

Jimenez, Alex

From: DevServicesComments
Sent: Tuesday, June 11, 2024 5:54 PM
To: Jimenez, Alex
Subject: FW: PC Public Comment 6-12-2024

From: ghfans@verizon.net <ghfans@verizon.net>
Sent: Tuesday, June 11, 2024 6:12 AM
To: DevServicesComments <DevServicesComments@pomona.gov>; Jimenez, Alex <Alex.Jimenez@pomona.gov>
Subject: PC Public Comment 6-12-2024

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PC Public Comment 6-12-2024

To Alex Jimenez, Senior Planner, the Planning Committee Members and anyone else concerned:

I am submitting these comments regarding my concerns about the proposed development located at 3101-3191 N Garey Ave. in Pomona. I have concerns regarding road safety, parking, roads, trash, and security.

I believe the proposed development will bring up safety concerns for the driving public and pedestrians alike. Currently the plans are for cars to enter and leave only by two lane roads on Grove and Drake. The reason given for this was so that the 4-5 story apartment complex would not block the view and overlook the 2 story apartment complex in the adjacent lot. Whether 10 feet or 30 feet away, these structures will still overlook the apartments and block their view. This site already has multiple driveways going onto the four lane Garey Avenue. The public safety of allowing cars to enter and exit from the four lane street makes more sense than forcing all traffic onto the two lane roads that are already lined with parked cars that obstruct the view of vehicles pulling out of the driveways. Public safety should come first. This plan does not take into consideration the existing conditions of the surrounding area, prioritizing the safety of the community.

Additionally, both Grove and Drake streets are perpetually in poor repair. Although Grove just was repaved, Drake is in bad shape, and usually potholes and cracks line both streets because they were not designed for the capacity of traffic that they currently accommodate. Adding the heavier electric vehicles that are on their way and the, conservatively, 500 additional vehicles this development will add, guarantees additional traffic on these roads and additional wear and tear on these streets that are already stressed beyond the capacity of Pomona to address. Having entrances and exits onto only these smaller streets will exacerbate safety hazards, especially as both sides of the street are already lined with cars, creating only a narrow section of the roadway on which traffic can flow.

This leads into the issue, already acknowledged, that the proposed development plans, although in line with legal requirements, are insufficient to meet the needs of the number of residents and their guests that will move into these homes. The streets around this development are surrounded by multiple other, smaller, high capacity units. Namely three apartment complexes on Drake street, one apartment complex on the north side of Grove and one set of townhomes on the south side of Grove. Currently, there is inadequate parking in the area for the vehicles of the residents of these units. Parked cars line both sides of Grove from Garey to the wash, and Drake street is perpetually lined with parked vehicles as well. Adding 289 more units, with even less parking per occupant than the existing units will create even more of a parking issue. Our streets are already unable to be cleaned due to the curb never being accessible, and driving through this narrowed area is dangerous. The introduction of more vehicles that will require street parking will only increase trash littering the gutters and the danger of accidents on the narrow streets.

In addition the state of California is pushing residents to purchase EVs which will require charging. Will there be sufficient charging stations on site to meet the needs of the residents and their visitors with the limited parking spaces to be provided?

I also have concerns regarding the height of these buildings. Pomona's approved 2014 plan for building in that corridor limits building height to 3 stories. This is one story higher than the rest of the buildings in the surrounding area. The proposed building is four stories high plus an "underground parking". However, it was stated that there would be no digging to create the parking for this structure. Because the street level on one side of the development is above the level of the existing lot, and the other side of the development is slightly above the street level, no digging will be required. The "underground parking" would then be at the same level as the current retail establishments occupying the space. Logically, you could then argue that the current establishments are underground. However, as those establishments are not underground and any reasonable person would say that the current retail space is one story tall, the new buildings would effectively be five stories tall on the existing lot. If a single story home is built on land above street level, it is not listed as a two story home when put on the market for sale. This makes this project two stories higher than the approved height of buildings Pomona said would be acceptable in this area. This increases both the population density of the acreage and dramatically changes the skyline of the neighborhood. It would effectively be three stories higher than any surrounding buildings.

My next concern involves trash in and around the area. Pomona currently is unable to handle the trash left in the streets and on the sidewalks by the residents of the current high density buildings in the area. Mattresses, sofas, and all manner of bottles, fast food wrappers, dog poop, and other waste litter the sidewalks and streets, especially against the wash, surrounding this area. Does the new development have plans to provide sufficient trash receptacles for the increased population. Are there plans to deal with bulky item removal? The residents will have pets that need to defecate outdoors. Will there be an area for this and provisions for the removal of the poop? Currently residents of the existing multi unit developments walk their dogs through the adjacent neighborhood and allow their dogs to defecate on the front lawns of those residents. What is the plan to manage the trash left by the additional residents proposed to move into the area?

Finally, I have concerns about the security of the buildings. Current laws and prosecutorial decisions by district attorneys allow for drugs to be carried and used without consequence in the city. Homeless people and drug dealers are currently permitted to spend their days and nights in this location. As our police department is spread thin across the city, the retail establishment currently at this location employs private security so that the people frequenting the businesses in this location feel safe enough to do so. What type of security measures will be put into place by the developer to ensure the safety of the residents? What type of increased security measures is the city planning to implement to deal with the issues regarding the inevitable relocation of the drug dealers and homeless population from this area into the surrounding neighborhoods?

Thank you for your consideration. As a resident of this area for the past 50 years, I am invested in our community and I am concerned that changes that are coming will decrease the quality of life of all Pomona residents, including the ones that will end up moving into an area not prepared to deal with the increased needs they will present.

Sincerely,
Karen Huff
442 French Lane, Pomona

My name is Treena Limon and I reside at 421 Brookside Lane. I am writing the city of Pomona to oppose the building of new apartments on Garey Ave. between Drake St. and Grove St. My reasons for the denial of the project are the following: the increase in traffic exponentially, overflow of parking into our neighborhood (especially around my house), and possible increase in crime due to the increase in people. I have 2 proposals that could be done within the constraints of your 2014 general plan.

First, I would like to state on page 57, Priority 8- neighborhoods, it states, Preserve the scale, character and value of established neighborhoods by ensuring that new residential development is well integrated with existing development. A proposed 4 story apartment building is not a building that is well integrated into the existing development in this area.

Second, it states to strengthen a stable neighborhood (which we are) with new open spaces, therefore, that brings me to pg 110 of the general plan Fig.7-C2. It states at the top, Projects Anticipated to Open Space Network. One of the proposed spaces is Off Garey Ave between Grove and Foothill blvd. and it proposes ball fields on 2.5 acres. The proposed apartments area is 5.5 acres.

It also states on pg 110 under Target Open Areas: Areas that are currently underserved by parks and recreation facilities which I think we qualify for because the closest Community Park is Ganesha. I believe the condos, apartments and our neighborhood would utilize such an open space and it could be designated as a community park. Also under Target areas, it says corridors that have been identified for transformation and Garey has been identified.

Lastly, under Target areas, it states locations that are easily accessed by Pomona residents. To me this is a no brainer, since it is off of Garey Ave. and surrounded by several communities that could walk to the park..

The only issue that could hinder a park from being built is the current homeless problem we have in Pomona. I do not see as big as an issue with homeless in Claremont or La Verne. I believe we need to correct this problem immediately. The park could include parking which would be situated by Garey. The 2.5 acres would be ball fields and the other 3 acres, restrooms, grass area, playground, barbeques, tennis/pickle ball, picnic tables etc.

If my first proposal is denied, my next proposal would be to build only 3 stories instead of 4. Usually, a development project must be modified and/or reduced to comply with established objective design standards and other development regulations such as limits on building height, (Pomona's is 3 Stories in the general plan for this area), setback, parking and onsite open space requirements etc. Therefore, the developer needs to have a concession or incentive to build 4 stories. Technically, this developer gets only 1 incentive or concession according to the Density Bonus Law incentive table which states you have to have 5% for very low income which is 14.45 units and the builder proposes 20 units which mean they qualify for 1 incentive/concession and can build 1 more story. However, concessions and incentives, are defined under state law, as allowing a developer to deviate from those design standards and or development regulations when such regulations potentially make the project economically infeasible for the developer to build, but does building 3 stories instead of 4 make the project economically infeasible. If it does not, then we should build 3 stories. However, I believe 3 stories will still have an impact on our neighborhood. For example, most of the cars that cut through various streets like Brookside Lane, Dawnview Ave. Falcon St. etc. do not live in this area. Some of the people may live in the current condos and apartments east of the wash on Grove St., but I believe most of the people use our area to avoid traffic/congestion on the 10 freeway, 210 freeway, Arrow Highway, Bonita Ave. and Foothill Blvd. This has been increasing drastically the last several years and it needs to stop. To

protect our neighborhood, I propose a street closure by building an island on the west side of the wash on Grove. This proposal is supported in the general plan on page 128 which states that some street closures are planned. So, I would like to see Grove St closed. Once the street is closed, all the excess traffic can utilize the 10 freeway, 210 freeway, Arrow highway, Foothill Blvd and Bonita Ave. to get to their destination.

I would love to see a park on this site because it would bring these communities in this area together and it would be in walking distance for so many residents. However, the homeless problem needs to be eradicated in this area before a park should be built. If the city of Pomona cannot deal with the homeless problem adequately, then proposal 2, the building of 3 story apartments with a street closure on the west side of the wash on Grove St. should be done.

Thank You,

Treena Limon

PC Public Comment 6-12-2024
Sent 6-8-2024

To the City of Pomona Planning Commission, City Council Members, Staff, and Community,

I am submitting this letter in advance of the public hearing scheduled for Wednesday, the 12th of June, 2024, to express my strong objection to the proposed project under DPR 72-2024. I am requesting that my neighbor Lorraine Canales read this letter during the hearing on my behalf.

As a member of the local community and a resident I am requesting that as part of the consideration of the proposed development project, that the City of Pomona take action not only to maintain a safe and positive environment, but to improve upon the current state of our neighborhood, our environment, our traffic, our safety, our infrastructure, and our community. Prior to any new developments, I expect my city officials and planners to not only adhere to the minimum requirements of state law, but to perform due diligence to study the impact of such developments and to ensure that appropriate requirements and mitigations are put in place for the benefit of the community BEFORE proceeding.

In the best interest of the existing community and for any future residents who may join our community, I request the City of Pomona follow through with the following actions PRIOR to moving forward with the new development:

- The City is requested to perform and provide full and thorough environmental impact study (not just a "review") to be carried out by the City of Pomona with outcomes and recommendations made publicly available
- The City of Pomona is requested to perform a traffic study to include current traffic flow and the impact of added vehicles to Grove Ave. from Garey Ave to Fulton Road
- The City and Developer are requested to plan for a MINIMUM of 2 parking spaces per dwelling unit with additional spaces for guests and visitors on the premises of the new development
- The City of Pomona is requested to install a permanent fixture that prevents vehicles from driving on Grove Ave. at the wash to slow traffic and for the safety of pedestrians
- The City of Pomona is requested to perform assessment and plan to ensure the power grid is capable of not only supplying electricity to the current area reliably, but that the addition of new units is able to be supported by SoCal Edison
- The City of Pomona is requested to perform assessment and plan to ensure the city infrastructure and services of water, sewage and trash are accounted for in the anticipated cost and impact of these new developments
- The City of Pomona is requested to provide a plan for an increase in Emergency Services to ensure there is timely support and response when needed in the local area
- The City of Pomona is requested to use the outcomes and recommendations of all above studies to create action plans and implement appropriate mitigations where necessary, and to deny the project from moving forward as proposed if there is no feasible way to mitigate detrimental effects of the development

Environmental Review:

Per SB 406, affordable housing project funding by the State is exempt from CEQA review if review is already being undertaken by a separate agency (i.e., the project's lead agency). Per the notice of public hearing that was provided, the City of Pomona as the lead agency has conducted an environmental review. I request that the City of Pomona as the lead agency on this project provide the full report of the environmental review that is being claimed in place of CEQA review under this exemption to show what the actual impact of this specific new development is expected to be prior to moving forward. A statement that a review was conducted is not sufficient. If the review that was conducted by the city did not include any analysis to take into account the details of this specific proposal along with possible impacts and recommendations for mitigation, then the City should perform further study and analysis to ensure it does not approve planning projects that can be detrimental to an existing community.

Traffic Studies:

I request that the City of Pomona plan and perform traffic studies on the current location to assess the impact on the traffic in the immediate and surrounding areas of the proposed new development. Due to the pre-existing high density housing in the area, the street parking in the immediate vicinity is fully utilized overnight with no other parking aside from the nearby residential communities. This, along with the expected number of adult residents with cars that are planned to be residents of the new development needs to be accounted for with proposed solutions by the developer and the city. The bare minimum requirement of 1.4 parking spaces per unit may be feasible in areas where street parking is available; however the current utilization of street parking means there is no open space. The development should therefore account for the actual number of expected vehicles to be added by residents and provide a minimum of 2 parking spaces per unit with additional spaces available to guests and visitors of residents.

Per the City of Pomona Transportation Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment

"A TS which includes LOS analysis shall be required for a proposed project when either the AM or PM peak hour trip generation from the proposed development is expected to exceed 50 vehicle trips (without consideration of pass-by trips). Traffic study may be required for smaller projects based on land use and location per City's discretion."

This new 289 unit dwelling that is being proposed far exceeds the City of Pomona's guidelines for warranting a traffic study. In fact, more than 50 vehicle trips will likely be added in every direction of entry and exit for the dwelling.

Proposed Road Closure to Adjacent Neighborhood:

One mitigation to the impact of the added vehicles to the neighborhood community is the construction of a permanent planter on Grove Ave. to the West of the wash. Such a fixture can allow pedestrian access but prevent vehicle access to ensure that the neighboring community is not used as a through-way to traffic, and that cars use Garey Ave. as the access point to the new development. Putting a permanent fixture in place is an effective way to maintain and improve upon the pedestrian safety of the neighboring community by preventing added traffic, speeding, and injuries or fatalities to pedestrians. I do not accept the option of waiting for

crashes or loss of life in order for the city to react or take action to ensure we keep our streets safe, and am strongly in favor of closing off vehicle access to Grove Ave. in light of the proposed addition of high density housing and added vehicles.

City Infrastructure:

Prior to moving forward with this project, I request that the City of Pomona provide a plan for ensuring that city infrastructure can support the addition of hundreds of new residents in a new high density development.

Currently, residents in the immediate area experience regular power outages due to the high demand on the power grid. What is the plan to ensure that this will not only improve, but that plans are put in place to provide sufficient reliable power to new developments?

In addition to power, the City of Pomona needs to ensure that the existing sewage, trash, and water infrastructure is capable of supporting this expansion and that the additional costs and impacts of expanding and maintaining city infrastructure are fully understood and accounted for. As more residents are brought into a high density living area, there will be additional needs for support from Police, Fire, and Emergency services. How can the City of Pomona expect to provide and maintain a safe and supported new community development when the police force does not currently have the full number of sworn officers that the budget allows for? Will the budget for officers and the hiring of new officers increase to account for the growing population? Please provide data on the current response time for Pomona emergency services to the local area with a plan on how this will be improved upon and accounted for with the increase in dwelling units and residents.

Thank you for prioritizing the well-being and betterment of our City and our Community during planning considerations.

I look forward to seeing action taken by our City leaders and officials to address the points submitted within this letter.

Signed, a Concerned Local Resident,
Lydia de Pillis-Lindheim
517 Brookside Ln
Pomona, CA 91767

Jimenez, Alex

From: Khan, Ata
Sent: Tuesday, June 11, 2024 8:51 PM
To: Jimenez, Alex
Subject: Fwd: Resolution No.24-009 Development Plan Review (DPR-72-2024)

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From: Eris Burnham <erisburnham@yahoo.com>
Sent: Monday, June 10, 2024 7:31:26 PM
To: ata.khan@pomona.gov <ata.khan@pomona.gov>
Subject: Resolution No.24-009 Development Plan Review (DPR-72-2024)

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Dear Mr. Khan,

It was brought to my attention that the city plans to develop the area in North Pomona which is currently The Grove, located at Garey Ave. between Grove and Drake. I live in that neighborhood and don't have any concerns about developing the struggling shopping center, however, I am concerned that there could be some issues that have not been addressed.

1. Parking: looking at the plans, there is some parking planned, however, it most likely will not be sufficient. Currently, both sides of Garey and the first block of East Grove are taken up by parking for the units on the east side of Garey. With only allowing up to 1.5 spaces per 2 and 3-bedroom units, there will be even more cars parking on the streets.

2. I live on Vamana, near Grove. There is a 4-way stop sign on my corner, I see cars run that stop sign daily with cars traveling on Grove. I would hope that the Grove traffic would not be increased with the additional housing, but that will probably not be the case.

3. What will the impact be on the school in this neighborhood? I don't know what the student body is at Harrison, but that needs to be considered also.

4. Is there sufficient shopping for the people living there?

Please consider all factors before approving this complex.

Thank you,

Eris Burnham

Jimenez, Alex

From: DevServicesComments
Sent: Wednesday, June 12, 2024 2:54 PM
To: Jimenez, Alex
Subject: FW: Public hearing statement

From: June Hsieh <jhsieh2411@gmail.com>
Sent: Wednesday, June 12, 2024 11:53 AM
To: DevServicesComments <DevServicesComments@pomona.gov>
Cc: lorrainecanalesdistrict6@gmail.com
Subject: Public hearing statement

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June 12, 2024

City of Pomona

Re: DPR 72-2024

Dear City of Pomona Planning Commission, City Council Members, Staff, and Community,

I am submitting this letter in advance of the public hearing scheduled for Wednesday, June 12, 2024, to express my strong objection to the proposed project under DPR 72-2024.

As a local community member and resident of Pomona for over a decade and the mother of 3 young children, I request that the City of Pomona take action to not only maintain but also improve our neighborhood's safety, environment, traffic, infrastructure, and overall community. Before proceeding with any new developments, I expect city officials and planners to exceed minimum state law requirements by thoroughly studying the proposed development's impact and ensuring appropriate mitigations are implemented for the community's benefit.

In the best interest of the existing community and future residents, I request the City of Pomona follow through with the following actions BEFORE moving forward with the proposed development:

- Perform and provide a new, comprehensive environmental impact study by a third-party impartial entity, with outcomes and recommendations made publicly available.
- Hire a third-party impartial entity to perform a new traffic study, including current traffic flow and the impact of added vehicles to Grove Ave. from Garey Ave. to Fulton Road.
- Plan for a MINIMUM of 2 parking spaces per dwelling unit, with additional spaces for guests and visitors on the premises of the new development.
- Install a permanent fixture that prevents vehicles from driving on Grove Ave. at the wash to slow traffic and ensure pedestrian safety, avoiding further hit-and-run accidents and near-pedestrian strikes.
- Assess and plan to ensure the power grid can reliably supply electricity to the current area and support the addition of new units by SoCal Edison, addressing the unusually frequent and dangerous power outages during 100-degree weather.

- Disclose any conflicts of interest with the involved development entities and any benefits or “kickbacks” received or to be received by City of Pomona officials or their families upon completion of the proposed development.

- Use the outcomes and recommendations of all the above studies to create action plans and implement appropriate mitigations where necessary and deny the project from moving forward as proposed if there is no feasible way to mitigate the detrimental effects of the development.

Proposed Road Closure to Adjacent Neighborhood:

To mitigate the impact of increased vehicle traffic, I propose constructing a permanent planter on Grove Ave. west of the wash. This will address the high traffic volume and speeding, which have led to numerous accidents and near-misses with pedestrians. The planter will allow pedestrian access but block vehicles, ensuring the neighborhood is not used as a through-way and directing cars to use Garey Ave. for access to the new development. This measure will enhance pedestrian safety by reducing traffic and preventing accidents. We should not wait for more crashes or pedestrian strikes before taking action. Therefore, I strongly support closing vehicle access to Grove Ave. due to the proposed high-density housing and increased traffic.

Although some city officials may not live in the City of Pomona, I want to thank you for prioritizing the well-being and betterment of the residents of the City of Pomona during planning considerations. As tax-paying homeowners and residents, we have the right to live in a clean, safe, and positive community where our children can play outside without having to constantly worry about getting hit by a speeding vehicle passing through our neighborhood.

I look forward to seeing action taken by our public servants and city leaders to address the points submitted in this letter.

Sincerely,

June Hsieh

Sean Caldwell
485 Brookside Lane
Pomona, CA 91767

June 11, 2024

City of Pomona

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Sincerely,

Sean Caldwell

Jimenez, Alex

From: DevServicesComments
Sent: Wednesday, June 12, 2024 2:54 PM
To: Jimenez, Alex
Subject: FW: PC Public Comment 6-12-2024

-----Original Message-----

From: Carolina Gonzalez <cmgb05@gmail.com>
Sent: Wednesday, June 12, 2024 12:53 PM
To: DevServicesComments <DevServicesComments@pomonaca.gov>; lorrainecanalesdistrict6@gmail.com
Subject: PC Public Comment 6-12-2024

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June 11, 2024

City of Pomona

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I look forward to seeing action taken by our public servants and city leaders to address the points submitted in this letter.

Sincerely,

Carolina Gonzalez Boix

Jimenez, Alex

From: Laura ABRAHAM <abrahamfam6@msn.com>
Sent: Wednesday, June 12, 2024 4:35 PM
To: Sandoval, Tim
Cc: Torres, Robert; Gutierrez, Anita; Jimenez, Alex
Subject: Corrected email Re: Impact on Neighborhood surrounding Building Project at 3101-3191 N. Garey Avenue

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From: Laura ABRAHAM <abrahamfam6@msn.com>
Sent: Wednesday, June 12, 2024 4:05 PM
To: Tim.Sandoval@pomona.gov <Tim.Sandoval@pomona.gov>
Cc: robert.torres@pomona.gov <robert.torres@pomona.gov>; anita.gutierrez@pomona.gov <anita.gutierrez@pomona.gov>; alex.jimenez@pomona.gov <alex.jimenez@pomona.gov>
Subject: Impact on Neighborhood surrounding Building Project at 3101-3191 N. Garey Avenue

Dear Mayor Sandoval:

The residents of the 300 block of Grove street, the 3000 block of DawnView Ave., and the 400 block of Brookside Ln. in Pomona are highly concerned about the impact on traffic that will surely occur with the building at 3101-3191 N. Garey Avenue. We request a traffic study and the installation of a barrier.

It is clear that the city does not have to conduct nor adhere to an "Environmental Study (according to planning pages publicly posted online)," but we are begging that you **please do a traffic study of our streets and consider the impact that the building at 3101-3191 N. Garey Avenue will have on the residents of DawnView Ave/Brookside Ln.** In conducting a study, we guarantee you will find that traffic already exceeds that of the residents due to vehicles cutting through the 3000 block of DawnView Ave/400 block of Brookside Ln. to avoid the speed bumps in place on the 300 W block of Grove. This "speedway" will no doubt increase by at least 250 cars with the building of the property at 3101-3191 N. Garey Avenue. Furthermore, a traffic study will reveal the large percentage of cars that do not adhere to the stop sign at the intersection of Grove St. and DawnView Ave.

This traffic increase and the already present lack of concern for safety in drivers passing through will indeed create an even more hazardous play space for the growing number of children and grandchildren residing on DawnView Ave./Brookside Ln.

We propose erecting a barrier at **one** of two possible locations:

- A). Grove Street (extending north and south) between the 200W and 300W blocks, east of the residential property lines on DawnView Ave.
- B). The 3000 block of Dawnview Ave. (extending east and west) at the intersection of Grove

We believe that the installation of a barrier at one of these two locations would help to decrease the hazardous, unwanted traffic flow in our neighborhood.

We appreciate your thoughtful consideration and look forward to hearing from you regarding a resolution to our neighborhood's increasing traffic problems.

Sincerely,

Laura Abraham
3054 DawnView Ave.
Pomona, CA 91767

(909)229-8493

From: [DevServicesComments](#)
To: [Jimenez, Alex](#)
Subject: FW: DPRPublic comment 5-16-2024
Date: Thursday, May 9, 2024 6:27:24 PM

-----Original Message-----

From: Gayle <gbrenenstall@gmail.com>
Sent: Wednesday, May 8, 2024 11:05 AM
To: DevServicesComments <DevServicesComments@pomona.gov>
Subject: DPRPublic comment 5-16-2024

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We oppose building these apartments on Garey Ave. We need small businesses not apartments. Who are these apartments for? Where will the traffic flow? It can't be for families because there are so many 1 bedroom apartments. How will this help North Pomona and its current residents? We already have plenty of apartments around this area and do not need or want more.

Gayle Brenenstall

Jesse Lopez

Sent from my iPhone

From: [DevServicesComments](#)
To: [Jimenez, Alex](#)
Subject: FW: Proposed Project Public Hearing
Date: Thursday, May 9, 2024 6:26:43 PM

-----Original Message-----

From: McDonald Ronald <mcdonaldronald@icloud.com>
Sent: Monday, May 6, 2024 9:13 AM
To: DevServicesComments <DevServicesComments@pomona.gov>
Subject: Proposed Project Public Hearing

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My concern is parking for the number of dwelling units. Currently you having parking on both sides of Garey Av. From the apartments on the Eastside of Garey Ave. and on both sides of Grove Ave going west from Garey Ave.

I made a comment about parking when they build the apartments at Bonita and Garey Ave. The structure is not completely full and they are parking on the access road inside the complex and on Bonita Ave both sides outside the complex. Clearly there is not enough parking for the tenants.

Although the need for additional housing is needed , There is never enough parking for the number of units.

Building this project will create an overflow parked vehicles on adjacent streets.

If they build a parking structure that would be ideal however that won't happen. Reduce the size of units could help reduce the number of vehicles is one idea but the other is don't build it.

Sent from my iPhone

From: [DevServicesComments](#)
To: [Jimenez, Alex](#)
Subject: FW: DPR Public Comment 5-16-2024
Date: Thursday, May 9, 2024 6:27:45 PM

From: Matt Adams <adams.jmatt@gmail.com>
Sent: Wednesday, May 8, 2024 9:21 PM
To: DevServicesComments <DevServicesComments@pomona.gov>
Subject: DPR Public Comment 5-16-2024

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I strongly advocate for the city to reconsider and increase the affordable housing quota in this development. The current number falls far below what has been approved in other developments across the city. It's essential that we maintain consistency and a higher standard when it comes to addressing the pressing need for affordable housing.

Comparing the proposed quota to past developments approved within the city reveals a glaring disparity. To truly meet the needs of our community and address the housing crisis effectively, we must aim for a more substantial commitment to affordable housing in all new developments.

By increasing the affordable housing quota, the city can take meaningful steps towards ensuring equitable access to housing for all residents. It's imperative that we prioritize the well-being and stability of our community members by providing adequate affordable housing options.

I urge the city to reevaluate the affordable housing quota for this development and to align it with the demonstrated need and the standards set by previous approvals. Our city's commitment to addressing housing affordability should be reflected in every decision we make regarding new developments.

As someone who resides in affordable housing within the area, I am particularly concerned about the potential impacts of insufficient affordable housing quotas in new developments. In addition to advocating for an increase in the affordable housing quota, it's crucial that the city provides assurances to prevent the displacement of individuals like myself and others in similar situations.

The city must implement robust measures to safeguard against the displacement of residents in affordable housing.

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Best Regards,
Matt Adams
Producer
[O] [323-362-2079](tel:323-362-2079)
[C] [623-670-6008](tel:623-670-6008)
[E] adams.jmatt@gmail.com

NPNW

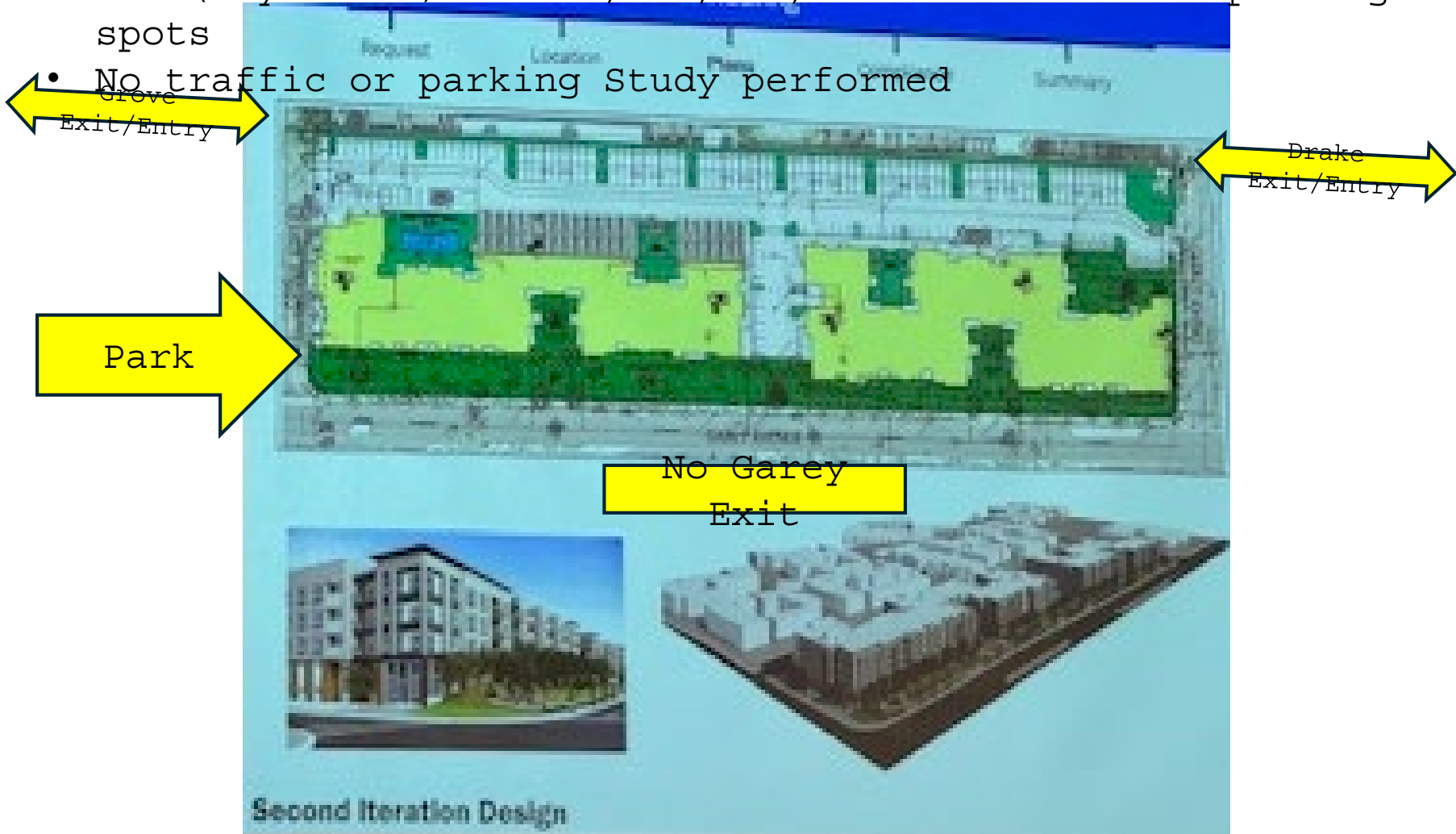
North Pomona
Neighborhood Watch

New Apartment Complex
Parking & Traffic concerns

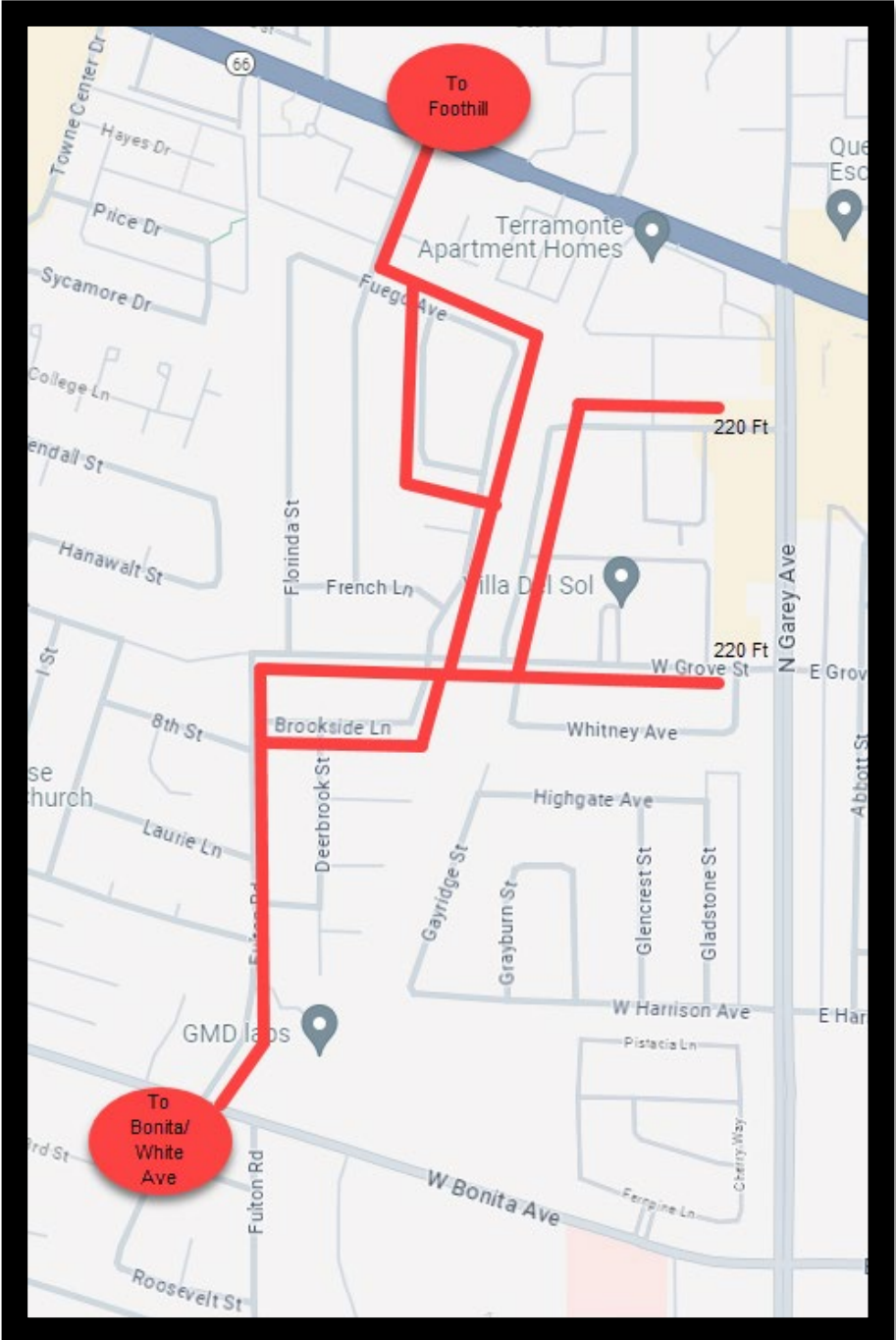
District 6

Exits/Traffic

- All 3 existing exits onto Garey Avenue removed in favor of park
- The only two exits for all cars from complex are onto Grove and Drake
 - Only about 220' from exits to Garey on Drake and Grove
- Complex is allowing for 1.4 cars per unit
- 292 (maybe 296) Studio/1bd/2bd/3 bd units or 406 parking spots
- No traffic or parking Study performed



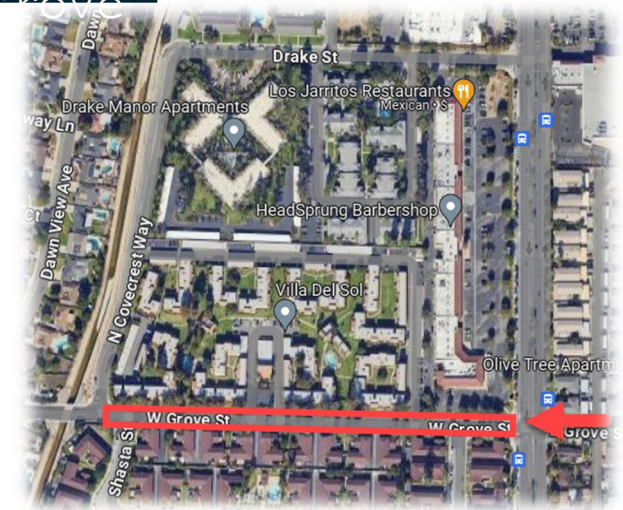
Existing and likely route for cars to exit area



Grove North and South - Looking West from mid-Grove



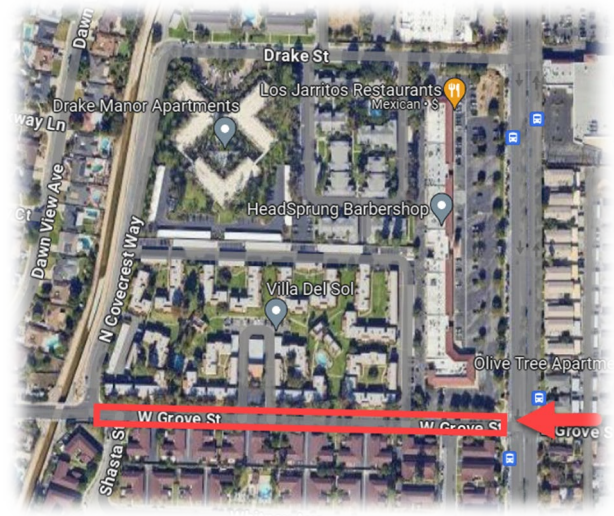
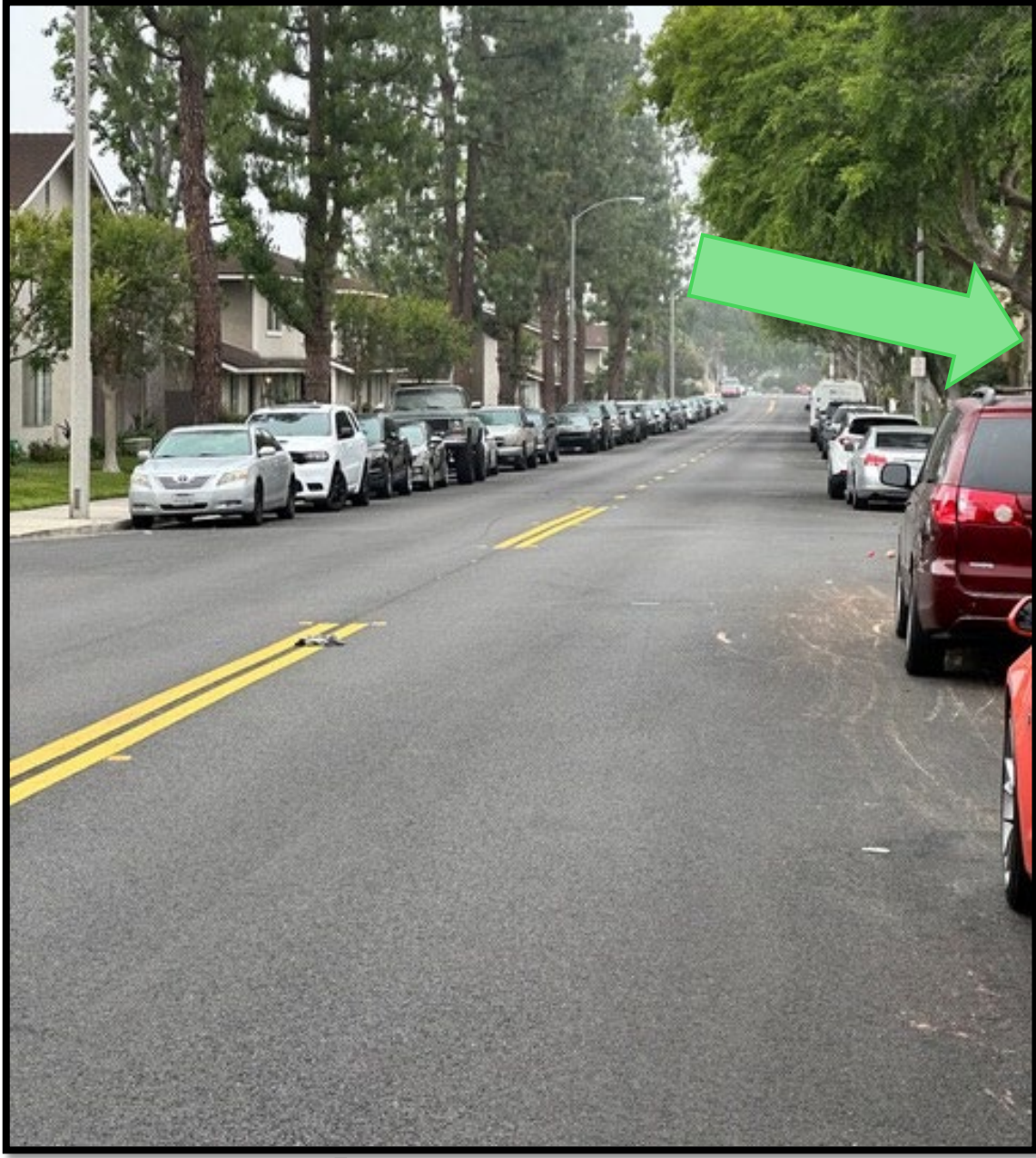
EXIT
to
Grove




↓ = New Complex

↓ = Area of Picture
on Map

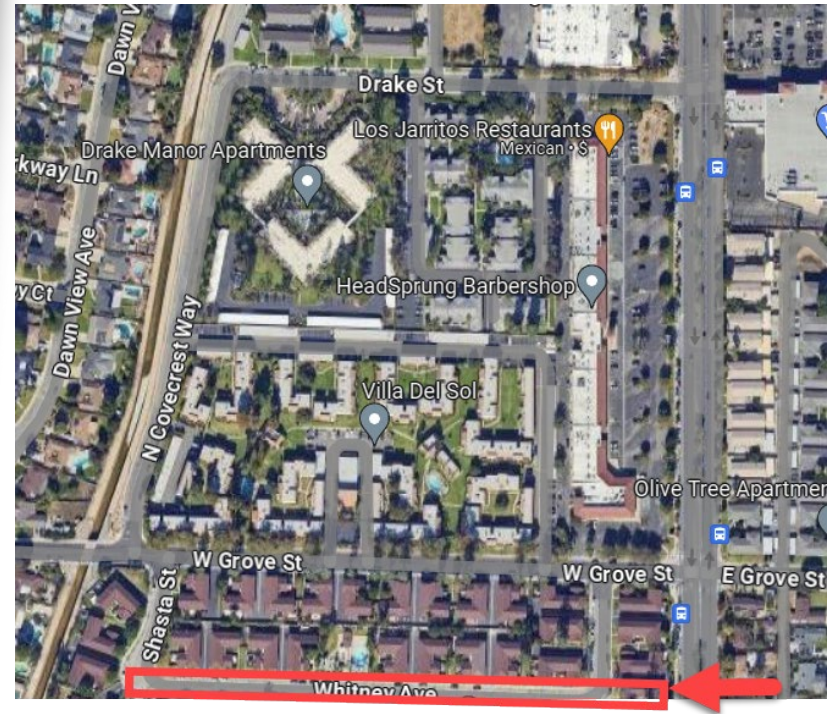
Grove North and South - Looking West from Garey Avenue



 = New Complex

 = Area of Picture on Map

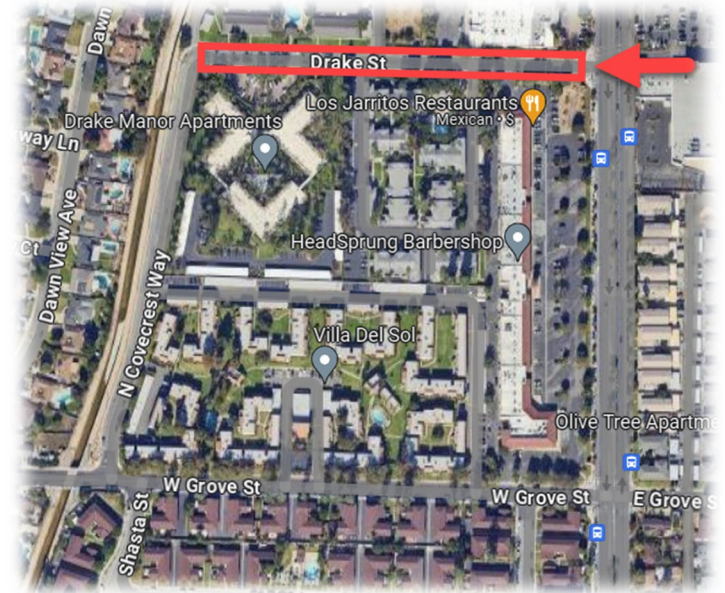
Whitney Avenue (block south of Grove)



↓ = New Complex

↓ = Area of Picture on Map

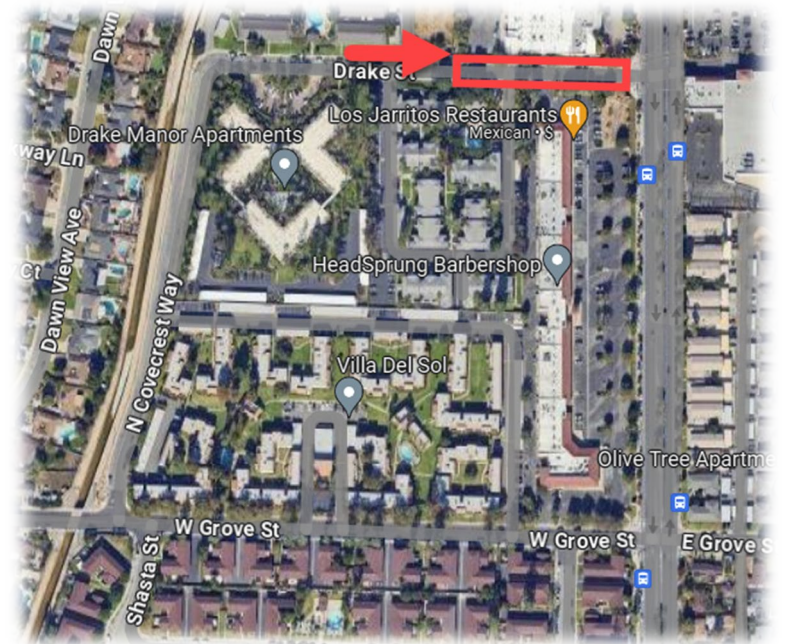
Drake Street looking West from Garey Avenue



↓ = New Complex

↓ = Area of Picture
on Map

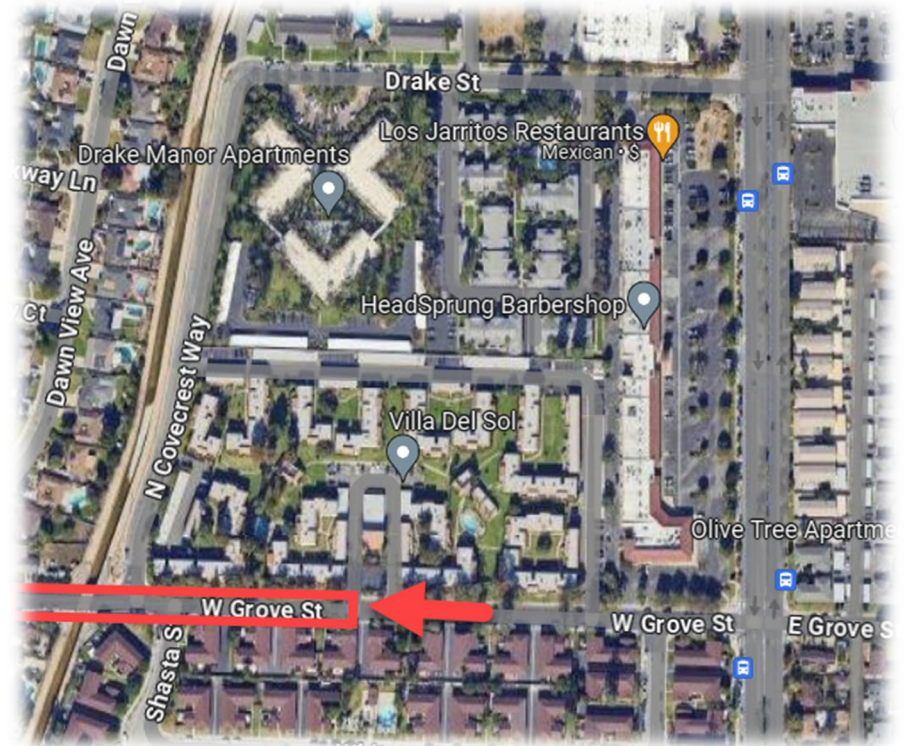
South Side of Drake - Looking East



↓ = New Complex

↓ = Area of Picture on Map

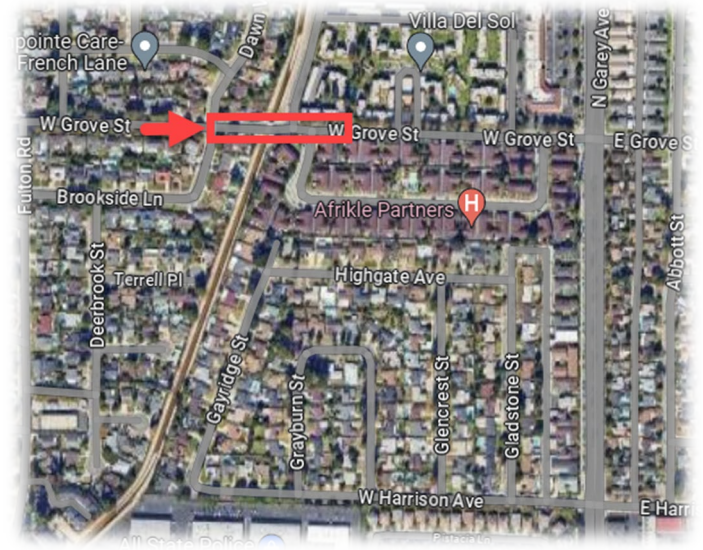
South side of Grove Ave - Looking West at Thompson Creek Wash



↓ = New Complex

↓ = Area of Picture
on Map

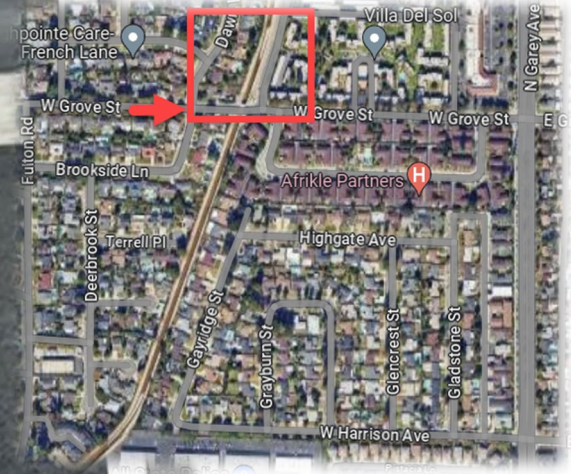
Grove Ave - Looking East at Thompson Creek Wash from Single Family Homes




↓ = New Complex

↓ = Area of Picture on Map

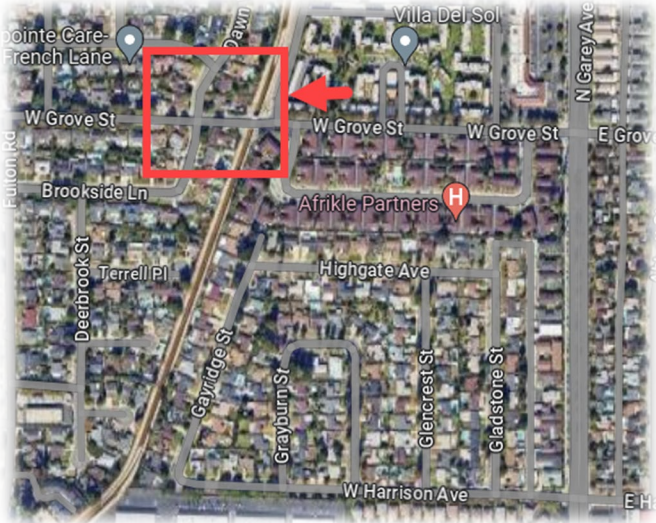
Corner of Covecrest and Grove looking East
(no parking allowed on West side of Covecrest)



 = New Complex

 = Area of Picture on Map

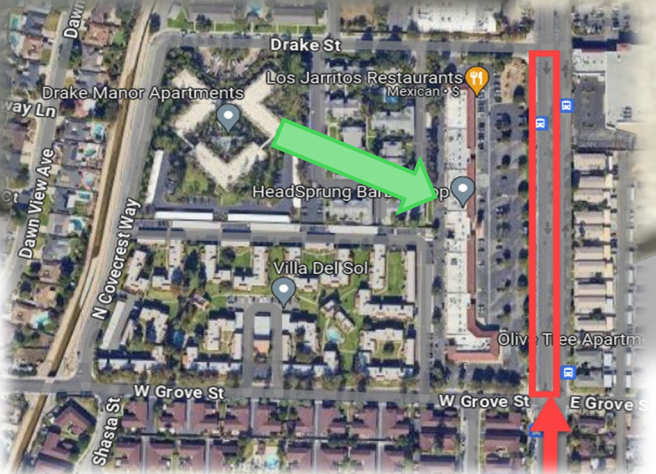
Grove Street looking West side to Single Family Homes at cross streets of Dawnview and Grove



↓ = New Complex

↓ = Area of Picture on Map

West side of Garey Ave - Looking North from Grove and Garey Avenue



↓ = New Complex

↓ = Area of Picture on Map

North and South side of Bonita Ave - Looking East Towards Garey Ave



↓ = Area of Picture on Map

The Gabriel - On Garey Ave looking South from Bonita Ave

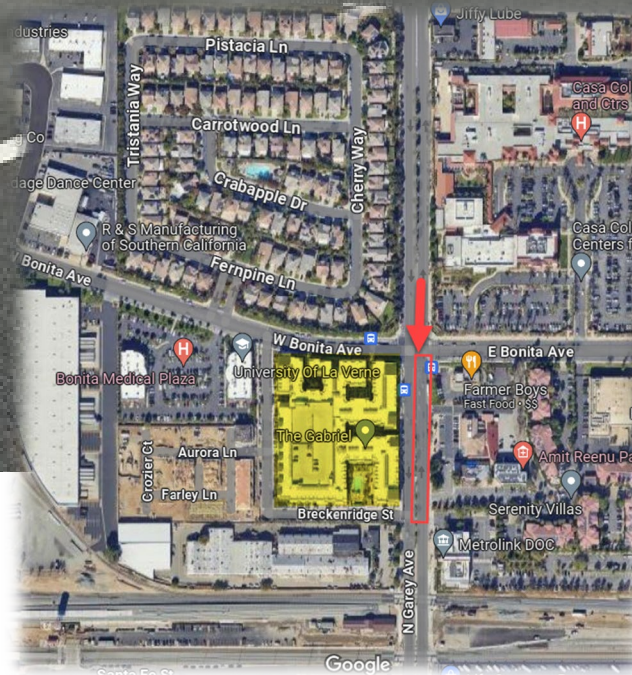


↓ = New Complex

↓ = Area of Picture on Map



East side of Garey Ave - Looking South from Bonita



↓ = New Complex

↓ = Area of Picture on Map



The Gabriel Main Entrance



New Homes on left, not open until May 20, 2024 (all cars from Gabriel)

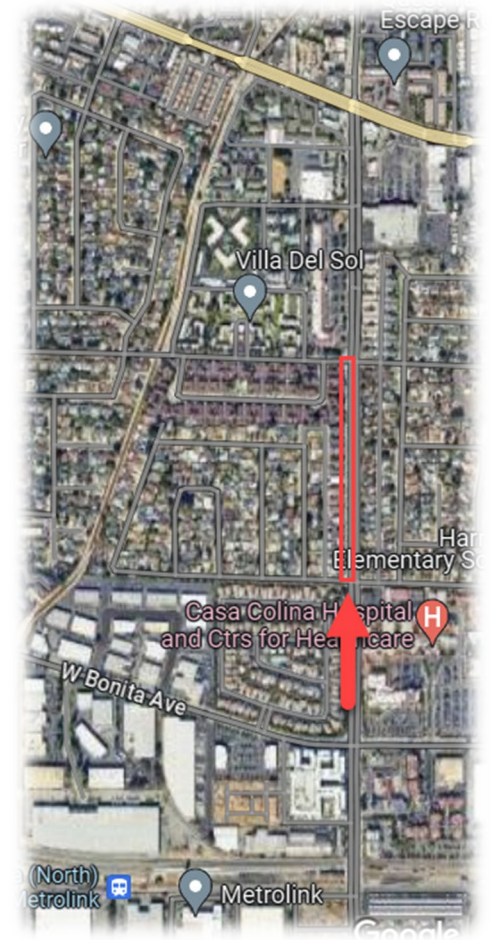


Note: Gabriel not at capacity

New Homes next to The Gabriel



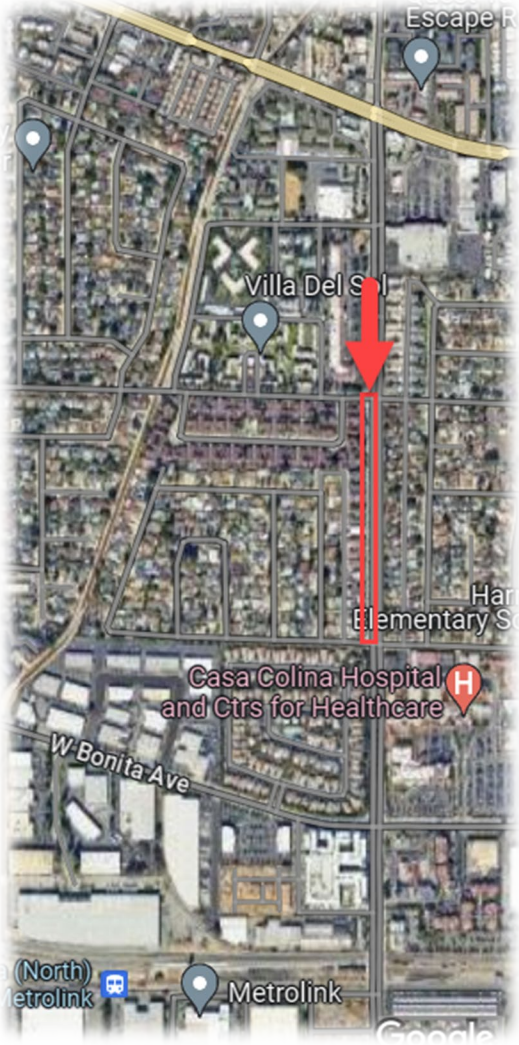
West side of Garey Ave - Looking North from Harrison



↓ = New Complex

↓ = Area of Picture
on Map

West side of Garey Ave - Looking South from Grove



↓ = New Complex

↓ = Area of Picture on Map

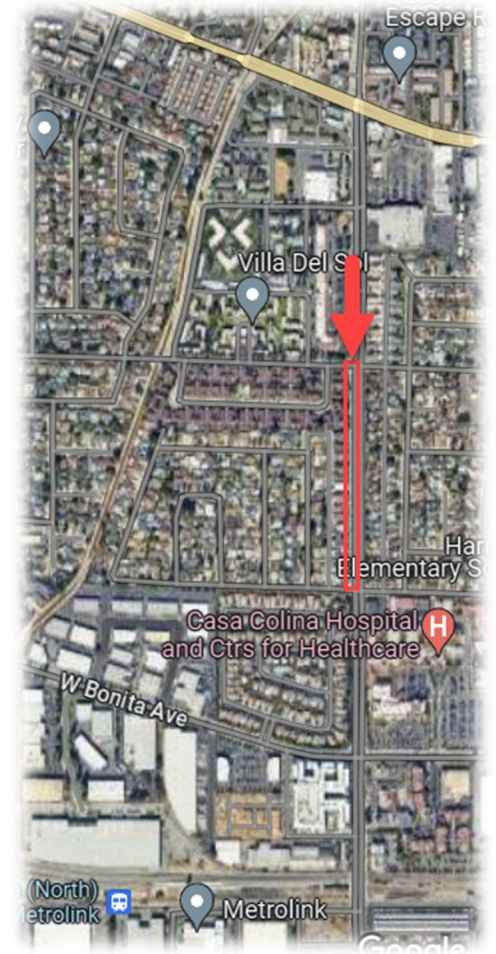
West side of Garey Ave - Looking South from Grove and
Garey Avenue



↓ = New Complex

↓ = Area of Picture
on Map

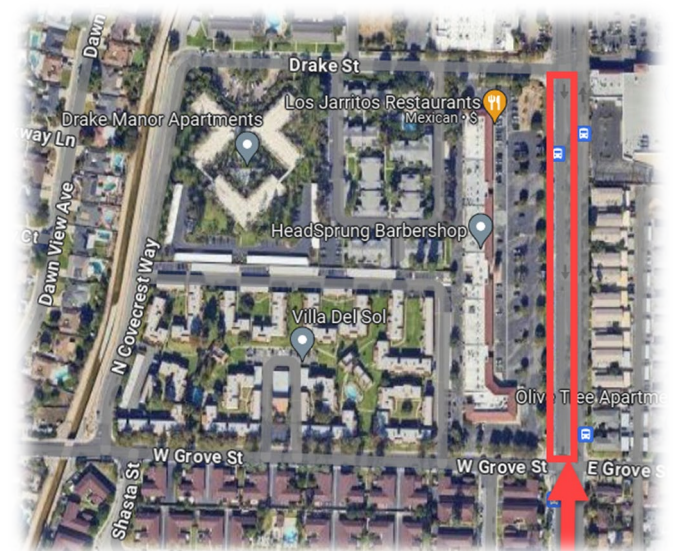
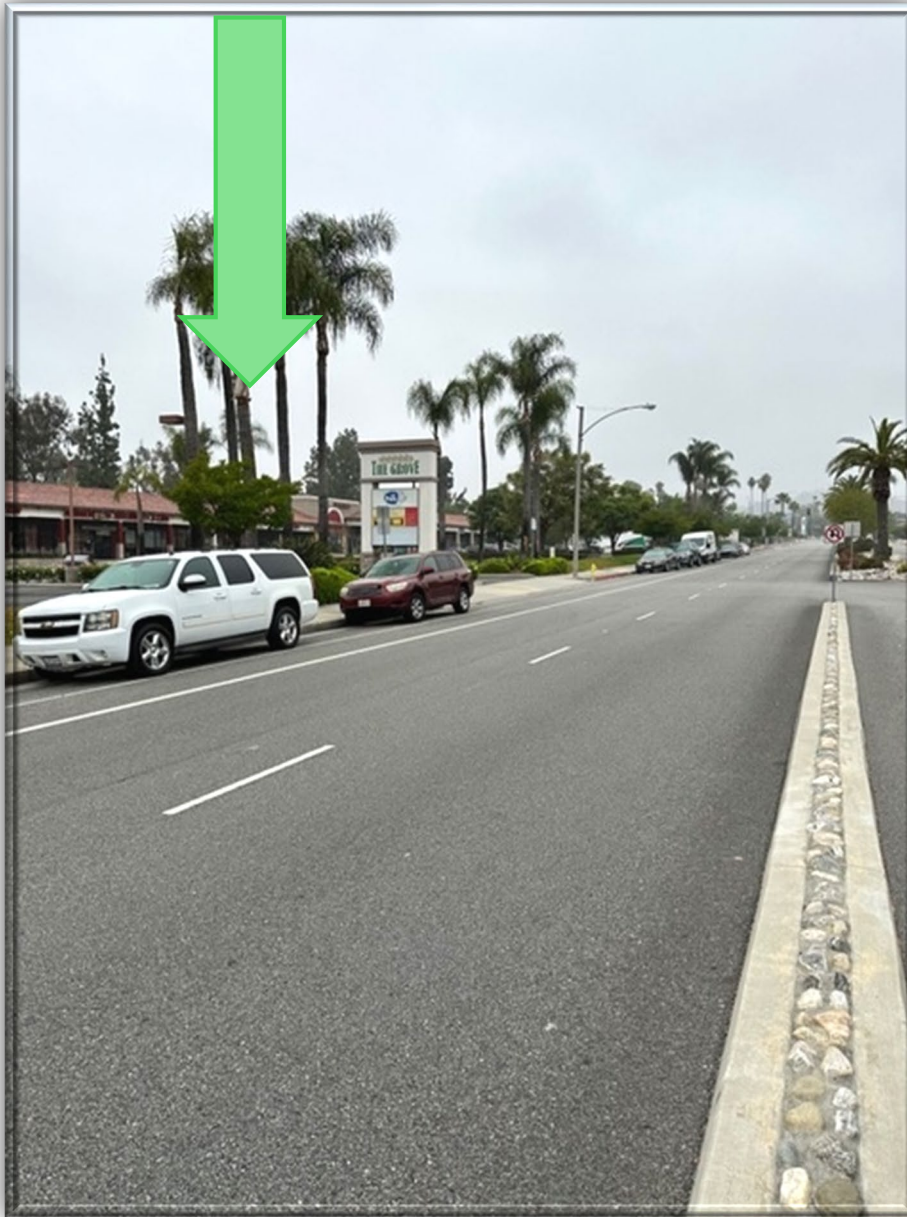
West side of Garey Ave - Looking South from Foothill Blvd direction



↓ = New Complex

↓ = Area of Picture on Map

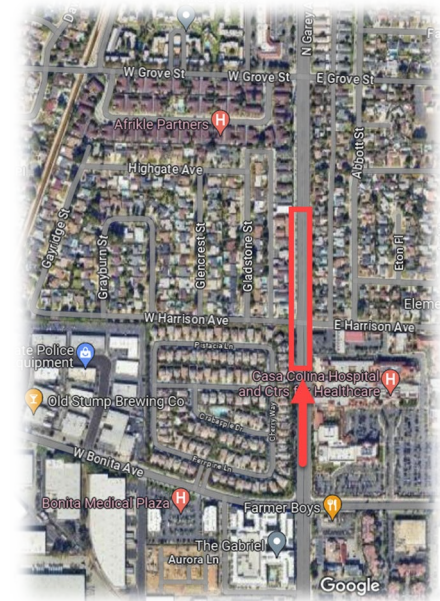
West side of Garey Ave - Looking North from Grove



↓ = New Complex

↓ = Area of Picture on Map

West side of Garey Ave - Looking North from Harrison



↓ = New Complex

↓ = Area of Picture on Map