



## Legislation Text

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**File #:** 20-1452, **Version:** 1

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2. Major Site Development Permit (MAJSDP 13631-2020) (***Continued from July 8, 2020***)

Project Address: 55-65 Rancho Camino Drive  
Project Applicant: David Wang for YK America Inc.  
Project Planner: Lynda Lara  
Council District: CC District No. 5

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. 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 15162, 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.

Recommendation:

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