



CITY OF POMONA PLANNING DIVISION

NOTICE OF INTENT

FROM: City of Pomona
Development Services Department, Planning Division
505 S. Garey Ave.
Pomona, CA 91769

DATE: November 10, 2021

SUBJECT: Notice of Intent to Adopt a Mitigated Declaration for Double Tree Hotel Expansion Project consisting of a new, six-story, 130-room hotel facility with a subterranean parking garage.

PROJECT NAME: CUP 14649-2020

PROJECT APPLICANT: Lorraina Pang

PROJECT ADDRESS: 3101 W. Temple Avenue

PROJECT CITY/COUNTY: Pomona, County of Los Angeles

NOTICE IS HEREBY GIVEN that the City of Pomona (City), as Lead Agency under the California Environmental Quality Act (CEQA), has completed a Draft Initial Study - Mitigated Negative Declaration (IS MND) in accordance with the California Environmental Quality Act (CEQA) for CUP 14649-200, as described below. The Draft Initial Study – Mitigated Negative Declaration discloses potential environmental impacts associated with the proposed project and recommends mitigation measures to reduce any identified impacts to less than significant levels.

PROJECT DESCRIPTION:

The project entails construction of a six-story, 59,569 square foot (sf) expansion for the existing hotel in the southeastern portion of the project site. The expansion would include 90 guest rooms, an elevator lobby, basement with subterranean parking, and fitness center. The project would increase the total hotel capacity on the project site to approximately 220 guest rooms and 304 parking spaces. Guest rooms would be located on floors one through six and would consist of 79 standard guest rooms ranging from 335 to 415 sf and 11 deluxe suites ranging from 524 to 692 sf. The basement and floors one through six of the hotel would each have an elevator lobby ranging from 200 to 307 sf, two staircases near the east and west ends of the proposed building, and a service room ranging from 181 to 260 sf. The proposed fitness center would span two floors, with approximately 1,116 sf located on the basement level and an additional 906 sf located on the first floor.

The project site is located on an approximately four-acre parcel (Assessor's Parcel Number [APN]: 8719-002-016). The project is bound by gasoline dispensing facilities and West Temple Avenue to the north, a fast-food restaurant and the southbound State Route 57 (SR 57) on-ramp to the east, a water storage reservoir and undeveloped sloped land to the south, and commercial offices to the west. The location is generally surrounded by commercial development to the north and west, and residential developments and undeveloped land to the south and east. In addition, there is a large agricultural area located approximately 0.4 mile southwest of the project site.

The project site is currently developed with a six-story, 130-room hotel facility with 300 parking spaces on land with an average slope of 41.5 percent. The proposed project would include an expansion of the hotel and would be constructed on the southeastern portion of the site, which currently consists of an asphalt paved parking lot, landscaping, and undeveloped sloped land. The existing six-story hotel on the project site would remain.

Access to the project site is provided from West Temple Avenue. Regional access to the project site would be provided via the West Temple Avenue exit from SR 57, the Chino Hills Parkway exit from State Route 60 (SR 60), and the Rio Rancho Road exit from State Route 71 (SR 71).

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Double Tree Hotel Expansion Project
3101 W. Temple Avenue

To implement the project, approval of a Conditional Use Permit to be required to be in compliance with the development regulations of the C-4 zone.

ENVIRONMENTAL DETERMINATION:

The City has prepared an Initial Study to determine the proposed project's potential impact on the environment. The City has determined that the project may have a significant effect on the environment, but by implementing the identified mitigation measures, the project's impacts would be reduced to less than significant levels. Accordingly, the City intends to adopt a Mitigated Negative Declaration.

HAZARDOUS MATERIALS STATEMENT:

The project site is not included on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

DOCUMENT AVAILABILITY:

The Draft Initial Study – Mitigated Negative Declaration and other supporting environmental documents are available for public review at the City of Pomona, Planning Division, located at 505 South Garey Avenue, Pomona, California 91766, between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday.

The document is also available electronically on the City's website at:

<https://www.pomonaca.gov/government/departments/development-services/planning-division/environmental-documents>

PUBLIC COMMENT PERIOD:

The City requests your written comments on the Mitigated Negative Declaration during the 20-day review period, which begins on November 15, 2021, and ends on December 6, 2021. All comments must be received no later than 5:00 p.m. on the last day of the comment period. Be sure to include the name, phone number, and address in your response. Please direct your comments or questions to:

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