



REVISED NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: January 22, 2020

FROM: City of Pomona
Development Services Department, Planning Division
505 South Garey Avenue
Pomona, California

SUBJECT: Revised Notice of Intent to Adopt a Mitigated Declaration for 1490 W. Mission Boulevard Apartments

PROJECT NAME: 1490 W. Mission Boulevard Apartments **APPLICANT:** David Liu

PROJECT ADDRESS: 1490 W. Mission Blvd., Pomona, CA 91766

CITY AND COUNTY: Pomona, Los Angeles County

NOTICE IS HEREBY GIVEN that the City of Pomona (City), as Lead Agency under the California Environmental Quality Act (CEQA), has completed a draft Initial Study- Mitigated Negative Declaration (IS-MND) in accordance with the California Environmental Quality Act (CEQA) for the 1490 W. Mission Boulevard Apartments (proposed project), as described below. The IS-MND discloses potential environmental impacts associated with the proposed project and recommends mitigation measures to reduce any identified impacts to less than significant levels.

PROJECT DESCRIPTION: The project proposes the demolition of an existing single-family residence on the project site, which requires review by the Historic Preservation Commission, and development of a 41-unit multi-family residential building and associated amenities. The 1.2-acre site is composed of a single-linear parcel (Assessor Parcel Number 8349-010-033), approximately 90 feet in width along the Mission Boulevard frontage, and 600 feet in depth. Approximately 0.2 acre (17 percent) of the site consists of an 1,100-square foot single-family residence along Mission Boulevard; the balance of the site (1 acre; 83 percent) consists of undeveloped land.

The northern portion of the proposed building would be four stories, the southern portion of the building would be two stories, and the two areas would be separated by a proposed 3,116 square foot courtyard/fire turnaround and connected by a second-story pedestrian walkway. The building would feature two- and three-bedroom dwelling units, a lobby, multi-function room, mail room, laundry room, trash collection area, and office/storage area. The project includes a landscaped front yard, side yard, courtyard, and rear yard. The courtyard/fire turnaround area would include landscaping and a seating area, while the rear yard would include two barbecue stands, seating, and a play area. The project would also provide 30 at-grade parking spaces and 81 subterranean parking spaces.

To implement the project, approval of the following actions would be required: 1) a Major Certificate of Appropriateness to enable the demolition of the existing pre-1945 single-family residence on the project site; 2) a Specific Plan Amendment to include the entire project site in the CSP; 3) a General Plan Amendment to designate the entire project site Neighborhood Edge; 4) a Zone Change to designate the entire project site CSP and remove the southerly two-thirds of the site from the Low Density Multi-Family Residential (R-2) zone; 5) a Conditional Use Permit to allow more than 10 units of housing; 5) a variance to allow for less than 5 feet of separation from the easterly property line to the proposed driveway and to allow less than the required amount of public open space; and 6) a development plan review.

Notice of Intent to Adopt a Mitigated Negative Declaration | 1490 West Mission Boulevard Apartments

ENVIRONMENTAL DETERMINATION: The City has prepared an Initial Study to determine the proposed project's potential impact on the environment. The City has determined that the project may have a significant effect on the environment, but by implementing the identified mitigation measures, the project's impacts would be reduced to less than significant levels. Accordingly, the City intends to adopt a Mitigated Negative Declaration.

HAZARDOUS MATERIALS STATEMENT: The project site is not included on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

PUBLIC COMMENT PERIOD: The City of Pomona requests your written comments on the Mitigated Negative Declaration during the 20-day review period, which begins on **January 22, 2020**, and ends on **February 11, 2020**. All comments must be received no later than 5:00 p.m. on the last day of the comment period. Please direct your comments or questions to Jeff Hamilton, Planning Consultant, at 505 South Garey Avenue, Pomona, California 91766 or via email at jhamilton@migcom.com.

DOCUMENT AVAILABILITY: The draft IS-MND and other supporting environmental documents are available for public review at the City of Pomona, Planning Division, located at 505 South Garey Avenue, Pomona, California 91766, between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday.

The document is also available electronically on the City's website at:
<http://ci.pomona.ca.us/index.php/forms-and-docs/planning-division>

HISTORIC PRESERVATION COMMISSION MEETING (TENTATIVE):

6:30 p.m. – Wednesday, March 4, 2020
505 S. Garey Avenue
Pomona, California 91766
Council Chambers

PLANNING COMMISSION MEETING (TENTATIVE):

7:00 p.m. – Wednesday, April 8, 2020
505 S. Garey Avenue
Pomona, California 91766
Council Chambers

Project Site Vicinity



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Fig 2 Project Location