 3-story 75,000 square foot office building that is consistent with the intended allowed land uses in the General Plan. In addition, the requested Specific Plan Amendment will continue to be consistent with the following goals and policies of the General Plan:

*“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*

*“Establish regulations that require development with retail uses to feature pedestrian oriented shopfronts located along the sidewalks of publically accessible streets and pedestrian ways” Policy 6A.P3*

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

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

Staff has evaluated the proposed site design and has determined that the proposed development is in substantial conformance with the development standards with both the PZO and the PRSP, including the new proposed land use district Transit Oriented Development - Neighborhood. The granting of this Major Site Development Permit will not adversely affect the PZO as the proposed project conforms to the applicable PZO requirements.

The proposed project includes a Specific Plan Amendment from land use district R-C (Regional Commercial) to Transit Oriented District - Neighborhood and Activity Center. The applicant has worked with staff to design a project that meets the spirit and intent of the General Plan, provides a high quality development, and complies with the existing PZO to the greatest extent practical.

## **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 proposed project is compatible with the neighboring uses, which include commercial restaurant, retail, and office uses. Based on these factors, staff believes that the project will be a positive addition to the general area.

#### **Issue 4: Specific Plan Amendment**

In order to accommodate the subject development proposal the applicant is requesting a Specific Plan Amendment (SPA 5386-2016) to change the PRSP land use district of Regional Commercial (R-C) to Transit Oriented District – Neighborhood. In considering the SPA for the subject site, Staff is also proposing that the R-C land use district designation of the aggregate Pomona Ranch Plaza be amended to include both the Transit Oriented District – Neighborhood and Activity Center designations consistent with the General Plan.

The 2016 SPA implements the 2014 General Plan Activity Center and Transit-Oriented District Land Uses for the subject site ([Attachment 11](#)). As well, the 2016 SPA supports City efforts that advance global updates of the City zoning and subdivision ordinances in a manner that furthers the General Plan vision. The 2016 SPA provides a coherent regulatory bridge between focused Development Standards and Development Regulations applicable to the Specific Plan Amendment Area and the broader Activity Center and Transit-Oriented District Land Use goals and policies expressed in the General Plan. This 2016 Amendment to the Phillips Ranch Specific Plan establishes the primary means of regulating land uses and development activities within the 2016 SPA Area.

The 2014 General Plan implements form-based planning concepts that represent a significant departure in content and presentation from that evidenced in the City General Plan in place at the time the circa 1994 Phillips Ranch Specific Plan was originally approved. This Specific Plan Amendment purposefully responds to the form-based planning concepts embraced by the 2014 City General Plan, and the content and presentation of this 2016 SPA promote and support the 2014 General Plan Implementation Actions and Strategies.

When compared to predecessor planning documentation for the Phillips Ranch Specific Plan Area, this 2016 SPA (like the 2014 General Plan) is materially different in form and content. In response, and rather than extensively amend and restructure the 1994 Phillips Ranch Specific Plan in total, the 2016 SPA is provided as a free-standing Appendix to the Phillips Ranch Specific Plan (Phillips Ranch Specific Plan, Appendix A). In this format, the 2016 SPA functions as an independent regulatory tool allowing the City to evaluate proposed land uses and development within the SPA Area and in so doing advance the General Plan vision for the subject site.

#### **ENVIRONMENTAL ANALYSIS/DETERMINATION**

Pursuant to the provisions of the California Environmental Quality Act, CEQA, found in the California Public Resources Code, an Environmental Impact Report (FEIR) has been prepared for this project (see [Attachment 9](#) and [10](#)). The purpose of an EIR is to identify potential significant effects on the environment of the project, to indicate the manner in which those potential significant effects can be avoided or reduced to levels less than significant, and to identify the significant effects that are unavoidable. Where significant effects are identified, the EIR will typically identify “mitigation measures” which, if implemented, could reduce potential significant effects to levels less than significant. For effects that cannot be reduced to less than

significant, the EIR identifies these as unavoidable effects and the City has the option of adopting a “statement of overriding considerations”. The EIR did not identify any unavoidable effects.

It should be noted that the Mitigation Measures ([Attachment 1](#)) are in addition to the conditions of approval placed on the Conditional Use Permit. The proposed mitigation measures address potential significant impacts relative to Traffic and Circulation, Air Quality, and Noise.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on August 1, 2016 and was sent to the owners of properties within a 400-foot radius of the subject site on July 28, 2016 ([Attachment 8](#)). As of the date of this staff report, staff has not received any correspondence either for or against the proposed project. Additionally, the Initial Study and Mitigated Negative Declaration were made available for the required 45-day public review period which began on May 27, 2016 and concluded on July 12, 2016. Staff received comments from only the County of Los Angeles Fire Department. Pursuant to CEQA, written responses to comments received during the public review period of the Draft EIR, were addressed in Section 3.0 of the FEIR.

## **CONCLUSION**

The proposed project is consistent with the objectives contained in the City’s General Plan and meets or exceeds the minimum development standards of the proposed amendments of the Phillips Ranch Specific Plan (PRSP), Transit Oriented District – Neighborhood and Activity Center land use districts. 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. Furthermore, 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 take the following actions:

1. Adopt the attached PC Resolution ([Attachment 1](#)) approving certification of the Final Environmental Impact Report (EIR SCH#2016011079);
2. Adopt the attached PC Resolution ([Attachment 2](#)) Recommending City Council approval of Specific Plan Amendment (SPA 5386-2016) to amend the Phillips Ranch Specific Plan by creating two new mixed-use land use designations to replace the R-C (Regional Commercial) land use designations for properties located at 40-90 Rio Rancho Road and 12-75 Rancho Camino Drive;



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4. Adopt the attached PC Resolution ([Attachment 4](#)) approving Tentative Parcel Map (TPM 2791-2016) to subdivide a 14.44 acre site into three lots, with conditions

Respectfully Submitted:

Prepared by:



Brad Johnson  
Development Services Manager



Leonard Bechet  
Associate Planner

**ATTACHMENTS:**

- 1) Draft PC Resolution approving certification of the Final Environmental Impact Report (EIR SCH#2016011079) with exhibits
- 2) Draft PC Recommendation Resolution for SPA 5386-2016
- 3) Draft PC Approval Resolution for MAJSDP 5491-2016
- 4) Draft PC Approval Resolution for TPM 2791-2016
- 5) Location Map and Aerial Photograph
- 6) Project Plan (8-1/2" x 11') Reductions
- 7) Site Photographs
- 8) 400' Radius Map and Public Hearing Notice
- 9) Draft EIR (Separate Cover)
- 10) Final EIR (Separate Cover)
- 11) Draft Phillips Ranch Specific Plan 2016 Amendment (Separate Cover)
- 12) Full Size Plans (Separate Cover)

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