

DECLARATION OF MAILING

I, Miroslava PourSanae, say that on the 11th of September, 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: 675 E. Mission Boulevard

Project: DPR 000462-2024, TTM 000461-2024

Meeting Date: September 25, 2024

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

Miroslava PourSanae

Executed at Pomona, California on September 11, 2024

Public Hearing Notice : The City of Pomona is notifying for a public hearing for the request to develop a 1.46 acre site with a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households, as well as associated on-site and off-site improvements. The request also includes a Tentative Tract Map for condominium purposes, located in the "Midtown Segment" of the Pomona Corridor Specific Plan. The Applicant is Mission and Linden, LLC. The Property is located at 675 E. Mission Boulevard, 8335-014-908, 909, 911, 912, 913, 914, 917. The City case file is DPR-000462-2024 and TRACTMAP-000461-2024. The public hearing will take place at the regular meeting of Planning Commission. The public hearing will take place on September 25, 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). Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting a Categorical Exemption in compliance with Section 15332, Class 32 (In-Fill Development Projects) in that the project is consistent with the City's General Plan and Zoning Ordinance; the project site is less than five (5) acres; the project site has no value as habitat for endangered, rare, or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. The proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required. You may view the agenda for the meeting related to this public hearing at <https://pomona.legistar.com/Calendar.aspx> , by selecting the Planning Commission and the date of the public hearing. 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.gov , by 6:00 p.m. the day of the hearing. Please title your email "PC Public Comment 9-25-24". Comments received via email will be made a part of the official record of the meeting. Please direct questions about this matter to Karina Diaz at karina.diaz@pomona.gov or (909) 620-2446. 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) 620-2446.

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CITY OF POMONA PLANNING DIVISION

NOTICE OF PUBLIC HEARING

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

If you are receiving this notice, your property is located within 1,000 feet of the proposed project.

PROPOSED PROJECT

The Planning Commission will conduct a public hearing to consider a request to develop a 1.46 acre site within a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households, as well as associated on-site and off-site improvements. The request also includes a request for Tentative Tract Map for condominium purposes. The property is located in the "Midtown Segment" of the Pomona Corridor Specific Plan.

Applicant	Mission and Linden, LLC
Location	675 E. Mission Boulevard
Assessor's Parcel No(s).	8335-014-908, 909, 911, 912, 913, 914, 917
Hearing Body	Planning Commission
Case File(s)	DPR-000462-2024, TTM-000461-2024

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). Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting a Categorical Exemption in compliance with Section 15332, Class 32 (In-Fill Development Projects) in that the project is consistent with the City's General Plan and Zoning Ordinance; the project site is less than five (5) acres; the project site has no value as habitat for endangered, rare, or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. The proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required.

PUBLIC HEARING INFORMATION

Time & Date	Planning Commission Meeting, Wednesday, September 25, 2024, 7:00 p.m.
Location	City Council Chambers, 505 S. Garey, Pomona, CA 91766 (in-person meeting)
Questions	Karina Diaz, Assistant Planner Available to contact at (909) 620-2446 or Karina.Diaz@pomonaca.gov

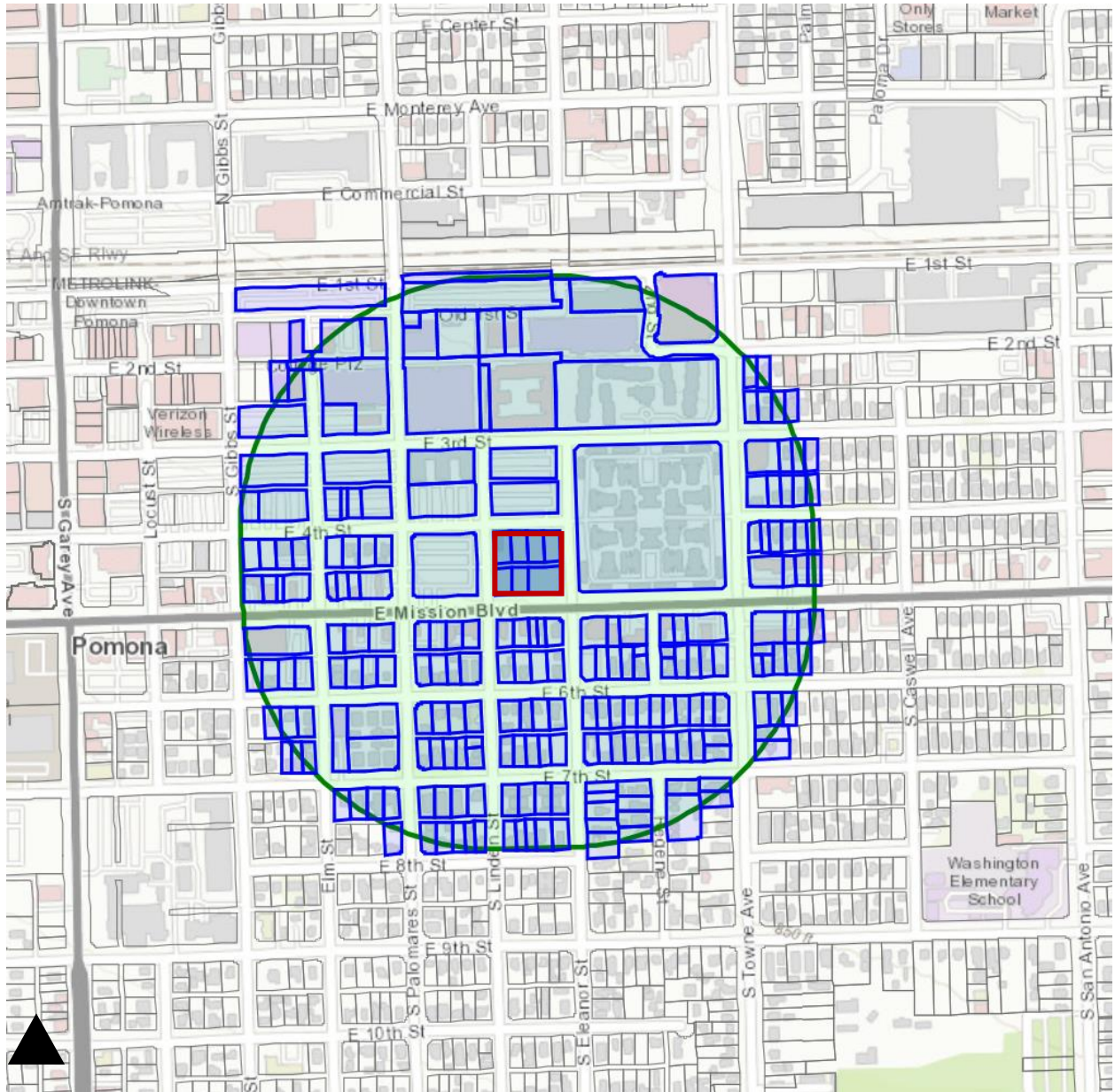
Written Comments: Written comments may be submitted to DevServicesComments@pomonaca.gov, by 6:00 p.m. the day of the hearing. Please title your email "PC Public Comment 09-25-24". Comments received via email will be made a part of the official record of the meeting.

The staff report on this matter will be available no later than September 19, 2024 on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/Calendar.aspx> or by emailing the case planner, Karina Diaz.

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) 620-2446.

1000 FT Radius Map
675 E Mission Blvd



- Property Boundary
- 1000 FT Radius