



City of Pomona

NOTICE OF PUBLIC HEARING

FOR THE POMONA PLANNING COMMISSION

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

The Planning Commission 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: 1518 N. Garey Avenue

Project: CUP 000104-2025. A request to obtain a Conditional Use Permit to allow an existing convenience store, located at a gasoline station, a Type 20 (Off-Sale Beer and Wine) alcohol license.

Applicant: Rawa Anabi and Raaj Amthabhai

Environmental Review: The City's staff has determined that the project is exempt from environmental review in accordance with Class 1 of the California Environmental Quality Act (CEQA) Section 15301 – Existing Facilities, of the CEQA Guidelines.

The Planning Commission Public Hearing will be held:

Meeting Date & Time: July 23, 2025, at 7:00 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: Alex Jimenez, Senior Planner at (909) 620-2441 or alex.jimenez@pomonaca.gov

or visit the Planning Division 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 Planning Commission public hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available no later than July 17, 2025 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) 620-2441.

Written comments may be submitted to devservicescomments@pomonaca.gov by 5:30 P.M. the day of the hearing. Please title your email "PC Public Comment 7-23-25". Comments received via email will be made a part of the official record of the meeting.

Following the public hearing, the decision of the Planning Commission is final and conclusive unless the project is appealed by 6:00 P.M. on the 20th day following the date of decision. Appeals must be filed with the City Clerk in writing on the approved application form, to include a statement of the reason for the appeal and must be accompanied by the appropriate filing fee. If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

Date: 7-10-2025

Signature: _____
Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager

A map of the study area in Gifu, Japan. The map shows the city of Gifu, the Gifu River, and the location of the study site (red square). The study site is located in the northern part of the city, near the Gifu River. The map also shows the location of the Gifu University and the Gifu Prefectural University.

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- This aerial map shows the proposed site for Lincoln Elementary School, outlined in green. The site is located on the east side of N Orange Grove Ave, between N Gordon St and N Carey Ave. The map includes surrounding streets such as W McKinley Ave, N Park Ave, N Orange Grove Ave, and E McKinley Ave. A green circle with a radius of 953 ft is centered on the proposed site. The map also shows the location of Lincoln Elementary School and the surrounding residential area.

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**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:

07/11/2025

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

Dated at Ontario, California

On this 11th day of July, 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 to obtain a Conditional Use Permit to allow an existing convenience store, at a gasoline station, a Type 20 (Off-Sale Beer and Wine) alcohol license. The Applicant is Rawa Anabi and Raal Amthabhal. The Property is located at 1518 N. Garey Avenue (APN 8339-020-024). The City case file is Conditional Use Permit (CUP 000104-2025). The public hearing will take place at the regular meeting of the Planning Commission on July 23, 2025, at 7:00 p.m., in-person at the City Council Chambers located at 505 S. Garey Avenue, Pomona, CA 91766. The Planning Commission will consider adopting a Class 1 Categorical Exemption in compliance with Section 15301 (Existing Facilities). The agenda will be posted on the website six days prior to the meeting date and time. Written comments may be submitted to DevServicesComments@pomona.ca.gov, by 5:30 p.m. the day of the hearing. Please title your email "PC Public Comment 7-23-25". Please direct questions about this matter to Alex Jimenez at alex.jimenez@pomona.ca.gov. 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) 620-2441.

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