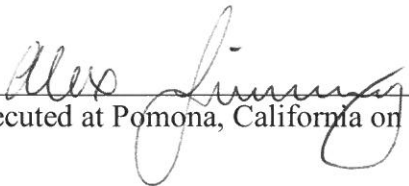


DECLARATION OF MAILING

I, Alex Jimenez, say that on the 2<sup>nd</sup> of May, 2024 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 3101-3191 N. Garey Avenue (APN: 8370-010-016, 8370-009-038)  
Project: DPR 72-2024  
Meeting Date: May 16, 2024

I declare, under penalty of perjury, that the foregoing is true and correct.

  
Executed at Pomona, California on May 2<sup>nd</sup>, 2024



# NOTICE OF PUBLIC HEARING

**This is not a citation (Esto no es una citación). Para Información en Español, llame (909) 620-2441.**  
If you are receiving this notice, your property is located within 1,000 feet of the proposed project.

## PROPOSED PROJECT

A request to develop 289 dwelling units in two, four-story buildings on a 5.5 acre site, with the following on-site and off-site improvements: utilities, parking, lighting, landscaping, common space, private space, and privately-owned public open space. The site is currently developed with a commercial shopping center that will be demolished to accommodate the project. The units consist of 119 one-bedroom units, 156 two-bedroom units, and 14 three-bedroom units, all units are rental units. The subject property is located in the City Gateway Segment of the Pomona Corridors Specific Plan (PCSP).

**Applicant** Matthew Cobo, AIA as agent for AC Martin, Inc.  
**Location** 3101-3191 N. Garey Avenue (APN 8370010016, 8370009038)  
**Hearing Body** Development Services Director  
**Case File** DPR 72-2024

### Environmental Determination

The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Staff has determined that the proposed project meets the criteria for Exemption pursuant to Section 15182 of CEQA in that the proposed project is a residential project consisting of 289 dwelling units and is undertaken pursuant to and in conformity with the PCSP adopted in 2014. The proposed residential use and density was contemplated in the EIR certified for the PCSP EIR and was evaluated as part of that environmental analysis. Therefore, no further environmental review is required. The Development Services Director will consider these exemptions at the public hearing as part of this action on May 16, 2024.

## PUBLIC HEARING INFORMATION

**Time & Date:** Development Services Director Hearing, Thursday, May 16, 2024 at 7:00p.m.  
**Location:** City Council Chambers, 505 S. Garey Avenue, Pomona (In-person Meeting)  
**Questions:** Alex Jimenez, Associate Planner, (909) 620-2441, [alex.jimenez@pomonaca.gov](mailto:alex.jimenez@pomonaca.gov)

**Written Comments:** May be submitted to [DevServicesComments@pomonaca.gov](mailto:DevServicesComments@pomonaca.gov), by 6:00 p.m. the day of the hearing. Please title your email "DPR Public Comment 5-16-2024". Comments received via email will be made a part of the official record of the meeting.

The staff report on this matter will be available no later than May 9, 2024 on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/Calendar.aspx> or by emailing the case planner, Alex Jimenez at [alex.jimenez@pomonaca.gov](mailto:alex.jimenez@pomonaca.gov).

**PLEASE NOTE:** 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.**

# 1000Ft - 3101-3191 N Garey Ave, 91767

