



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: 100 E. Holt Avenue, APNs: 8336-021-006, 8336-021-007, and 8336-021-008

Project: DPR-021912-2023. A request for a Development Plan Review to conduct a façade remodel of an existing eating establishment, currently operating as a “Jack-in-the-Box” and associated site improvements, including the demolition of +/-154 square feet of the existing building and the addition of +/- twenty square feet.

Applicant: Gabriela Marks, Marks Architects

Environmental Review: The City’s staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines.

The Zoning Administrator Public Hearing will be held:

Meeting Date & Time: June 18, 2025, at 3:30 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 (909) 620-2449 or alan.fortune@pomonaca.gov

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 June 12, 2025 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) 620-2446.

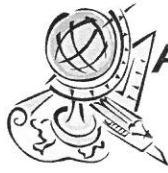
Written comments may be submitted to devservicescomments@pomonaca.gov by 2:00 P.M. the day of the hearing. Please title your email “ZA Public Comment June 18, 2025”. Comments received via email will be made a part of the official record of the meeting.

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: June 3, 2025

Signature:

Geoffrey Starns, AICP, AIA, LEED AP
Planning Manager



Advanced Listing Services Inc

Ownership Listings & Radius Maps

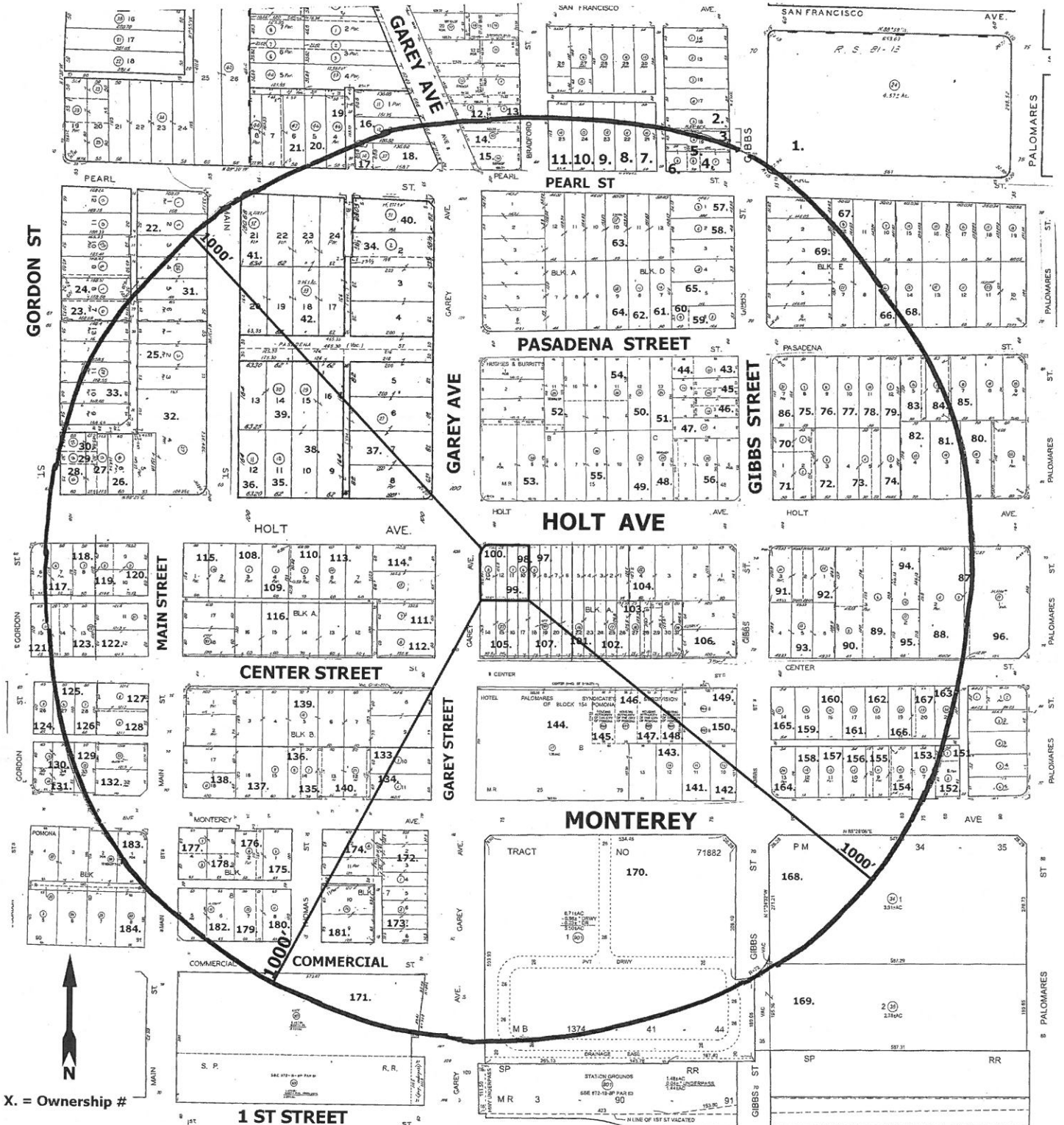
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

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Subject APN: 8336-021-006, 007, 008
1000' RADIUS

Address: 100 E HOLT AVE
POMONA CA 91767





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CERTIFIED PROPERTY OWNER'S LIST AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, Denise Kaspar, 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 and for a distance of 1000' from the exterior boundaries of subject property.

Legal Description of Subject Property:

APN: 8336-021-006, 007, 008

ADDRESS:

**100 E HOLT AVE
POMONA CA 91767**

Denise Kaspar

May 30, 2023

State of California
County of ORANGE

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.

On May 30, 2023 before me, F. Rodriguez Hernandez, Notary Public
(insert name and title of the officer)

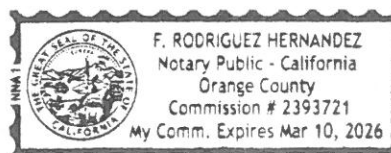
personally appeared Denise Kaspar
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



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0011739439

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:

06/06/2025

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 June, 2025.



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 to conduct a facade remodel of an existing eating establishment, currently operating as a "Jack-in-the-Box" and associated site improvements, including the demolition of +/-154 square feet of the existing building and the addition of +/-twenty square feet. The Applicant is Gabriela Marks, Marks Architects. The address is 100 E. Holt Avenue, APNs: 8336-021-006, 8336-021-007, and 8336-021-008. The property is within the **Downtown Gateway segment of the Pomona Corridors Specific Plan (PCSP)**. The City case file is DPR-021912-2023. The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15301, Class 1 (Existing Facilities) of the **CEQA Guidelines**. The public hearing will take place at the regular meeting of the Zoning Administrator on Wednesday, **June 18, 2025 at 3:30 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 six days prior to the meeting and time. Written comments may be submitted to DevServicesComments@pomona.ca.gov, by 2:30 p.m. the day of the hearing. Please title your email "ZA Public Comment **June 18, 2025**." Please direct questions about this matter to Alan Fortune, Associate Planner at alan.fortune@pomona.ca.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) 620-2446.
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