



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: August 12, 2020

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: MAJOR SITE DEVELOPMENT PERMIT (MAJSDP 13631-2020)
(CONTINUED FROM JULY 8, 2020): 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.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Major Site Development Permit (MAJSDP 13631-2020), subject to conditions.

PROJECT/APPLICANT INFORMATION

Address	55-65 Rancho Camino Drive
Assessor's Parcel Number (APN)	8708-001-945
Zoning District	Transit Oriented District: Neighborhood
Specific Plan	Phillips Ranch Specific Plan
City Council District	5
Applicant	David Wang for YK America Group Inc.
Owner	Phillips Ranch Business Center LLC

RELATED ACTIONS

Historic Preservation	N/A
Code Enforcement	N/A

Building & Safety	N/A
Planning	<p>August 10, 2016: 1) SPA 5386-2016; 2) MAJSDP 5491-2016; 3) TPM 2791-2015; 4) Certified the Final Environmental Impact Report (FEIR SCH#2016011079</p> <p>September 12, 2018: 1) One-year time extension for Tentative Parcel Map (PARCEL 2791-2015)</p> <p>November 28, 2018: 1) MAJSDP 9544-2018; 2) PARCELMAP 9545-2018; 3) VAR 10975-2018; and 4) CUP 10985-2018.</p>

PROJECT DESCRIPTION & BACKGROUND

The subject site is located along Rancho Camino Drive, south of the Pomona Ranch Plaza and is currently under development with a new Hyatt Hotel and mixed-use tower consisting of a six-story, 215-room hotel with conference facilities a six-story mixed-use tower with a 34,908 square-foot health club and 105 dwelling units (Attachment 2). The City Council originally approved the project in September 2016, which included the following site plan components:

- Six-story, 200-room Hyatt Place + Hyatt House Hotel with conference facilities and supporting amenities totaling approximately 159,000 square feet
- Free-standing, 3-story office building totaling approximately 75,000 square feet
- Free-standing, 250-space 3-story parking structure
- Surface parking lots totaling 556 spaces

In November 2018, the Planning Commission approved a request to modify the project. At the time, the entitlements were expiring and the applicant decided to change direction in the development by replacing the office building with a mixed-use building as follows:

- Increase the Hyatt Place + Hyatt House Hotel (Hotel) use by 15 rooms (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 six-story, mixed-use building comprising of a health club totaling approximately 38,469 square feet and 100 residential apartment units
- Retain the free-standing, 246-space two-story parking structure adjacent to the hotel
- Include a two-story, 153-space parking structure beneath the mixed-use tower;
- Reduce the number of surface parking area for a total of 388 spaces

In addition, the entitlements listed in the Related Actions Section above were also approved in 2016 and 2018, which remain active and in effect. Please refer to the previous staff reports and attachments for a complete background on the previous actions (Attachments 3 and 4).

The proposed project was scheduled for hearing with the Planning Commission on July 8, 2020; however, staff requested a continuance to August 12, 2020, to allow time to study additional traffic impacts to the intersection of Meadow View Drive and Rio Rancho Road. Traffic concerns were raised prior to the public hearing with respect to this intersection given that it is within the vicinity of the project site. Since this intersection was not previously analyzed in the Final EIR, staff requested a focused traffic assessment to analyze the Level of Service (L.O.S.) at this intersection. The assessment determined that no improvements are required at this intersection (Attachment 6).

The applicant is requesting a second modification to the project to accommodate the reduction in the health club floor area. The requested modifications include the following primary elements:

Hotel

The proposed changes for the hotel portion of the project entails the removal of the subterranean parking structure for the hotel and replacing it with split-level surface parking. The project change also includes the relocation of the trash facilities, pump rooms, and pool restrooms to allow for a 15-foot storm water easement along the south property line (Attachment 5). The total parking required for the hotel is 295 spaces. Previously, the hotel provided 359 parking spaces and now will provide 327 parking spaces.

Mixed Use Building

The health club tenant (24-hour Fitness) requested the reduction in the size of their tenant space as the extra square footage was not necessary for their latest operations. The applicant is also requesting an increase in the number of proposed dwelling units from 100 to 105. To accommodate this change, additional parking spaces are proposed to be added to the parking structure for the mixed-use building. In addition, the five new dwelling units are proposed to be located within the second through sixth floors in addition to the ones already located on these floors of the mixed-use building (Attachment 5). Lastly, the applicant is requesting to utilized the shared parking ratios for the health club, which increased the overall required parking for the building from 334 to 359 spaces. The proposed project will provide 381 spaces. Table 1 below provides a comparison between the original Major Site Development Plan Permit approval, modifications approved in 2018, and those proposed under this request.

Table 1. Entitlement Comparison Summary

	Major Site Development Plan Permit		
	MAJSDP 5419-2016 (Office/Hotel)	MAJSDP 9544-2018 (Mixed-Use/Hotel)	MAJSDP 13631-2020 (Mixed-Use/Hotel) CURRENT
Office Building/Mixed-Use Building			
Health Club	n/a	38,469 ft ²	34,908 ft ²
Office	75,000 ft ²	n/a	n/a
Apartments	n/a	79,885 ft ²	81,492 ft ²
Number of Units	n/a	100	105
Parking Required	300	334	359
Parking Provided	332	428	381

Hyatt Hotel Building			
Hyatt Place/ Hyatt House Hotel	159,000 ft ²	158,786 ft ²	158,379 ft ²
Conference/Banquet	8,189 ft ²	5,279 ft ²	5,279 ft ²
Number of Rooms	200	215	215
Parking Required	434	295	295
Parking Provided	474	359	327

Applicable Code Sections

The Phillips Ranch Specific Plan (PRSP) establishes the permitted uses and development standards for the project site. The Zoning, General Plan land use designation and existing uses for the surrounding properties are identified in Table 2 below.

Table 2. Land Use Summary

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

ZONING COMPLIANCE ANALYSIS

Site Development Standards

Given that the project footprint has not changed, with only modifications to the internal floor plan to accommodate the applicant's needs, the project remains in compliance with the development standards of the PRSP. The development standards that are affected by the project scope are listed in *Table 3* below.

Table 3. Project Summary

Standard	PRSP Code Requirements	Proposed Project	Compliance Determination
Unit Size	Studio: no standard	Studio: 554 – 563 sf	Yes
	1 bedroom: 600 sf. Min.	1 bedroom: 728 – 839 sf	Yes
	2 bedroom: 800 sf. min.	2 bedroom: 1,000 – 1,089 sf	Yes
Open Space			
Public	Residential – 150 sf/unit 150 x 105= 15,750 sf	20,610 sf	Yes
Private	Residential: 60 sf/unit for 1 & 2 bedroom 60 x 105= 6,300 sf	4,070 sf courtyards <u>4,117 sf balconies</u> <u>8,187 sf total</u>	Yes
Parking			
Mixed-Use	Fitness Center (shared use): 5 per 1,000 34,908/1,000=34.908 x 5= 175	381	Yes
	Studio: 1 per unit (27) = 27		
	1 bedroom: 1.5 (53) = 80		
	2 bedroom: 2 (25) = 50		
	Guest: 1 per 4 units 105/4= 27		
	Total: 359		
Hotel	Hotel: 1 min. /1.2 max. per guest room 215/258	327	Yes
	Banquet hall: 15/1,000 5,279/1,000 = 80		
	Total: 295min/338 max		

Trip Generation

In 2016, a traffic impact analysis was prepared in conjunction with the project EIR. As part of the approved modifications in 2018, a traffic memo was prepared to address any impacts associated with the modifications. Attachment 7 includes a trip generation table prepared by City Traffic Engineer based on the requested changes to the project. The City Traffic Engineer has determined that the latest changes to the project will generate fewer trips than those analyzed as part of the 2018 traffic memo. Further, as previously mentioned, staff also analyzed the intersection of Meadow View Drive and Rio Rancho and determined that it is in compliance with the City's requirement and no improvements are required.

ENVIRONMENTAL DETERMINATION

Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), and CEQA Guidelines Section 15162, the proposed modifications to the project remain consistent with the

Certified Pomona Hyatt Place Hotel Project Final Environmental Impact Report (FEIR) adopted in 2016 and will not create new significant impacts than those otherwise disclosed in the FEIR. Therefore, no further environmental review is required.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on June 26, 2020 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 June 25, 2020 (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. 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.

RECOMMENDED MOTION

Staff recommends the following motion:

- Move that the Planning Commission close the public hearing, find that the project is consistent with CEQA Guidelines Section 15162, and approve Major Site Development Permit (MAJSDP 13631-2020) per staff's recommendation, subject to the findings and conditions included in the draft resolution.

Respectfully Submitted By:

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Prepared By:

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ATTACHMENTS

- 1) Draft PC Resolution
- 2) Location Map & Aerial Photograph
- 3) Approved Staff Report with Plans (MAJSDP 9444-2018)
- 4) Approved Staff Report (MAJSDP 5491-2016)
- 5) Proposed Project Plans
- 6) Focused Traffic Assessment
- 7) P.W. Traffic Memo
- 8) Radius Map & Public Hearing Notice