



## Legislation Details (With Text)

<b>File #:</b>	18-900	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	11/19/2018	<b>In control:</b>		Planning Commission	
<b>On agenda:</b>	11/28/2018	<b>Final action:</b>			
<b>Title:</b>	<p>4. Major Site Development Permit (MAJSDP 9544-2018), Tentative Parcel Map (PARCELMAP 9545-2018), Variance (VAR 10975-2017), Conditional Use Permit (CUP 10985-2018) Project Address: 55-65 Rancho Camino Dr. Project Applicant: YK America Group, Inc. Project Planner: Jeff Hamilton, Contract Planner Council District: CC District No. 5 Request for Major Site Development Permit (MAJSDP 9544-2018) to allow the development of a 6-story, 215-room hotel with a 250-space, 2-story parking structure; a 6-story mixed-use tower with a ground floor health club, 100 dwelling units on the upper floors and 153 resident parking spaces in a 2-story structure; and surface parking for 388 vehicles); Tentative Parcel Map (PARCELMAP 9545-2018) to subdivide the property into 4 lots; Variance (VAR 10975-2018) to allow reduced parking lot shading and fewer trees than required; and Conditional Use Permit (CUP 10985-2018) to allow on-sale alcohol at the hotel, on a 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. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 20184 et. seq.), and CEQA Guidelines Section 15164, an Addendum to the Certified Pomona Hyatt Place Hotel Project Final Environmental Impact Report (EIR) was prepared to evaluate the revised project. The Addendum determined that the revised project would not result in any new significant impacts not considered and addressed in the Certified EIR; nor there be any substantial increase in the severity of any previously-identified environmental impact considered in the Certified EIR. Therefore, no further environmental review is required.</p> <p>Recommendation: Staff recommends that the Planning Commission approve Major Site Development Permit (MAJSDP 9544-2018), Tentative Parcel Map (PARCELMAP 9545-2018), Variance (VAR 10975-2017), and Conditional Use Permit (CUP 10985-2018), subject to conditions.</p>				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Staff Report, 2. Attachment 1: Draft Resolution (MAJSDP 9544-2018), 3. Attachment 2: Draft Resolution (TPM 9545 9544-2018), 4. Attachment 3: Draft Resolution (VAR 10975-2018), 5. Attachment 4: Draft Resolution (CUP 10985-2018), 6. Attachment 5: Location Map and Aerial Photograph, 7. Attachment 6: Project Plans, 8. Attachment 7: Radius Map & Public Hearing Notice, 9. Attachment 8: Addendum to Final EIR with Appendices				

Date	Ver.	Action By	Action	Result
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4. Major Site Development Permit (MAJSDP 9544-2018), Tentative Parcel Map (PARCELMAP 9545-2018), Variance (VAR 10975-2017), Conditional Use Permit (CUP 10985-2018)  
Project Address: 55-65 Rancho Camino Dr.  
Project Applicant: YK America Group, Inc.  
Project Planner: Jeff Hamilton, Contract Planner

**Council District:** CC District No. 5

Request for Major Site Development Permit (MAJSDP 9544-2018) to allow the development of a 6-story, 215-room hotel with a 250-space, 2-story parking structure; a 6-story mixed-use tower with a ground floor health club, 100 dwelling units on the upper floors and 153 resident parking spaces in a 2-story structure; and surface parking for 388 vehicles); Tentative Parcel Map (PARCELMAP 9545-2018) to subdivide the property into 4 lots; Variance (VAR 10975-2018) to allow reduced parking lot shading and fewer trees than required; and Conditional Use Permit (CUP 10985-2018) to allow on-sale alcohol at the hotel, on a 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. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 20184 et. seq.), and CEQA Guidelines Section 15164, an Addendum to the Certified Pomona Hyatt Place Hotel Project Final Environmental Impact Report (EIR) was prepared to evaluate the revised project. The Addendum determined that the revised project would not result in any new significant impacts not considered and addressed in the Certified EIR; nor there be any substantial increase in the severity of any previously-identified environmental impact considered in the Certified EIR. Therefore, no further environmental review is required.

**Recommendation:**

Staff recommends that the Planning Commission approve Major Site Development Permit (MAJSDP 9544-2018), Tentative Parcel Map (PARCELMAP 9545-2018), Variance (VAR 10975-2017), and Conditional Use Permit (CUP 10985-2018), subject to conditions.