

## NOTICE OF PUBLIC HEARING

**Project Title:** Conditional Use Permit (CUP 5708-2016), Conditional Use Permit for Alcohol-Related Use (CUP 8121-2017), Variance (VAR 8097-2017)

**Project Applicant:** Ahmad Ghaderi, A&S Engineering

**Project Location:** 2207 Valley Boulevard

**Project Description:** Application to permit the demolition of an existing gas station building and gas pump canopy for the construction of a convenience store building, gas pump canopy, and automated car wash building, including various landscape and hardscape improvements; to permit the sale of beer and wine for off-site consumption in conjunction with the convenience store; and to permit deviation from development standards for rear setback requirements; all within the C-3 (General Commercial) zoning district on property located at 2207 Valley Boulevard.

**Lead Agency:** City of Pomona, Community Development Department, Planning Division.

**Public Hearing Date & Location/Time:** The public hearing is scheduled August 9, 2017 at 7:00 p.m. in the City of Pomona City Council Chambers located at 505 S. Garey Avenue in the City of Pomona.

### Environmental Review

Pursuant to the provisions of the California Environmental Quality Act (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. In compliance with Article 19, Section 15332, (Class 32 – Infill Development Projects), the proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required. The Categorical Exemption will be considered by the Planning Commission at the public hearing for this project scheduled for August 9, 2017.


### Public Hearing Notice

Any interested individual may appear in person or by agent at the Planning Commission hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available in the Planning Division on or about August 3, 2017. Please call the Planning Division at (909) 620-2191 with any questions you may have regarding this matter.

**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.

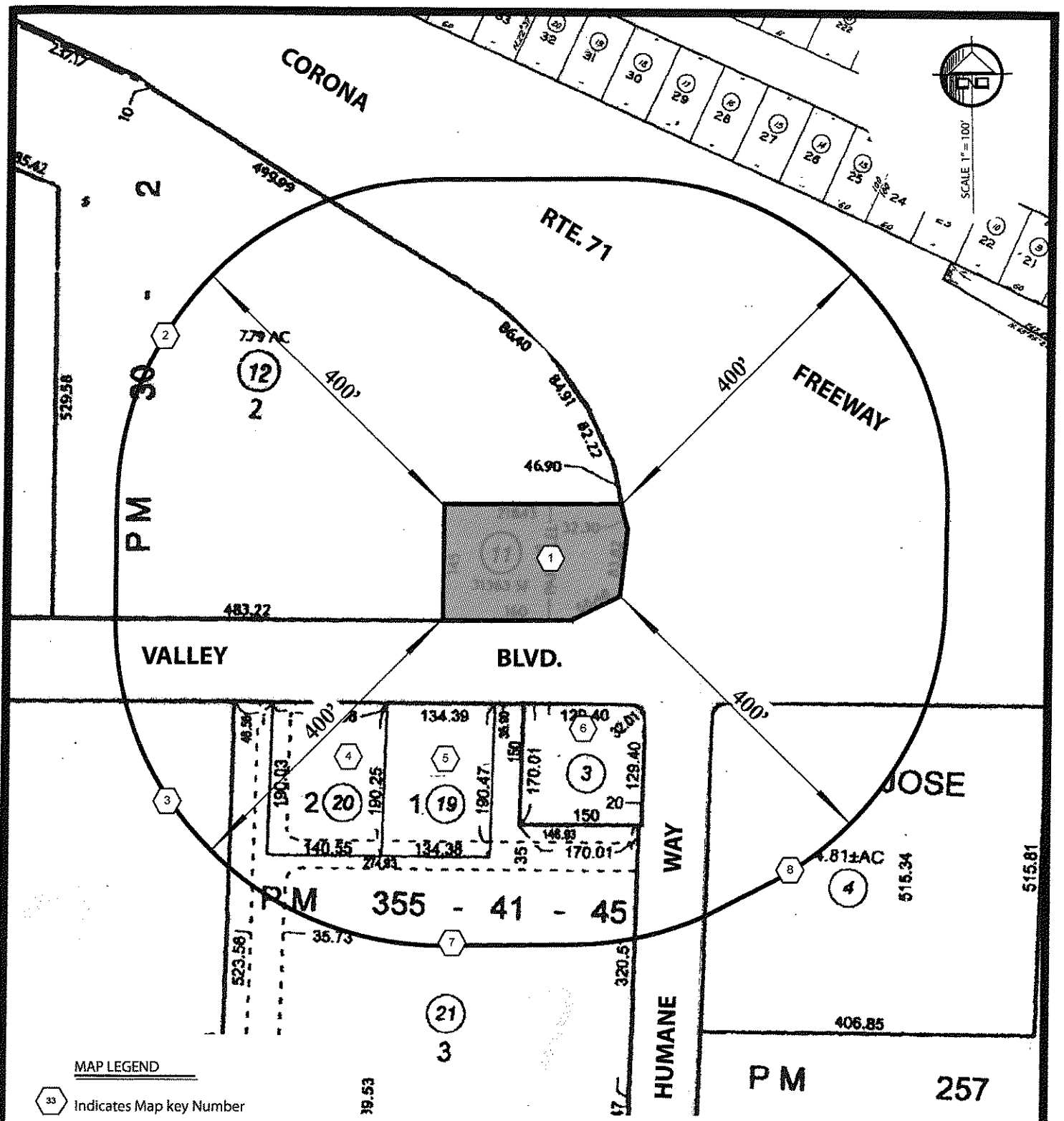
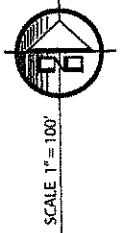
**Para Información en Español, llame (909) 620-2191.**

**Date:** July 25, 2017

  
Brad Johnson  
Planning Manager

**Publication Date:** July 27, 2017

Eva Buice  
City Clerk, City of Pomona



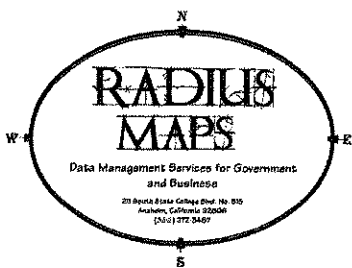
**MAP LEGEND**



Indicates Map key Number



Indicates Assessor's Parcel Number



**Public Notification  
Boundary**

For  
**2207 Valley Blvd.**

Pomona CA 91768

APN 8707-006-011

July 11, 2017

JN 17157

### DECLARATION OF MAILING

I, Sandra Elias, say that on the 27<sup>th</sup> of July 2017 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: 2207 Valley Boulevard

Project: CUP 5708-2016, Alcohol Related CUP 8121-2017, and VAR 8097-2017

Meeting Date: P.C. Public Hearing – August 9, 2017, 2017

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



Executed at Pomona, California on July 27, 2017