

**Poursanae, Miroslava**

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**From:** roxannemerlinomiller <>  
**Sent:** Friday, July 11, 2025 11:11 AM  
**To:** DevServicesComments  
**Cc:** CSi Inc.  
**Subject:** FW: ZA Public Comment 7-29-25

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

We are unable to attend the public hearing on 7/29/25, that covers impacts of a multi family residential development being built in proximity to nearby homes.

As long time residents of Lincoln Park, in particular Jefferson Avenue, we are concerned about potential additional parking in front of our house. We currently have issues with backyard rentals that cause more cars on our street than we want. This could be infinitely worse with the new proposed development.

We have no problem with the housing itself, but the developers need to ensure all parking is maintained on their property. That may include limiting the # of cars per unit, and providing parking for those cars, per unit. Also, this includes providing ample guest parking on that property, so no overflow finds its way to our neighborhood.

Nice new, clean condos/apartments can help to clean up that piece of land, but not at the price of a sea of cars parked down our street. Please make this development self-contained, ensuring all parking is maintained on that property.

Sincerely,

Roxanne Merlino Miller & Ben Miller  
210 E. Jefferson Ave.

Sent from my T-Mobile 5G Device

## Poursanae, Miroslava

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**From:** Raul Perfecto <>  
**Sent:** Monday, July 7, 2025 12:26 PM  
**To:** DevServicesComments; Barron, Alina  
**Subject:** ZA Public Comment 7-16-25

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a 25 year resident of Pomona, I'm deeply concerned and disappointed by the Planning Division's consideration of the proposed 35-unit development at 1377 N Garey Avenue, which includes only 19 parking spaces. This is a significant under-provision that does **not meet current parking requirements** under the Pomona Municipal Code, and the site **does not qualify** for reduced parking under state guidelines, as it is not located near a major transit stop. In fact, the closest bus service is limited and anticipated to be reduced further due to rising operational costs.

The following issues must be addressed before this project moves forward:

- **Inadequate Parking:** Only 19 spaces for 35 units is far below what is typically required. This does not align with Pomona's municipal code or actual vehicle ownership trends in the area.
- **Lack of Transit Access:** The site is not within walking distance of a major transit hub. Current bus service is infrequent and expected to decline, making it unreasonable to assume residents will rely solely on public transportation.
- **Spillover Parking Impacts:** Overflow parking from the development will impact adjacent residential streets and likely obstruct the **protected bike lane** on Garey Avenue, compromising cyclist safety and mobility.
- **Incompatible Architecture:** The proposed design is out of character with the surrounding **Lincoln Park and Wilton Heights Historic Districts**. This continues a pattern of development that neglects Pomona's unique architectural heritage.
- **Lack of Planning Accountability:** The approval of projects like this—along with recent examples like the poorly integrated Starbucks on Garey—shows a disconnect between the Planning Division and the community's vision for thoughtful, contextual development.

It's frustrating to see historic preservation, livability, and mobility efforts undermined by short-sighted approvals. We need development—but it must be done responsibly.

I strongly urge the Commission to deny this project as currently proposed and require substantial revisions to address these concerns.

Sincerely,

## Poursanae, Miroslava

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**From:** roxannemerlinomiller <>  
**Sent:** Monday, July 7, 2025 10:13 AM  
**To:** DevServicesComments  
**Cc:** CSi Inc.  
**Subject:** ZA Public Comment 7 16 25

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

We are unable to attend the public hearing on 7/16/25, that covers impacts of a multi family residential development being built in proximity to nearby homes.

As long time residents of Lincoln Park, in particular Jefferson Avenue, we are concerned about potential additional parking in front of our house. We currently have issues with backyard rentals that cause more cars on our street than we want. This could be infinitely worse with the new proposed development.

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