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: **874 E. Arrow Highway (APN: 8317-007-0001, 8317-007-0002, 8317-007-0003, 8317-007-0004)**

Project: TRACTMAP-000181-2025, VAR-000664-2025. Development of 21, for-sale condominium townhouse units within three (3) five-unit buildings and one (1) six-unit building.

Applicant: John Begin

Environmental Review: The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15332, Class 32 of the CEQA Guidelines.

The Planning Commission Public Hearing will be held:

Meeting Date & Time: **Wednesday, February 11, 2026, 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: **Max Pastore, Associate Planner at (909) 620-2431 or max.pastore@pomonaca.gov**

or visit the Planning Division offices 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 on or about February 5, 2026 at the Planning Division counter, City Hall, 505 S. Garey Avenue and 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) 620-2446.

Written comments may be submitted to DSDComments@pomonaca.gov by 5:00 P.M. the day of the hearing. Please title your email "PC Public Comment February 11, 2026". 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: 1/27/2026 **Signature:**

Geoffrey Starns, AICP, AIA, LEED AP, PLANNING MANAGER

INLAND VALLEY
DAILY BULLETIN
Local. News. Matters.
dailybulletin.com

3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397
ealmeida@scng.com

POMONA CITY OF LEGAL - Development Services
505 S. Garey Avenue
Pomona, California 91769

Account Number:	5030269
Ad Order Number:	0011775830
Customer's Reference/PO Number:	
Publication:	Daily Bulletin-LA
Publication Dates:	01/30/2026
Total Amount:	$373.05
Payment Amount:	$0.00
Amount Due:	$373.05
Notice ID:	x3lywuY7Z8yoiAEN5hTI
Invoice Text:	The City of Pomona is noticing for a public hearing for a request of a TRACTMAP-000181-2025 and VAR-000664-2025 to develop the subject 0.9-acre site with 21, for-sale condominium townhouse units within three (3) five-unit buildings and one (1) six-unit building. The Applicant is John Begin. The address is 874 E. Arrow Highway, APNs: 8317-007-0001; 8317-007-0002; 8317-007-0003; 8317-007-0004. The property is within the NED2 zoning district. The City case file is TRACTMAP-000181-2025 and VAR-000664-2025. The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15332 of the CEQA Guidelines. Anyone desiring to comment on the environmental documentation may submit their comments in writing to the project planner listed below, no later than 5:00 p.m. on February 11, 2026. The public hearing will take place at the regular meeting of the Planning Commission on Wednesday, February 11, 2026 at 7:00 p.m., in-person at the City Council Chambers located at 505. S. Garey Avenue, Pomona CA 91766. The staff report on this matter will be available on or about February 5, 2026 at the Planning Division counter, City Hall, 505 S. Garey Avenue and 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 below. Written comments may be submitted to DSDComments@pomonaca.gov , by 5:00 p.m. the day of the hearing. Please title your email "PC Public Comment February 11, 2026 ." Please direct questions about this matter to Max Pastore, Associate Planner at max.pastore@pomonaca,gov or at (909) 620-2431. Please note that if you challenge

INLAND VALLEY
DAILY BULLETIN
Local. News. Matters.
dailybulletin.com

Daily Bulletin-LA
3200 Guasti Rd. Suite 100
Ontario, California 91761
(909) 987-6397

0011775830

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 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:

01/30/2026

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

Dated at Ontario, California

On this 30th day of January, 2026.

Eva Almeida

Signature
*Daily Bulletin-LA circulation includes the following cities:
[UNKNOWN LIST]

The City of Pomona is noticing for a public hearing for a request of a TRACTMAP-000181-2025 and VAR-000664-2025 to develop the subject 0.9-acre site with 21, for-sale condominium townhouse units within three (3) five-unit buildings and one (1) six-unit building. The Applicant is John Begin. The address is 874 E. Arrow Highway, APNs: 8317-007-0001; 8317-007-0002; 8317-007-0003; 8317-007-0004. The property is within the **NED2** zoning district. The City case file is TRACTMAP-000181-2025 and VAR-000664-2025. The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section **15332 of the CEQA Guidelines.** Anyone desiring to comment on the environmental documentation may submit their comments in writing to the project planner listed below, no later than 5:00 p.m. on February 11, 2026. The public hearing will take place at the regular meeting of the Planning Commission on Wednesday, **February 11, 2026** at **7:00** p.m., in-person at the City Council Chambers located at 505. S. Garey Avenue, Pomona CA 91766. The staff report on this matter will be available on or about February 5, 2026 at the Planning Division counter, City Hall, 505 S. Garey Avenue and 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 below. Written comments may be submitted to DSDComments@pomonaca.gov , by 5:00 p.m. the day of the hearing. Please title your email "PC Public Comment **February 11, 2026** ." Please direct questions about this matter to Max Pastore, Associate Planner at max.pastore@pomonaca,gov or at (909) 620-2431. 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.
Inland Valley Daily Bulletin
Published: 1/30/26