



NOTICE OF PUBLIC HEARING

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

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

(Si esta recibiendo esta notificación publica, su propiedad esta localizada dentro de 1,000 pies del proyecto propuesto).

PROPOSED PROJECT

Request to develop a 1.45 acre site with a 4-story, 75-unit residential structure including 15 live/work units and associated on-site improvements including a surface parking lot, public green, community room, and private amenity courtyard. All residential units will be deed-restricted to be affordable to below Moderate income-qualifying households except for one manager's unit. The site is located in the Midtown Segment of the Pomona Corridors Specific Plan.

Applicant	National Community Renaissance ("National CORE")
Location	501 E Mission Boulevard (APN: 8335-014-907; 910; 915; 916; 919; 920; 921)
Hearing Body	Development Services Director
Case File	DPR-15833-2021

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 State CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan), where a public agency has prepared an Environmental Impact Report (EIR) on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of State CEQA Guidelines Section 15182(c) (Residential Projects Implementing Specific Plans). The proposed project described above meets the guidelines for Section 15182(c) in that the proposed project is in conformity with the Pomona Corridors Specific Plan. Therefore, no further environmental review is required. The Development Services Director will consider this determination at the public hearing as part of this action. If approved, a Notice of Determination (Section 15094) would be filed indicating that the project is eligible for an exemption under CEQA Guidelines Section 15182.

PUBLIC HEARING INFORMATION

Time & Date:	Development Services Director's Hearing, Thursday, June 2, 2022 at 10:30 a.m.
Location:	Council Chambers, City Hall, 505 S. Garey Avenue, Pomona CA 91769
Questions:	Alina Barron, Associate Planner, (909) 802-7729, alina.barron@pomonca.gov

Written Comments: May be submitted to DevServicesComments@pomonaca.gov, by 9:00 A.M. on the day of the hearing. Comments must be limited to 200 words. Please title your email "DSD Public Comment 06-02-2022". Comments received via email will be read into the record by staff.

The staff report on this matter will be available on or about May 27, 2022 on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/Calendar.aspx> or by emailing the case planner, Alina Barron.

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) 620-2439.

NOTICE OF PUBLIC HEARING

501 E MISSION BLVD.

APN: 8335-014-(907; 910; 915; 916; 919; 920; 921)

PROJECT CASE NO: DPR-15833-2021

PROJECT DESCRIPTION: REQUEST TO DEVELOP A 1.45 ACRE SITE WITH A 4-STORY, 74 UNIT RESIDENTIAL STRUCTURE INCLUDING 15 LIVE WORK UNITS AND ASSOCIATED ON SITE IMPROVEMENTS INCLUDING, A SURFACE PARKING LOT, PUBLIC GREEN, COMMUNITY ROOM, AND PRIVATE AMENITY COURTYARD. THE SITE IS LOCATED IN THE MIDTOWN SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN.



501 E Mission Boulevard

PUBLIC HEARING

DATE: JUNE 2, 2022
TIME: 10:30 AM
LOCATION: COUNCIL CHAMBERS
CITY HALL, 505 S. GAREY AVE, POMONA

APPLICANT

NATIONAL COMMUNITY
RENAISSANCE

FOR INFORMATION CALL

CITY OF POMONA, PLANNING DIVISION
ALINA BARRON, ASSOCIATE PLANNER
909-802-7729
alina.barron@pomonaca.gov

DECLARATION OF MAILING

I, Miroslava PourSanae, say that on the 19th of May, 2022 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: 501 E. Mission Boulevard (APN: 8335-014-907; 910; 915; 916; 919; 920; 921)

Project: DPR 15833-2021

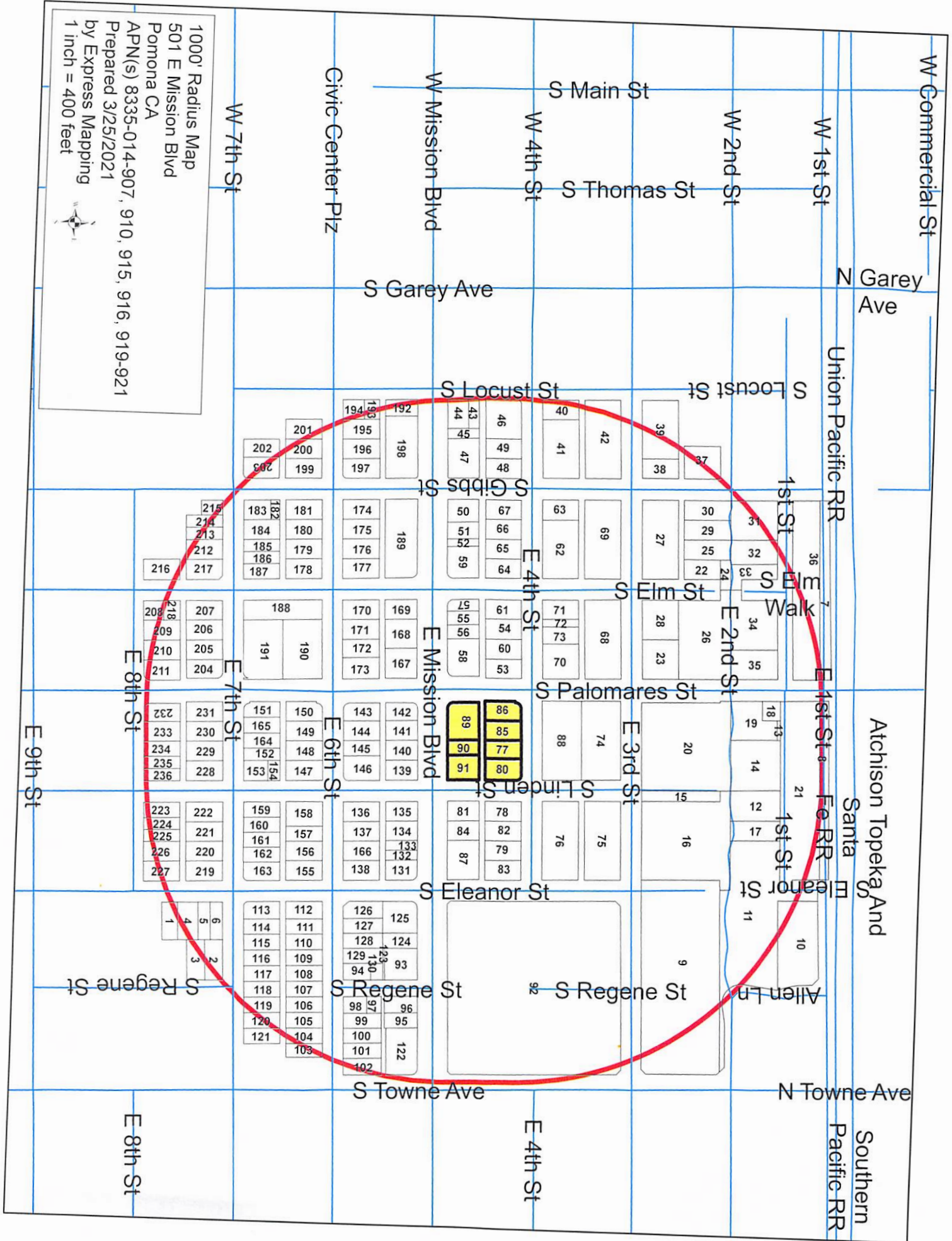
Meeting Date: June 2, 2022

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

Miroslava Poursanae

Executed at Pomona, California on May 19, 2022

1000' Radius Map
 501 E Mission Blvd
 Pomona CA
 APN(s) 8335-014-907, 910, 915, 916, 919-921
 Prepared 3/25/2021
 by Express Mapping
 1 inch = 400 feet



86
 85
 77
 80
 89
 90
 91

CERTIFIED PROPERTY OWNERS' LIST

AFFIDAVIT

I, Charles Emerson, declare under penalty of perjury that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available rolls of the County within the area described and for a distance of ONE THOUSAND FEET

From the exterior boundaries of the property located at:

501 E MISSION BLVD, POMONA



Signature of preparer

Charles Emerson

Printed Name and Date

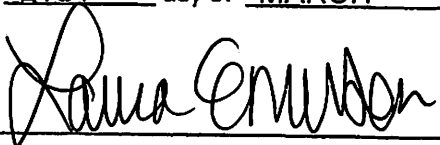
STATE OF CALIFORNIA) ss.
COUNTY OF LOS ANGELES)

On 03/25/2021 before me, Laura Emerson

Notary Public, personally appeared Charles Emerson personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, WITNESS my hand and official seal.

Subscribed and sworn to before me Laura Emerson

This 21ST day of MARCH



Notary Public

