

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, September 4, 2024

3:30 PM

Council Chambers

**Zoning Administrator Hearings**

**PLEASE NOTE:**

Any member of the public may speak on any item under review by the Zoning Administrator after "being recognized" by the Zoning Administrator. After the Zoning Administrator recognizes you, state your name and address. Generally, after the item is introduced, the order of presentation begins with staff introduction and presentation. The project applicant or his/her authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow.

Staff and the public are reminded that they must preserve order and decorum throughout the Hearing. In that regard, staff and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Zoning Administrator constitutes a violation of these rules.

- Each speaker will be permitted to speak for three (3) minutes to address items that are listed on the agenda or topics, which are within the jurisdiction authority of the Zoning Administrator.
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the hearing will be permitted. Any person not adhering to these rules may be asked to leave.
- We ask that you please respect the business nature of this hearing and the order required for the proceedings conducted.

At the close of testimony, the matter will return to the Zoning Administrator for discussion and action.

**GENERAL INFORMATION:**

Zoning Administrator Hearings are scheduled on a submittal basis and usually scheduled once an application is ready to be scheduled. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act. Interested persons must request the accommodation at least two working days in advance of the meeting by contacting the Planning Division (909) 620-2191.

All documents submitted for the public hearing will become public information. Plans and other supporting documents are available at the Development Services Department at 505 N. Garey Avenue. They are also posted on the City of Pomona's website (<http://www.ci.pomona.ca.us>). Plans and other supporting documents may be viewed any day. Copies will be provided at cost when feasible.

The Development Services Department is generally open 7:30 a.m. to 6:00 p.m., Mondays through Thursdays.

We appreciate your interest in the conduct of your City's business. Information about the City or the items discussed in this report may be referred to: City of Pomona, Development Services Department, 505 N. Garey Avenue, Pomona, CA 91769, (909) 620-2191.

**A. CALL TO ORDER:**

Ata Khan, Zoning Administrator

**B. PLEDGE OF ALLEGIANCE:**

Ata Khan, Zoning Administrator

**C. ROLL CALL:**

Ata Khan, Zoning Administrator

**D. CONSENT CALENDAR:**

All items listed on the Consent Calendar may be enacted by a single motion without separate discussion.

**E. PUBLIC HEARING:**1. Development Plan Review DPR-000288-2024

Project Address: 221 W. Holt Ave.

Project Applicant: Meta Development, LLC

Project Planner: Vinny Tam, Supervising Planner

Council District: District No. 1

A request to develop a 100% affordable Housing Development Project consisting of a 160 unit, six-story multi-family structure as well as associated on/off-site improvements on a 1.32 acre site. The property is located within the Downtown Gateway Segment of the Pomona Corridors Specific Plan.

The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). In compliance with the California Environmental Quality Act (CEQA) guidelines, the Planning Commission will consider adopting an exemption under Section 15182 (Projects Pursuant to a Specific Plan).

**Recommendation:**

The Planning Division recommends the Zoning Administrator adopt the attached draft resolution approving Development Plan Review DPR-000288-2024 subject to conditions.

**Attachments:**

[Staff Report](#)

[Attachment 1 - Draft ZA Resolution No 24-004](#)

[Attachment 2 - Project Plans](#)

[Attachment 3 - Public Hearing Notice & Radius Map](#)

**ADJOURNMENT:**

*The City of Pomona Zoning Administrator Hearing is hereby adjourned to a date, time, and location to be determined.*

**CERTIFICATION OF POSTING AGENDA:**

*I, Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager for the City of Pomona, hereby certify that the agenda for the September 4, 2024 meeting of the Zoning Administrator was posted in City Hall, near the door of the City Council Chambers, and on the City's website [www.pomonaca.gov](http://www.pomonaca.gov) on August 27, 2024. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager*