

**DECLARATION OF MAILING**

I, Miroslava PourSanae, say that on the 22nd of July, 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

Project: DPR 72-2024

Meeting Date: August 5, 2024

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

*Miroslava PourSanae*

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Executed at Pomona, California on July 22, 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

The following project was scheduled for a public hearing by the City Council as an appeal of the Planning Commission approval. The request is 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).

<b>Applicant</b>	Matthew Cobo, AIA as agent for AC Martin, Inc.
<b>Location</b>	3101-3191 N. Garey Avenue (APN 8370010016, 8370009038)
<b>Hearing Body</b>	City Council
<b>Case File</b>	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 City Council will consider this exemption at the public hearing as part of this action on August 5, 2024.

## PUBLIC HEARING INFORMATION

<b>Time &amp; Date:</b>	City Council Meeting, Monday, August 5, 2024 at 7:00p.m.
<b>Location:</b>	City Council Chambers, 505 S. Garey Avenue, Pomona (In-person Meeting)
<b>Questions:</b>	Alex Jimenez, Senior Planner, (909) 620-2441, <a href="mailto:alex.jimenez@pomonaca.gov">alex.jimenez@pomonaca.gov</a>

**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 "CC Public Comment 8-05-2024". 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 at least six days prior to the meeting date and time 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.**

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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 Inland Valley 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:

**07/22/2024**

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

Dated at Ontario, California

On this 22nd day of July, 2024.



Signature

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

**Public Hearing Notice :** The following project was scheduled for a public hearing by the Pomona City Council as an appeal of the Planning Commission approval. The Request is for a Development Plan Review to develop 289 dwelling units in two, four-story buildings on a 5.5 acre site, in the City Gateway Segment of the Pomona Corridors Specific Plan (PCSP). The Applicant is Matthew Cobo, AIA as agent for AC Martin, Inc. The Property is located at 3101-3191 N. Garey Avenue (APN 8370010016, 8370009038). The City case file is DPR 72-2024. The public hearing will take place at the regular meeting of the City Council. The public hearing will take place on August 5, 2024, at 7:00 p.m., in-person at the City Council Chambers located at 505 S. Garey Avenue, Pomona, CA 91766. 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 City Council will consider this exemption at the public hearing as part of this action on August 5, 2024. You may view the agenda for the meeting related to this public hearing at <https://pomona.legistar.com/Calendar.aspx>, by selecting the City Council and the date of the public hearing. The agenda will be posted on the website at least six days prior to the meeting date and time. 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 "CC Public Comment 8-05-24". Comments received via email will be made a part of the official record of the meeting. Please direct questions about this matter to Alex Jimenez, Senior Planner at [ajimenez@pomonaca.gov](mailto:ajimenez@pomonaca.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 informacion en Espanol, llame (909) 620-2441.  
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