



## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Inland Valley Daily Bulletin - LA** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(909) 987-6397**.

Notice ID: 3xDTA4prP028B6HYALP1 | **Proof Updated: Aug. 19, 2024 at 10:07am PDT**  
Notice Name: 221 W. Holt Avenue - Vinny (3:30PM) | Publisher ID: 0011687670

See Proof on Next Page

FILER	FILING FOR
Miroslava PourSanae miroslava.poursanae@pomonaca.gov (909) 620-2354	Inland Valley Daily Bulletin - LA
<b>Columns Wide: 3</b>	<b>Ad Class: Legals</b>
08/21/2024: City Notices Notice	387.32
	Subtotal \$387.32
	Tax % 0
	<b>Total \$387.32</b>

The City of Pomona is noticing a public hearing for a Development Plan Review application requesting to develop a 100% affordable, six-story multi-family structure, with 160 units as well as associated on/off-site improvements on a +/-1.32 acre site. The Applicant is Meta Development, LLC. The address is 221 W. Holt Ave., (APNs 8336014016, 8336014017, 8336014027). The City case file is DPR-000288-2024. The public hearing will take place at the regular meeting of the Zoning Administrator on Wednesday, **September 4, 2024** at 3:30 p.m., in-person at the City Council Chambers located at 505. S. Garey Avenue, Pomona CA 91766. 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 160 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 September 4, 2024. The agenda will be posted on the website at least six days prior to the meeting date and time on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/Calendar.aspx> or by emailing the case planner, Vinny Tam. Written comments may be submitted to [DevServicesComments@pomona.ca.gov](mailto:DevServicesComments@pomona.ca.gov), by 2:30 p.m. the day of the hearing. Please title your email "ZA Public Comment 9-4-24." Please direct questions about this matter to Vinny Tam, Supervising Planner at [vinny.tam@pomona.ca.gov](mailto:vinny.tam@pomona.ca.gov) or at (909) 620-2284. 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) 620-2191.  
**Inland Valley Daily Bulletin**  
**Published: 8/21/24**



CITY OF POMONA PLANNING DIVISION

# NOTICE OF PUBLIC HEARING

**This is not a citation (Esta no es una citación).** Para Información en Español, llame (909) 620-2441. If you are receiving this notice, your property is located within 1,000 feet of the proposed project.

## PROPOSED PROJECT

The City of Pomona is noticing for a public hearing for the development of a 100% affordable, six-story multi-family structure, with 160 units as well as associated on/off-site improvements on a +/- 1.32 acre site. The property is located in the Downtown Gateway Segment of the Pomona Corridors Specific Plan (PCSP).

**Applicant** Meta Development, LLC  
**Location** 221 W. Holt Ave.  
**Assessor's Parcel No(s).** 8336014016, 8336014017, 8336014027  
**Hearing Body** Zoning Administrator  
**Case File(s)** DPR-000288-2024

### 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). 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 160 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 September 4, 2024.

## PUBLIC HEARING INFORMATION

**Time & Date** Zoning Administrator Hearing, Wednesday, September 4, 2024, 3:30 p.m.  
**Location** City Council Chambers, 505 S. Garey Ave., Pomona, CA 91766 (in-person meeting)  
**Questions** Vinny Tam, Supervising Planner, (909) 620-2284 or [vinny.tam@pomonaca.gov](mailto:vinny.tam@pomonaca.gov)

**Written Comments:** Written comments may be submitted to [DevServicesComments@pomonaca.gov](mailto:DevServicesComments@pomonaca.gov), by 2:00 p.m. the day of the hearing. Please title your email "ZA Public Comment 9-4-2024". Comments received via email will be made a part of the official record of the meeting.

The agenda will be posted on the website at least six days prior to the meeting date and time on the City of Pomona website, which may be accessed at <https://pomona.legistar.com/Calendar.aspx> or by emailing the case planner, Vinny Tam. **Para Información en Español, llame (909) 620-2441.**

W Chester Pl

W Texas St

W Laurel Ave

William St

W Center St

W Commercial St

N Illinois St

N Rebecca St

N Parcels St

N Wisconsin St

W Holt Ave

N Park Ave

N Gordon St

N Gordon St

N Gordon St

N Gordon St

N Main St

N Main St

Bradford St

N Garey Ave

N Locust St

San Francisco Ave

E Pearl St

E Pasadena St

E Holt Ave

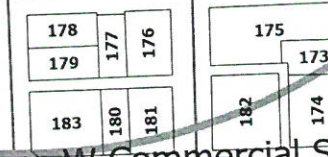
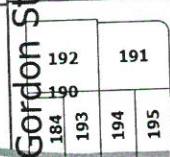
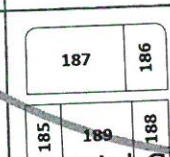
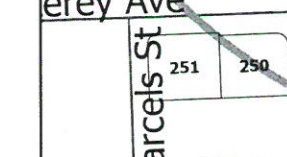
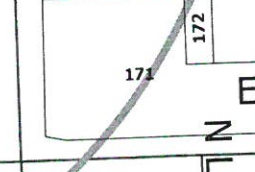
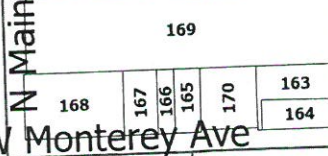
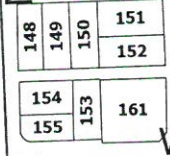
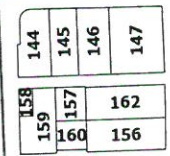
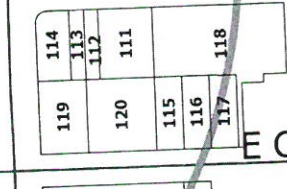
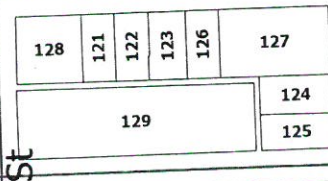
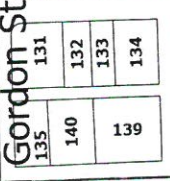
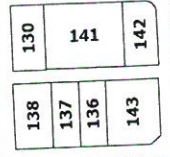
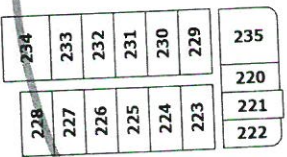
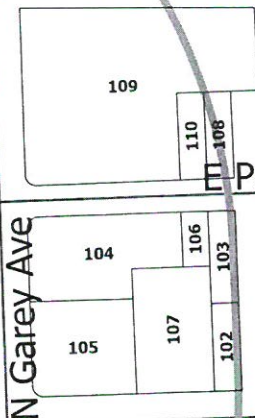
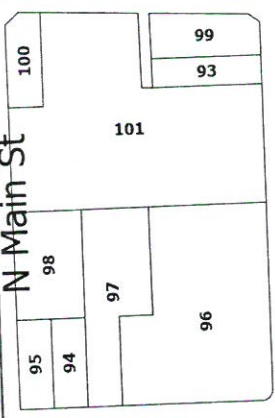
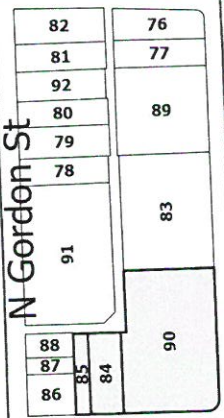
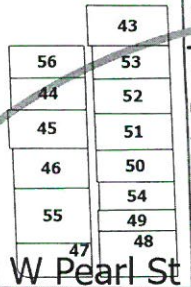
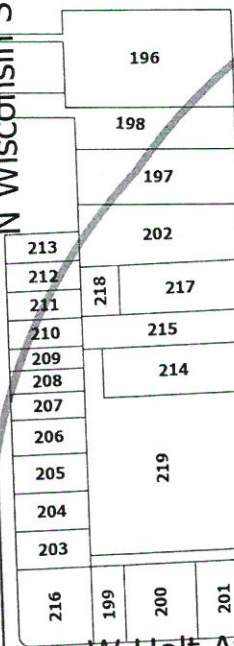
E Center St

E Monterey Ave

E Commercial St

N Gibbs St

Atchison Topeka  
And Santa Fe RR



1000' Radius Map  
 221 And 237 W Holt  
 Pomona CA  
 APN(s) 8336014016,17,27  
 Prepared 1/11/2024  
 by Susan Case Inc  
 1 inch = 350 feet



*SUSAN W. CASE, INC.*  
*4000 BARRANCA PKWY #250*  
*IRVINE CA 92604*  
*PHONE OR TEXT (949) 494-6105*  
*orders@susancaseinc.com*

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## Certificate of Preparation

The attached list includes the names and addresses of all property owners within 1000' and occupants within 1000' from the exterior boundaries of the following addresses/APNs.

ADDRESS: 221 and 237 W Holt Pomona

APNs: 8336-014-016,017,027

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available resources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service, is therefore, a possibility.

Susan W. Case, Inc. is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.

*Emerson*

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Charles Emerson  
Susan W. Case, Inc.  
laura@susancaseinc.com

Date: 01/13/2024