



CITY OF POMONA

NOTICE OF PUBLIC HEARING

FOR THE POMONA ZONING ADMINISTRATOR

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

The Zoning Administrator 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: 1190 E. Pasadena Street, (APN: 8323-016-022)

Project: **DPR-000039-2025.** A request for a Development Plan Review (DPR) for a Housing Development Project to develop a Residential Care Facility for the Elderly consisting of 29 rental units on a 0.26-acre lot, as well as associated on-site and off-site improvements. The project consists of a 3-story building with shared amenities, such as day activity rooms, bathroom facilities, and a dining room, as well as ancillary office space for staff and 6 parking spaces. The property is located within the City Gateway Segment of the Pomona Corridors Specific Plan (PCSP).

Applicant: Gavin Levy

Environmental Review: The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Staff has determined that the proposed project meets the criteria for Exemption pursuant to Section 15182 of CEQA in that the proposed project is a residential project consisting of 29 dwelling units and is undertaken pursuant to and in conformity with the PCSP adopted in 2014. The proposed residential use and density was contemplated and evaluated as part of the environmental analysis by the EIR certified for the PCSP. Therefore, no further environmental review is required. The Zoning Administrator will consider this exemption at the public hearing as part of this action on May 20, 2026.

The Zoning Administrator Public Hearing will be held:

Meeting Date & Time: May 20, 2026, at 3:00 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: Alan Fortune, Associate Planner at alan.fortune@pomonaca.gov or (909) 620-2449

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 Zoning Administrator public hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available on or about May 20, 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) 620-3634.

Written comments may be submitted to DSDComments@pomonaca.gov by 2:00 P.M. the day of the hearing. Please title your email "ZA Public Comment 05-20-26". Comments received via email will be made a part of the official record of the meeting.

Following the public hearing, the decision of the Zoning Administrator 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: May 4, 2026

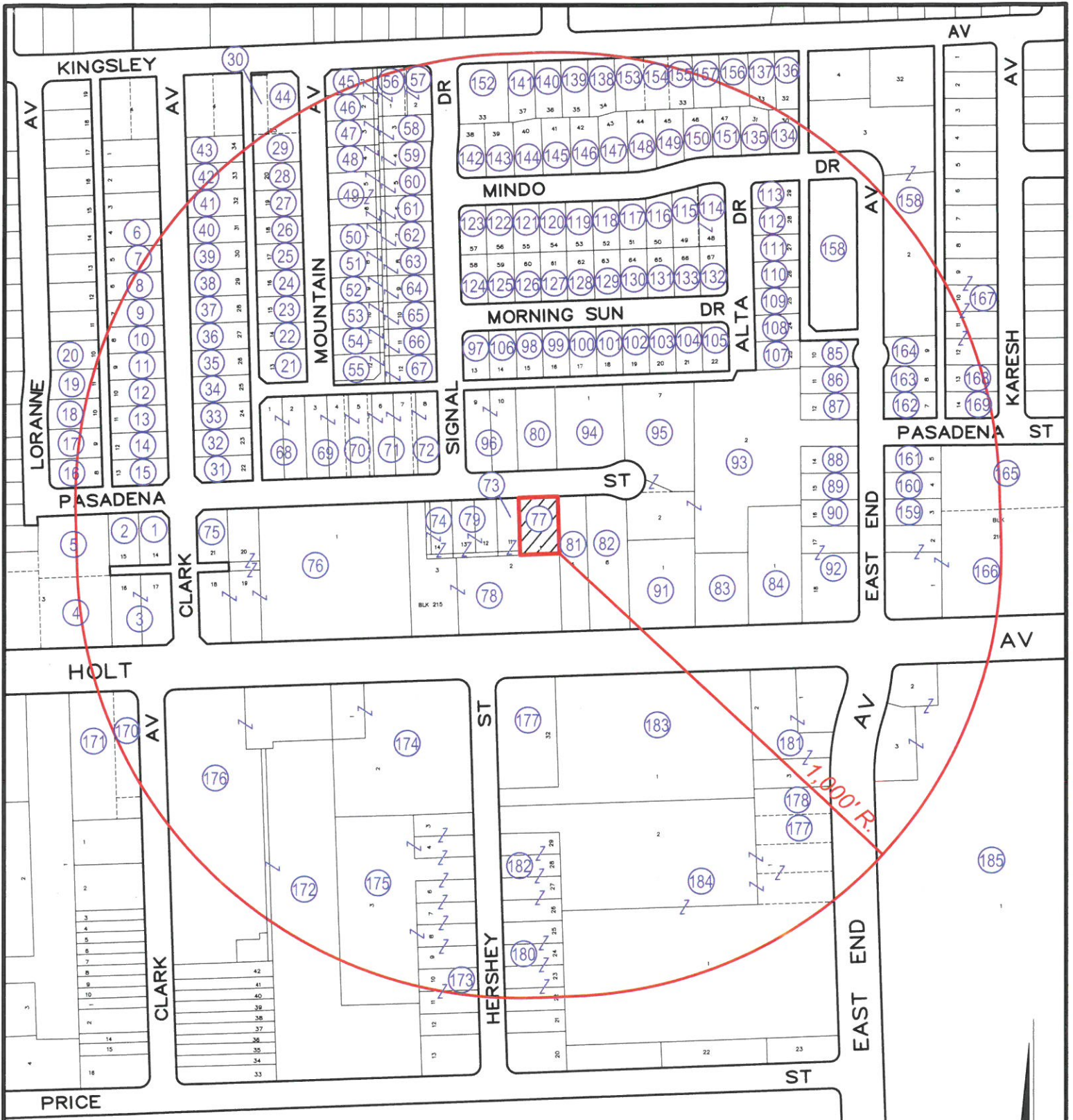
Signature:

Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager

505 SOUTH GAREY AVENUE, POMONA, CA 91766

T: 909.620.2191

WWW.POMONACA.GOV



1,000' RADIUS MAP

1190 E. Pasadena Street, Pomona, CA 91767



L.A. MAPPING SERVICE, INC
 781 Pinefalls Ave., Diamond Bar, CA 91789
 (909) 595-0903 | info@lamapping.com
 www.lamapping.com

LEGEND

- 77 OWNERSHIP NO.
- Z OWNERSHIP HOOK

CASE NO.

DATE: 12 - 30 - 25

SCALE: 1" = 300'



CITY OF POMONA PLANNING DIVISION
PROPERTY OWNERSHIP & OCCUPANT LIST AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
CITY OF POMONA) SS
COUNTY OF LOS ANGELES)

I, Robert Castro, hereby certify 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 assessment roll of the County of Los Angeles within the area described in the attached application and for a distance of one thousand (1,000') feet from the exterior boundaries of property legally described on the attached application.

I, further certify that the attached list of occupants reflect all residential and commercial addresses within one thousand (1,000') feet.

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

1-02-25
DATE

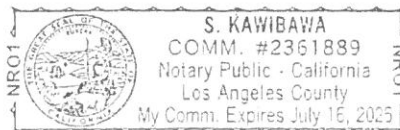
[Handwritten Signature]
SIGNATURE

On 01/02/2025 before me, S. KAWIBAWA, Notary Public personally appeared ROBERT CASTRO who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under that laws of the State of California that the foregoing is true and correct

Subscribed and sworn to me before me this 2nd day of JANUARY, 2025.

[Handwritten Signature]
NOTARY PUBLIC



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

0011792080

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**

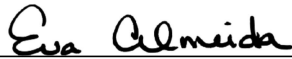
I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Bulletin-LA, a newspaper of general circulation printed and published daily for the City of Pomona, County of Los Angeles, 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:

05/06/2026

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

Dated at Ontario, California

On this 6th day of May, 2026.



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 Development Plan Review (DPR) for a Housing Development Project to develop a Residential Care Facility for the Elderly consisting of 29 rental units on a 0.26-acre lot, as well as associated on-site and off-site improvements. The project consists of a 3-story building with shared amenities, such as day activity rooms, bathroom facilities, and a dining room, as well as ancillary office space for staff and 6 parking spaces. The Applicant is Gavin Levy. The address is 1190 E. Pasadena Street (APN: 8323-016-022). The property is within the **City Gateway Segment of the Pomona Corridors Specific Plan (PCSP)**. The City case file is DPR-000039-2025. The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Staff has determined that the proposed project meets the criteria for an Exemption pursuant to Section 15182 of CEQA in that the proposed project is a residential project consisting of 29 dwelling units and is undertaken pursuant to and in conformity with the PCSP adopted in 2014. The proposed residential use and density was contemplated and evaluated as part of the environmental analysis by the EIR certified for the PCSP. Therefore no further environmental review is required. The Zoning Administrator will consider this exemption at the public hearing as part of this action on May 20, 2026. The public hearing will take place at the regular meeting of the Zoning Administrator on Wednesday, **May 20, 2026 at 3:00 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 May 14, 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@pomona.gov, by 2:00 p.m. the day of the hearing. Please title your email "ZA Public Comment 05-20-26." Please direct questions about this matter to Alan Fortune, Associate Planner at alan.fortune@pomona.gov or at (909) 620-2449. 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) 620-3634.
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