

### **DECLARATION OF MAILING**

I, Miroslava PourSanae, say that on the 14th of October, 2021 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: 1137-1149 W. Phillips Blvd.

Project: CUP 14390-2020, TRACTMAP 14391-2020, MAJOTP 14388-2020

Meeting Date: October 27, 2021

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

*Miroslava Poursanae*

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Executed at Pomona, California on October 14, 2021



CITY OF POMONA PLANNING DIVISION

# NOTICE OF PUBLIC HEARING

## PROPOSED PROJECT

A request to merge to vacant lots together totaling 0.9 acres to develop 12, two-story, condominiums and garages as well as associated on-site and off-site improvements including, utilities, landscaping, common and private open space. The request will require approval of a Conditional Use Permit, Tentative Tract Map, and Major Oak Tree Permit. The property is located in the R-2 (Low Density Multiple-Family Zone).

**Applicant** Jackson Huang  
**Location** 1137-1149 W. Phillips Blvd.  
**Hearing Body** Planning Commission  
**Case File(s)** CUP 14390-2020, TRACT MAP 14391-2020, MAJOTP 14388-2020.

### 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) in that the project is consistent with the applicable general plan designation, all applicable policies, zoning regulations and is not on a project site greater than five acres. 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, October 27, 2021 at 7:00 p.m.  
**Location:** Available via Zoom Video Conferencing  
**Questions:** Lynda Ramos, Assistant Planner (909) 620-2439 [lynda\\_lara@ci.pomona.ca.us](mailto:lynda_lara@ci.pomona.ca.us)

On March 16, 2020, the City Council declared a local emergency in response to the global COVID-19 outbreak. Preserving the health and safety of our employees and the public is our top priority.

In accordance with California Governor's Executive Order N-25-20 regarding the Brown Act and guidance from the California Department of Public Health on gatherings, please note the following:

This Planning Commission meeting will occur via video conference only. **There will be no in-person public meeting location.**

To participate by video conference: Visit <https://zoom.us/join> (Webinar ID 813 1959 4613; Passcode 644218). Public comment may be made using the "Raise Hand" button for audio comments (limited to three minutes per speaker), or the "Q/A" button for written comments (limited to 375 words)

**To participate by telephone:** Dial (669) 900-9128 (Webinar ID: 813 1959 4613 followed by #. For Participant ID, press #. Enter Passcode 644218 followed by #). You can indicate you would like to make a public comment by dialing \*9.

**Written Comments:** May be submitted to [DevServicesComments@ci.pomona.ca.us](mailto:DevServicesComments@ci.pomona.ca.us), by 6:00 p.m. the day of the hearing. Comments must be limited to 200 words. Please title your email "PC Public Comment 10-27-2021". Comments received via email will be read into the record by staff.

Additional information regarding this Planning Commission meeting is available at:  
<https://www.ci.pomona.ca.us/index.php/government/city-departments/community-development/planning>

The staff report on this matter will be available on or about October 21, 2021 on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/Calendar.aspx> or by emailing the case planner, Lynda Lara.

**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 Informacion en Espanol, llame (909) 620-2439.**

