

Daily Bulletin-LA
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POMONA CITY OF LEGAL - Development Services
505 S. Garey Avenue
Pomona, California 91769

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Los Angeles**

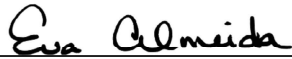
I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Bulletin-LA, a newspaper of general circulation printed and published daily for the City of Pomona, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/05/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ontario, California

On this 5th day of November, 2025.



Signature

*Daily Bulletin-LA circulation includes the following cities:
[UNKNOWN LIST]

The City of Pomona is noticing for a public hearing for a request of a Development Plan Review to develop two parcels approximately +/- .64 acres into a 5-story, mixed-use development with two ground floor commercial units, 61 residential units, and on-site amenities. The Applicant is Harold Azalite. The address is 416 N. Garey Avenue, (APN: 8336-021-027, 8336-021-030). The property is within the **Downtown Gateway Segment of the Pomona Corridor Specific Plan** ning. The City case file is DPR-000238-2024. The City's staff has determined that the project is exempt from environmental review in accordance with Section 15182 of the California Environmental Quality Act (CEQA) guidelines, therefore, no further environmental review is required. The public hearing will take place at the regular meeting of the Zoning Administrator on Wednesday, **November 19, 2025**, at 3:00 p.m., in-person at the City Council Chambers located at 505 S. Garey Avenue, Pomona CA 91766. The staff report on this matter will be available on or about November 13, 2025, at the Planning Division counter, City Hall, 505 S. Garey Avenue and on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/calendar.aspx>. Written comments may be submitted to DevServicesComments@pomona.gov, by 2:30 p.m. the day of the hearing. Please title your email "ZA Public Comment 11-19-25." Please direct questions about this matter to Karina Diaz, Assistant Planner at Karina.Diaz@pomona.gov or at (909) 620-2446. Please note that if you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning Division at, or prior to, the public hearing. Para Información en Español, llame (909) 620-2446.
Inland Valley Daily Bulletin
Published: 11/5/25



City of Pomona

NOTICE OF PUBLIC HEARING FOR THE POMONA ZONING ADMINISTRATOR

This is not a citation (Esto no es una citación).

The Zoning Administrator is holding a public hearing on the project described below. You are receiving this notice because your property is located near the project, the project may directly, or indirectly affect you, or because you have requested to be notified.

Project Location: 416 N. Garey Avenue, (APN: 8336-021-027, 8336-021-030)

Project: DPR-000238-2024. A request for a Development Plan Review approval to develop two parcels approximately +/- 0.64 acres into a five story, mixed-use development with two ground floor commercial units, 61 residential units, and on-site amenities.

Applicant: Harold Azalte

Environmental Review: The City's staff has determined that the project is exempt from environmental review in accordance with Section 15182 of the California Environmental Quality Act (CEQA) guidelines, therefore, no further environmental review is required.

The Zoning Administrator Public Hearing will be held:

Meeting Date & Time: Wednesday, November 19, 2025, at 3:00 P.M.

Meeting Location: City Council Chambers, 505 South Garey Avenue, Pomona, California 91766

For questions or concerns regarding this project, or if you wish to review the project file, please contact:

Project Planner: Karina Diaz, Assistant Planner at (909) 620-2446 or Karina.Diaz@pomonaca.gov

or visit the Planning Division offices at Pomona City Hall located at:

505 South Garey Avenue, Pomona, CA 91766

Monday – Thursday: 7:30 a.m. to 6:00 p.m.

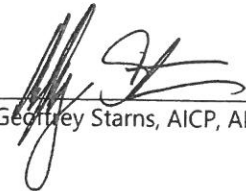
Any interested individual may appear in person or by agent at the Zoning Administrator public hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available on or about Thursday, November 13, 2025, at the Planning Division counter, City Hall, 505 S. Garey Avenue and on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/calendar.aspx> or by emailing the project planner at the contact information listed above.

Para Información en Español, llame (909) 620-2446.

Written comments may be submitted to devservicescomments@pomonaca.gov by 2:30 P.M. the day of the hearing. Please title your email "ZA Public Comment 11-19-25". Comments received via email will be made a part of the official record of the meeting.

Date: 11/3/2025

Signature:


Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager

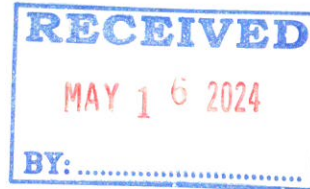


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Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869
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CERTIFIED PROPERTY OWNER'S LIST AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES



I, Denise Kaspar, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County of Los Angeles within the area described and for a distance of 1000' from the exterior boundaries of subject property.

Subject APN: 8336-021-027

Address: 416 N GAREY AVE
POMONA CA 91767

Denise Kaspar
April 23, 2024

I hereby certify that to the best of my knowledge the attached occupants list correctly indicates addresses of the required occupants that fall within the radius.

Denise Kaspar
April 23, 2024

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

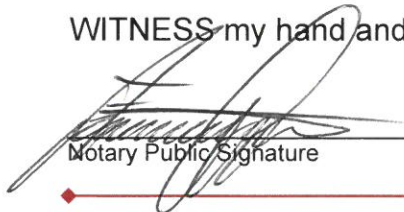
County of Orange }

On April 23rd 2024 before me, F. Rodriguez Hernandez Notary Public,
(Here insert name and title of the officer)

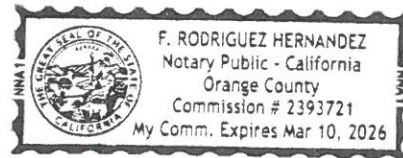
personally appeared Denise Kaspar,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Certified Property Owner's
(Title or description of attached document)

List Affidavit
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

