

**NOTICE OF AVAILABILITY OF ONE SINGLE-FAMILY RESIDENCE, GARAGE, AND POULTRY HOUSE FOR RELOCATION (STRUCTURES ONLY: NOT REAL ESTATE) AND NOTICE OF PUBLIC HEARING ON AN APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 12883-2019) FOR THE DEMOLITION OF A SINGLE FAMILY RESIDENCE, GARAGE, AND POULTRY HOUSE ON A PROPERTY LOCATED AT 877 W. GRAND AVENUE.**

The City of Pomona has received an application to demolish one single-family residence, garage, and poultry house located at 877 W. Grand Avenue (MAJCOA 12883-2019). This notice concerns the physical structures at the above-referenced location only, and does not concern the availability of land or real estate for purchase or dedication. Notice is further given that the Historic Preservation Commission will hold a public hearing on December 4, 2019, at 6:30 p.m., in the Pomona City Council Chambers, located at 505 South Garey Avenue in the City of Pomona.

The petitioner, Gilbert Jow, requests a Certificate of Appropriateness (MAJCOA 12883-2019) to allow the demolition of one single-family residence, garage, and poultry house with estimated construction dates between 1927-1937. Under Section .5809-13 of the Pomona City Zoning Ordinance, the City of Pomona Historic Preservation Commission must review all applications for permission to demolish structures built prior to 1945, in order to protect the City's historical resources and maintain the architectural cohesiveness of its neighborhoods.

The structure is not identified in the City's 1994 Historic Resources Inventory as being either a Potential Local Landmark or a potential candidate for the National Register of Historic Resources. The neighborhood in which the building is located is not identified in the Inventory as being a Potential Historic District. Under Article 19, Section 15301 (L.1, Class 1) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), the proposed project meets the criteria for a Categorical Exemption. Therefore, no further environmental evaluation is required.

Any interested party may submit a Letter of Intent demonstrating the party's willingness to relocate the building(s) from their current location to another suitable location. Letters of Intent must be submitted in writing to the City of Pomona Planning Division, 505 South Garey Avenue, Pomona, CA 91766. Letters of Intent will be accepted from November 4, 2019 through 2:00 P.M. on December 4, 2019.

Interested parties wishing to relocate the structure shall be required to first obtain a conditional use permit in compliance with the City's Zoning Ordinance within four months of acceptance. The relocation, transportation, rehabilitation, or use of the structure also constitutes a "project" under the CEQA Guidelines. Compliance with CEQA as part of the conditional use permit process shall be the sole responsibility of the party who acquires the building.

Neither the City of Pomona Planning Division, the City of Pomona, nor any related public entity or subdivision make any representation, warranty, or guaranty, express or implied, as to the structural integrity, safety, quality, or condition of said properties, nor of their suitability for relocation or transportation, or of fitness for use.

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 of City of Pomona, Planning Division at, or prior to, the public hearing. If you have any questions, please contact Alina Barron, Assistant Planner, at (909) 802 – 7729.

Date: November 4, 2019

Publication Date: November 22, 2019

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Rosalia Butler  
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