

TITLE: OWNERSHIP MAP

ADDRESS:
203 N MYRTLE AVE
POMONA, CA 91768

PROPERTY OWNER(S):
203 MYRTLE LLC
2027 CALLE TOMAS
SAN DINAS CA 91773-3829

APPLICANT(S):
GROVE RESORT ASSOCIATES
19881 BROOKHURST ST #C-28
HUNTINGTON BEACH CA 92646
(714) 357-2644

LEGAL DESCRIPTION:

POMONA TRACT 1.24 AC COM W 30 FT AND N 145.68 FT
FROM SW COR OF LOT 31 NEWMANS SUB TH N 183.36 FT
WITH A UNIFORM DEPTH OF 292.38 FT W AT R/A PART OF
LOT BLK 220: POMONA TRACT 1 AC COM W 30 FT FROM SW
COR OF LOT 31 NEWMANS SUB TH N 145.68 FT WITH A
UNIFORM DEPTH OF 292.38 FT W AT R/A PART OF LOT BLK
220

APN:
5348-011-024, 025

ACREAGE:
± 2.24

THOMAS GUIDE: LOS ANGELES COUNTY
PAGE/GRID: 840/32

RADIUS: 1,000' DATE: DECEMBER 06, 2018

SCALE: 1" = 300' NORTH: ↑

PROJECT:	11116- 124	DRAWN:	SS
SHEET:	1 OF 1	REVISIONS:	
INDEX:	TITLE:	DATE:	BY:
1	OWNERSHIP MAP		

FOR DEPARTMENT USE

CASE NO.

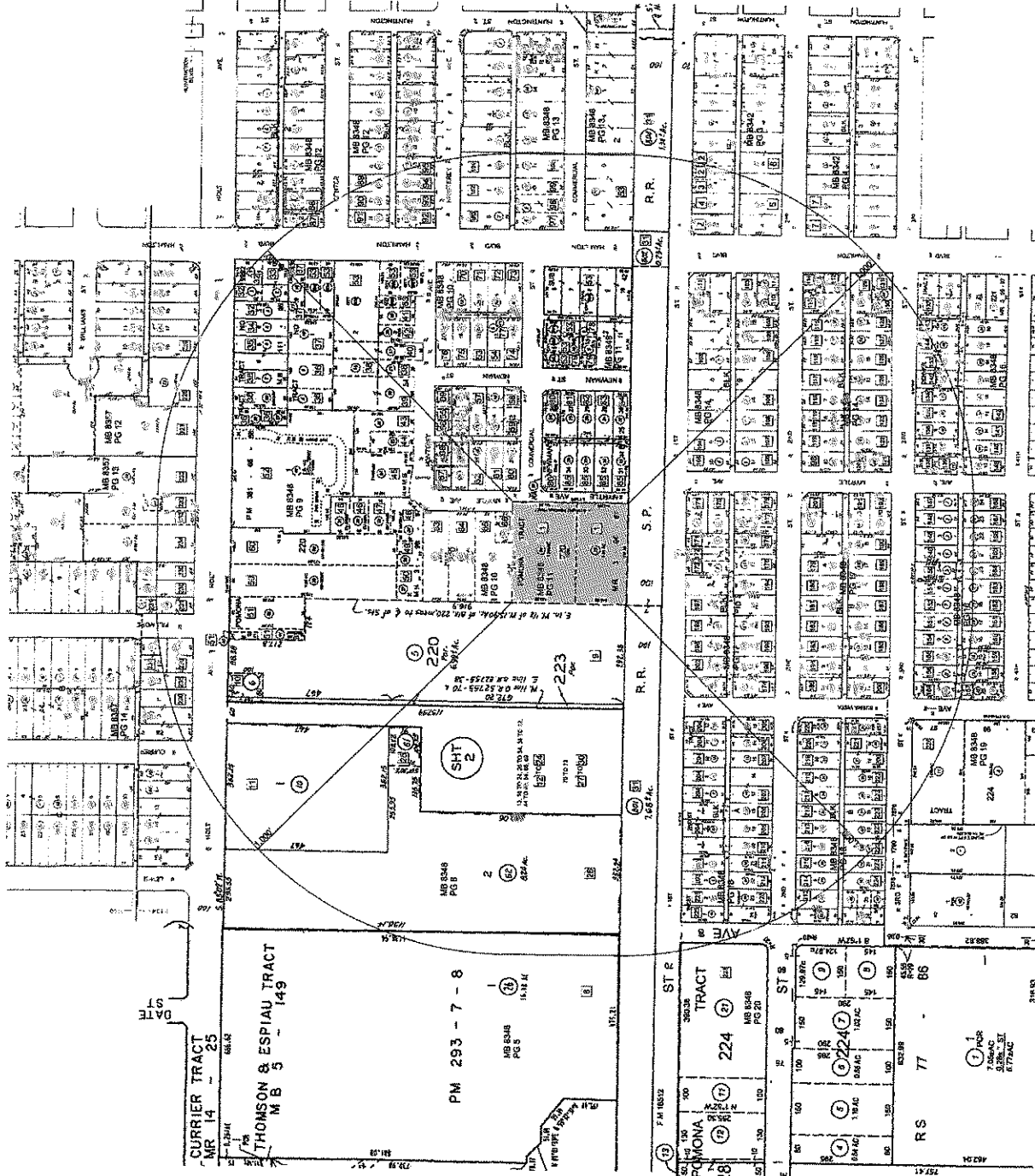
RECEIVED BY:

DATE:



SZETO + ASSOCIATES
LAND USE ENTITLEMENT CONSULTANTS

CONDITIONAL USE • VARIANCE • SUBDIVISION CONSULTING
ZONING • LICENSING • LAND USE PLANNING • RADIUS MAPS
203 W ASHTON RD
MONTEBELLO CA 94640
TEL: 925 512-2600
FAX: 925 512-6077
szetoassociates@aol.com



DECLARATION OF MAILING

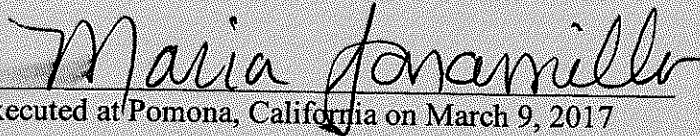
I, Maria Jaramillo, say that on the 9th of March 2017 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 203 Myrtle Street

Project: Specific Plan Amendment (SPA 6114-2016)
Tentative Parcel Map 74696 (PARCELMAP 5850-2016)
Development Plan Review (DPR 6535-2016)

Meeting Date: P.C. Public Hearing – March 22, 2017

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



Executed at Pomona, California on March 9, 2017

NOTICE OF PUBLIC HEARING

Project Title: Specific Plan Amendment (SPA 6114-2016), Tentative Parcel Map 74696 (PARCELMAP 5850-2016), and Development Plan Review (DPR 6535-2016).

Project Applicant: Stephen Pincin

Project Location: 203 Myrtle Street

Project Description: Specific Plan Amendment to allow property that is not contiguous with Pomona Corridor Specific Plan (PCSP) area property to develop under the PCSP Urban Neighborhood Expansion Zone development standards, Tentative Parcel Map 74696 to consolidate two lots into one, and Development Plan Review to allow construction of a 36-unit multi-family residential development at three stories in height on property that is approximately 2.24 acres in size. The subject site is located in the R-2-PD (Low Density Multiple Family Planned Development) zoning district and also identified within the PCSP Urban Neighborhood Expansion Zone.

Lead Agency: City of Pomona, Development Services Department, Planning Division.

Public Hearing Date & Location/Time: The public hearing is scheduled for **March 22, 2017 at 7:00 p.m.** in the City of Pomona City Council Chambers located at 505 S. Garey Avenue in the City of Pomona.

Environmental Review

Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In compliance with Article 19, Section 15332, (Class 32 – Infill Development Projects), the proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required. The Categorical Exemption will be considered by the Planning Commission at the public hearing for this project scheduled for March 22, 2017.

Public Hearing Notice

Any interested individual may appear in person or by agent at the Planning Commission hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available in the Planning Division on or about March 16, 2017. Please call the Planning Division at (909) 620-2191 with any questions you may have regarding this matter.

PLEASE NOTE: 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.

Date: March 7, 2017



Brad Johnson
Development Services Manager

Publication Date: March 10, 2017

Eva Buice
City Clerk, City of Pomona