

DATE	ISSUANCE OR REVISION
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11/14/2025	PLANNING SUBMIT 2
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SHEET CONTENTS
OPEN SPACE EXHIBIT

PROJECT NO: 24033

SHEET
A0.2

3RD FLOOR TRANSPARENCY

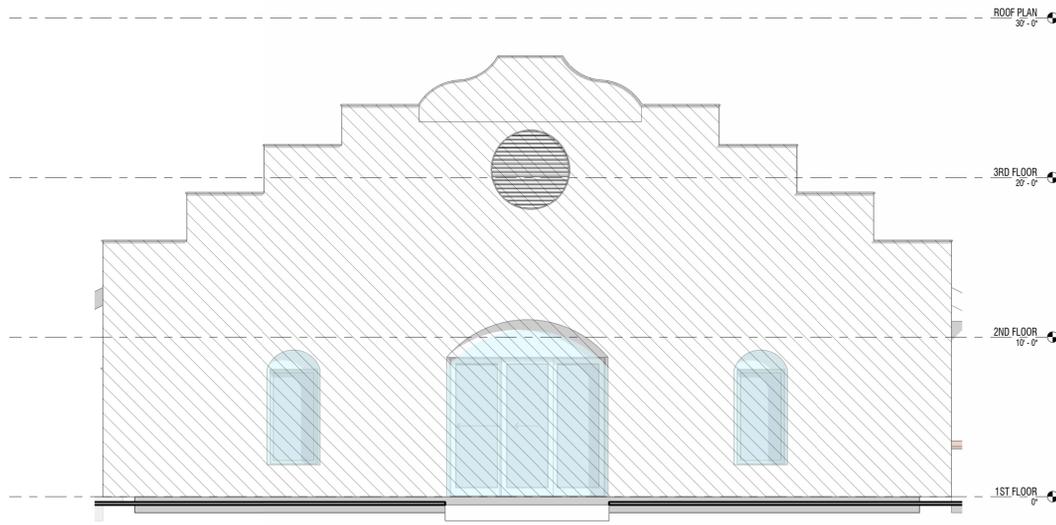
TOTAL FRONTAGE AREA	157 SF
TOTAL GLAZING AREA	0 SF
PERCENTAGE	0%

2ND FLOOR TRANSPARENCY

TOTAL FRONTAGE AREA	485 SF
TOTAL GLAZING AREA	1 SF
PERCENTAGE	0%

1ST FLOOR TRANSPARENCY

TOTAL FRONTAGE AREA	1177 SF
TOTAL GLAZING AREA	144 SF
PERCENTAGE	12%



OPEN SPACE SOUTH ELEVATION 3/16" = 1'-0" 3

3RD FLOOR TRANSPARENCY

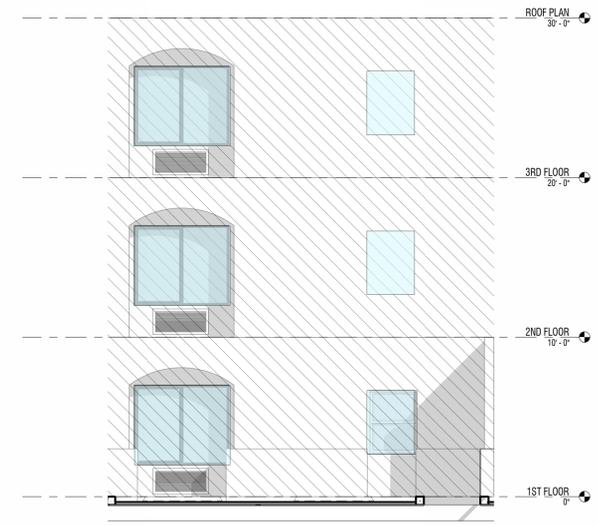
TOTAL FRONTAGE AREA	244 SF
TOTAL GLAZING AREA	42 SF
PERCENTAGE	17%

2ND FLOOR TRANSPARENCY

TOTAL FRONTAGE AREA	243 SF
TOTAL GLAZING AREA	42 SF
PERCENTAGE	17%

1ST FLOOR TRANSPARENCY

TOTAL FRONTAGE AREA	243 SF
TOTAL GLAZING AREA	42 SF
PERCENTAGE	17%



OPEN SPACE NORTH ELEVATION 3/16" = 1'-0" 2

PUBLIC OPEN SPACE
COMMON OPEN SPACE (INTERIOR)

OPEN SPACE STATISTICS

TOTAL LOT AREA	39,819 SF
REQUIRED PUBLIC OPEN SPACE* @ 150 SF / RESIDENTIAL UNIT	7,650 SF
PROVIDED PUBLIC OPEN SPACE	1,854 SF
REQUIRED PRIVATE OPEN SPACE @ 60 SF / RESIDENTIAL UNIT	3,060 SF
PROVIDED PRIVATE OPEN SPACE**	0 SF
COMMON OPEN SPACE PROVIDED	3,222 SF
INTERIOR COMMON OPEN SPACE	2,413 SF
EXTERIOR COMMON OPEN SPACE	809 SF

* NOTE: A CONCESSION OF DEVELOPMENT STANDARDS PURSUANT TO CALIFORNIA GOV'T CODE 65915 IS REQUESTED FOR THE REQUIRED PUBLIC OPEN SPACE REQUIREMENT OF THE "CORRIDORS SPECIFIC PLAN - MIDTOWN SEGMENT."

** NOTE: A WAIVER OF DEVELOPMENT STANDARDS IS REQUESTED TO REMOVE THE PRIVATE OPEN SPACE REQUIREMENT PER THE "CORRIDORS SPECIFIC PLAN - MIDTOWN SEGMENT."



OPEN SPACE PLAN 1/16" = 1'-0" 1

HARDSCAPE AREA TOTALS	
TYPE	AREA
BUILDING FOOTPRINT	14377 SF
HARDSCAPE	17476 SF
LANDSCAPE	7964 SF
TOTAL	39818 SF

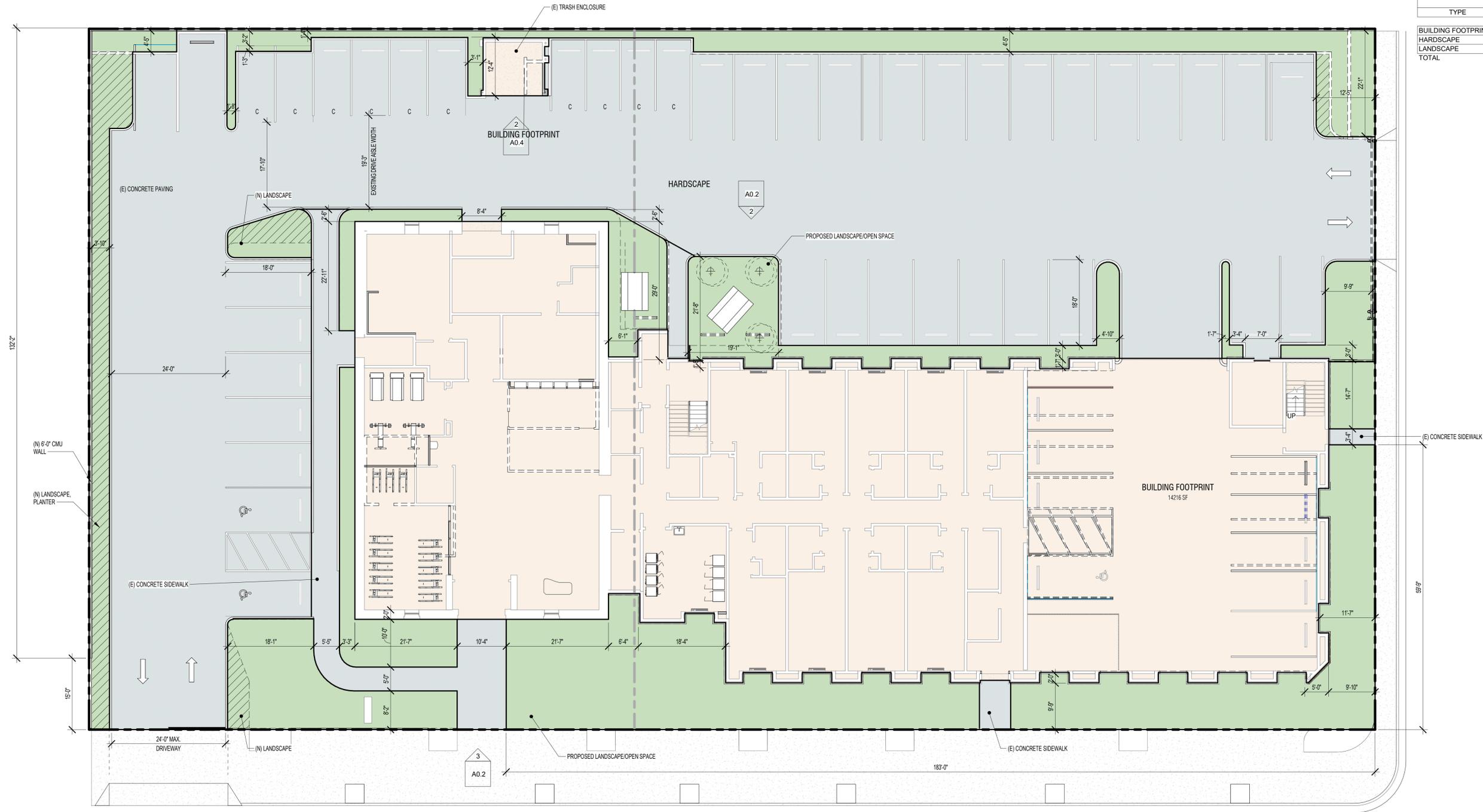
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SHEET CONTENTS
HARDSCAPE EXHIBIT

PROJECT NO: 24033

SHEET
A0.3



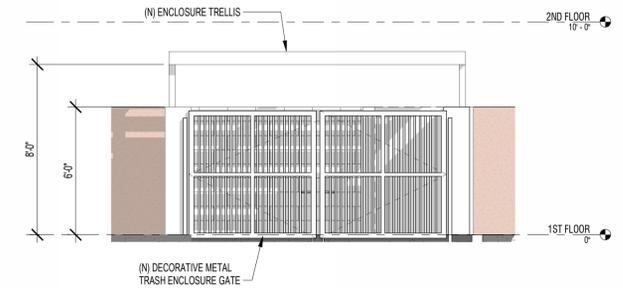
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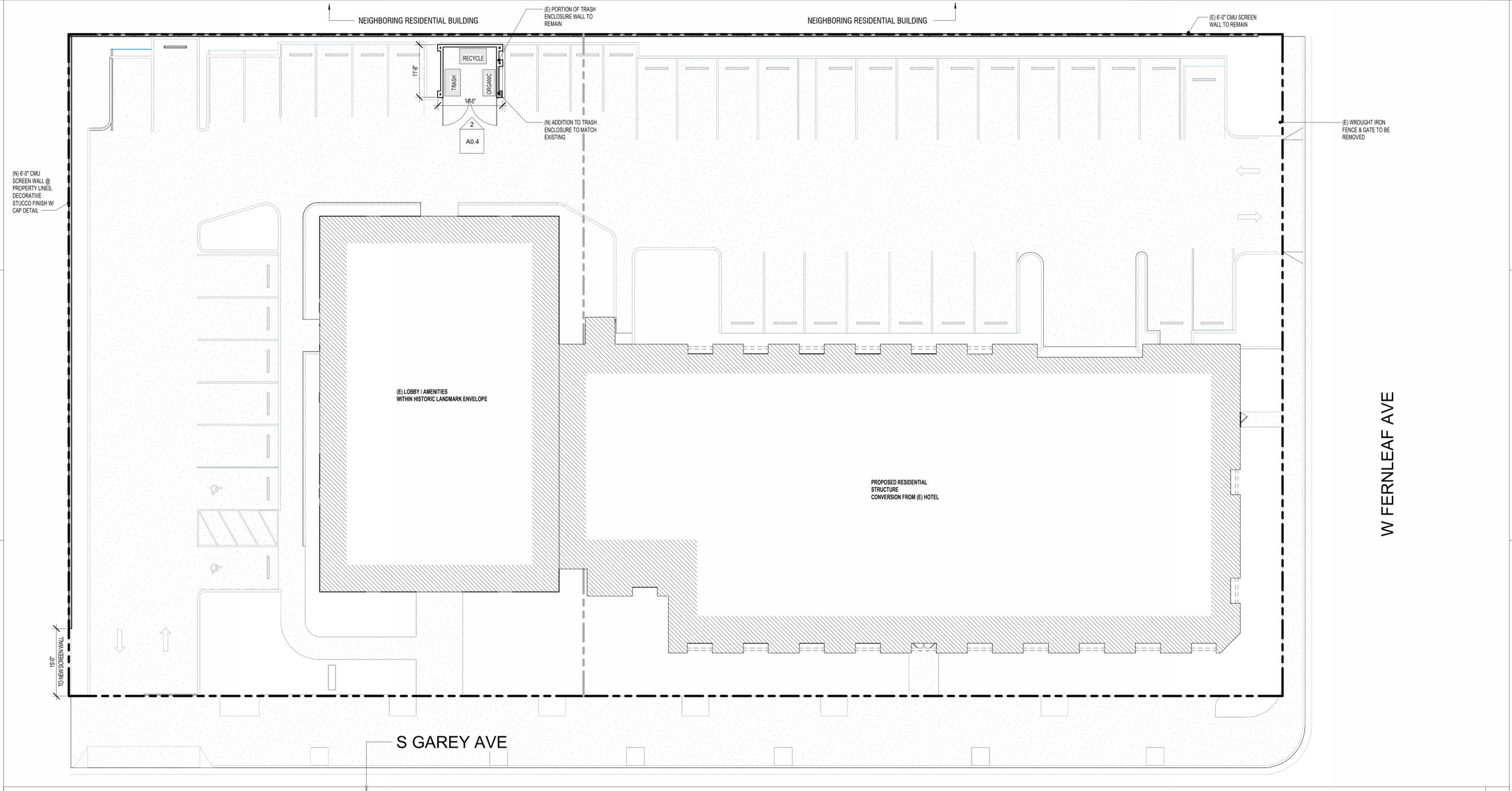
SHEET CONTENTS
FENCE / WALL EXHIBIT

PROJECT NO: 24033

SHEET
A0.4



TRASH ENCLOSURE - FRONT ELEVATION 1/4" = 1'-0" 2



WALL / FENCE EXHIBIT 3/32" = 1'-0" 1

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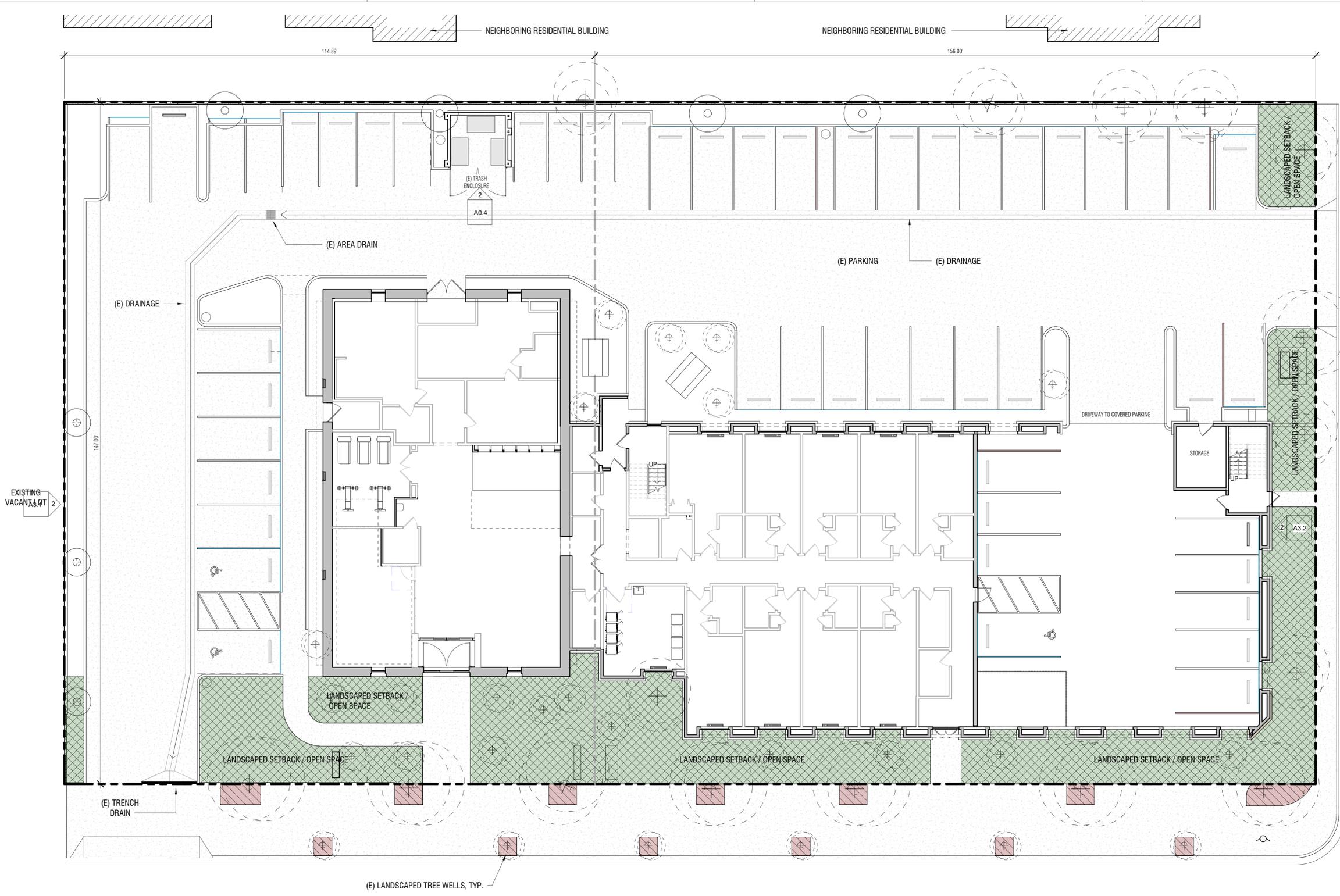
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SHEET CONTENTS
STORMWATER
MANAGEMENT PLAN

PROJECT NO: 24033

SHEET

A0.5



STORMWATER MANAGEMENT TYPES	AREA
1. LANDSCAPED SETBACK / OPEN SPACE:	4,580 SF
6. LANDSCAPED TREE WELLS	328 SF

S GAREY AVE

1
A2.1

W FERNLEAF AVE

POMONA HOTEL CONVERSION

AIN: 8846-002-012 & 8846-002-016

1427 S GAREY AVE
POMONA, CA 91766

SITE DEVELOPMENT REVIEW

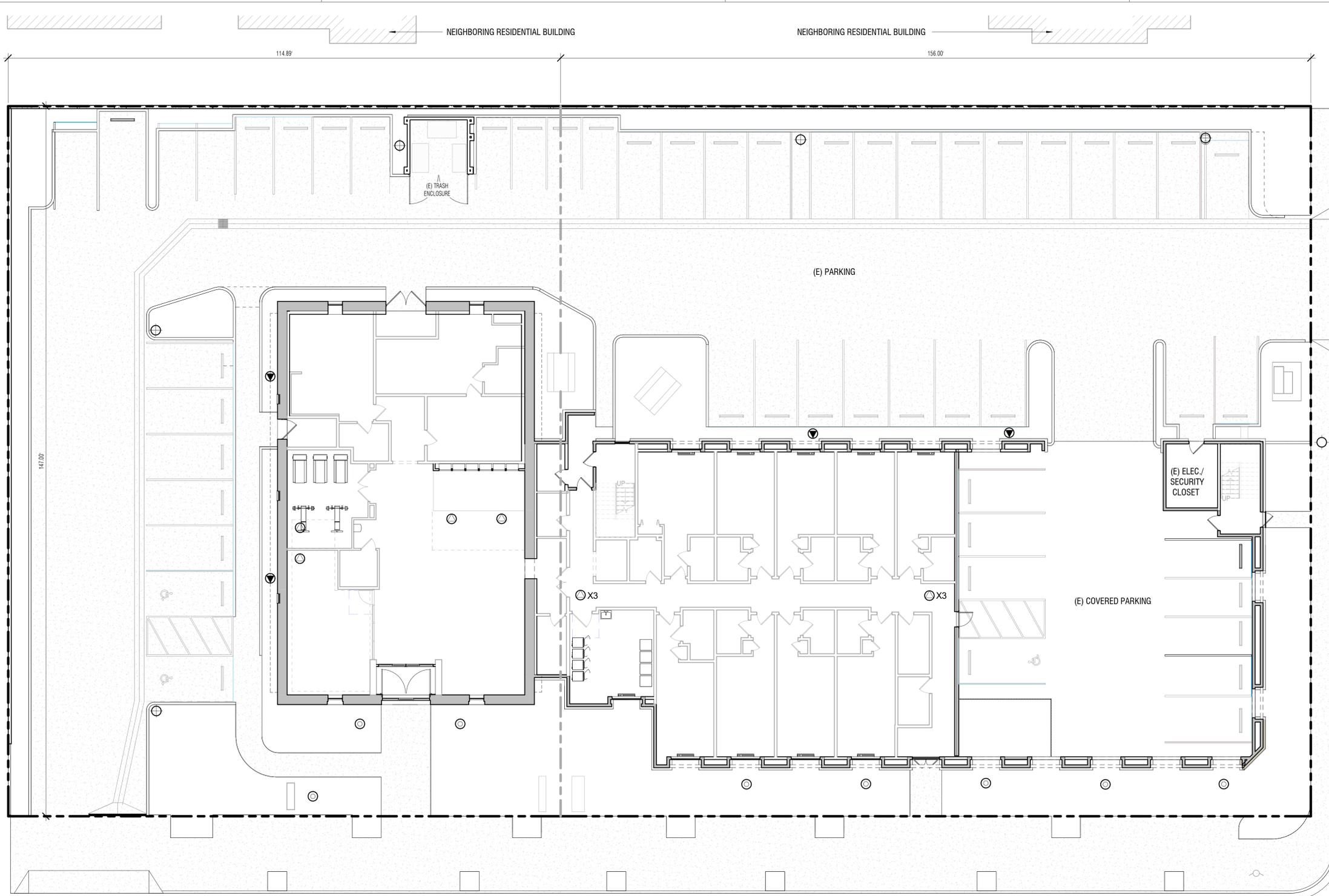
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SHEET CONTENTS
SITE LIGHTING EXHIBIT

PROJECT NO: 24033

SHEET
A0.6



- (E) STREET LIGHT
- ⊙ (E) GROUND UPLIGHT
- ⊕ (E) POLE LIGHT
- ⊗ (E) SECURITY CAMERA (INDOOR)
- ⬇ (E) SECURITY CAMERA (OUTDOOR)

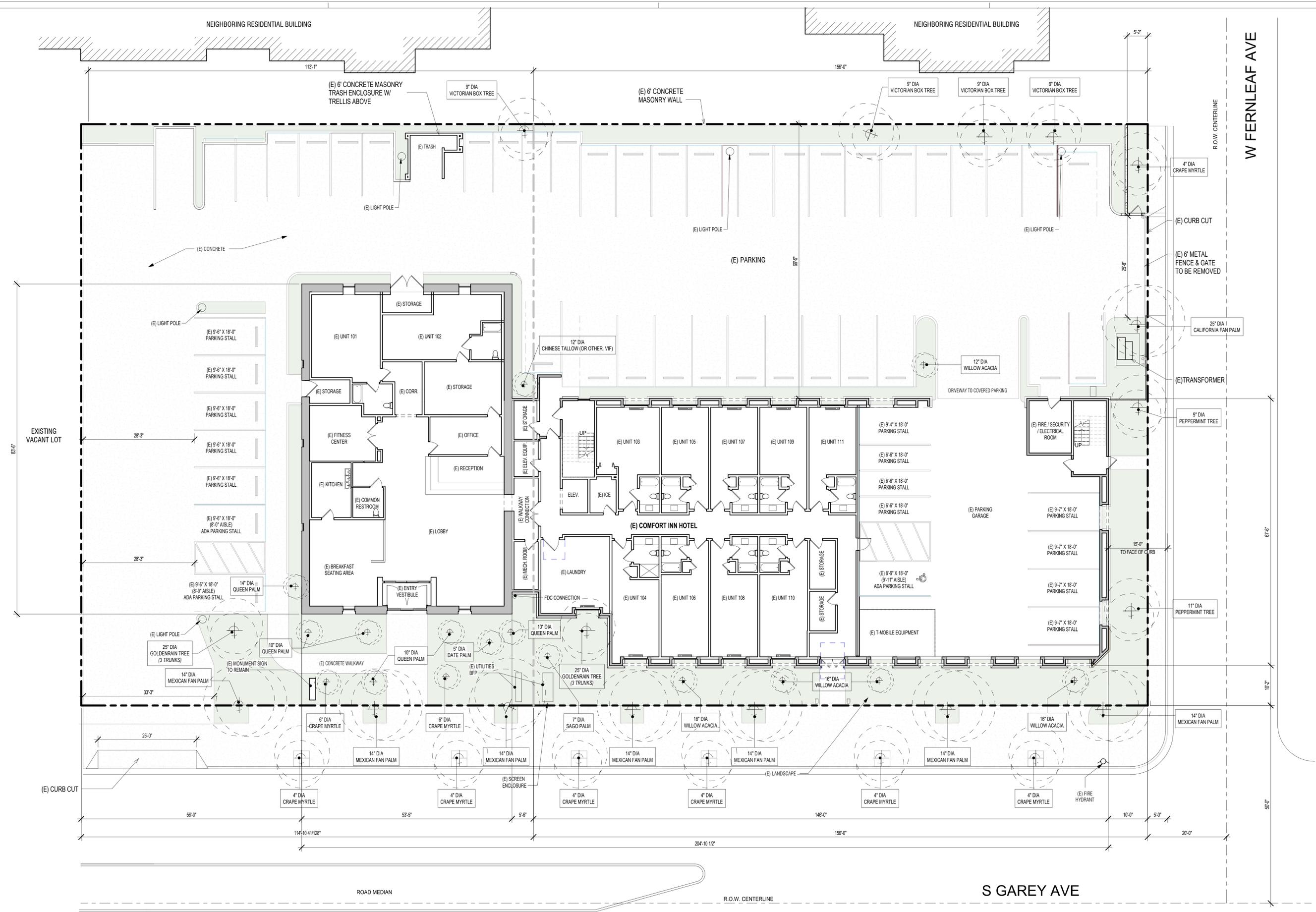
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SHEET CONTENTS
EXISTING CONDITIONS

PROJECT NO: 24033

SHEET
A1.0



SITE PLAN - EXISTING CONDITIONS 3/32" = 1'-0" 1

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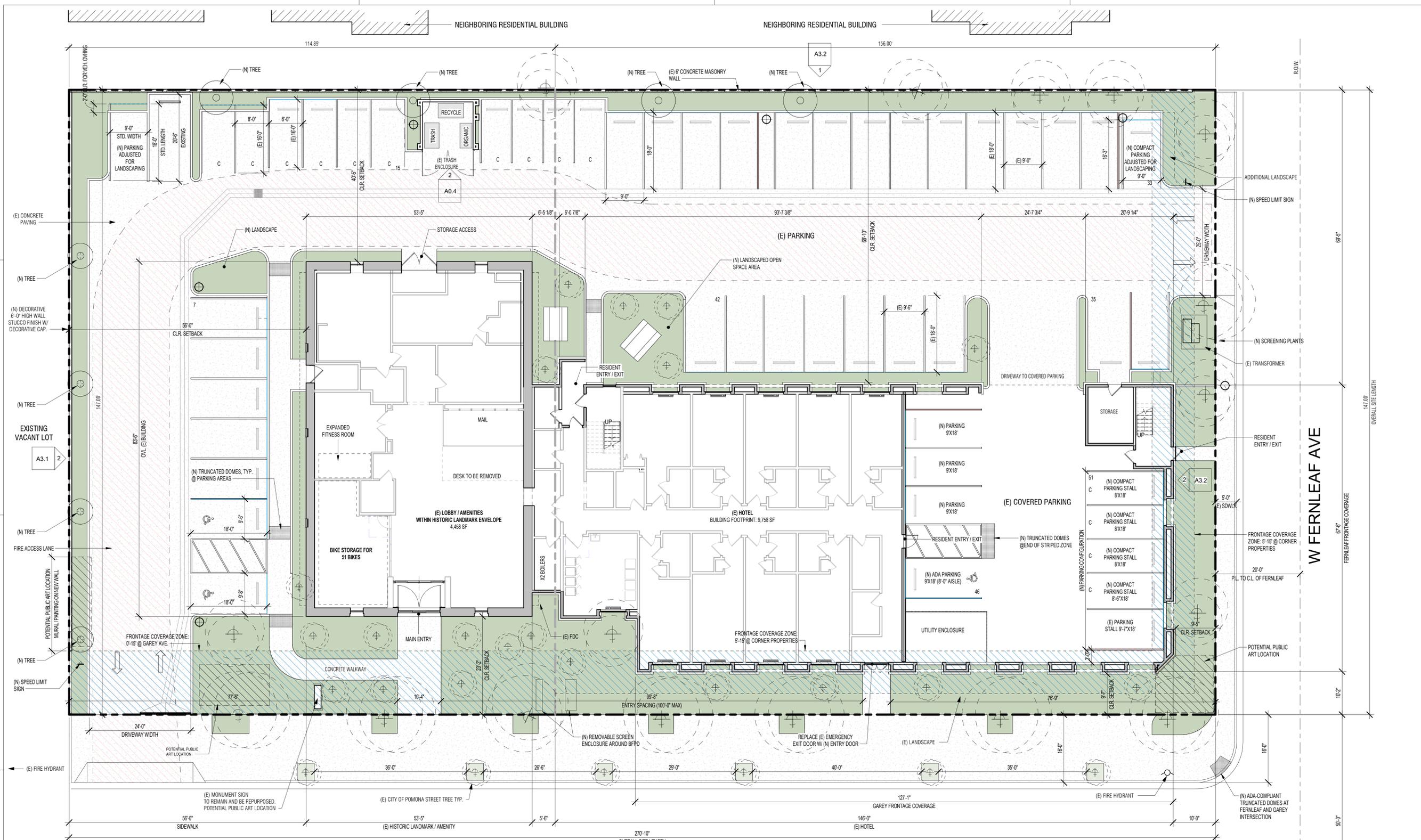
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SHEET CONTENTS
SITE PLAN

PROJECT NO: 24033

SHEET

A1.1



PROJECT SUMMARY TABLE

LOT AREA	39,817.89 SF
BUILDING GROSS FLOOR AREA	31,538 SF
BUILDING HEIGHT / STORIES	32'-0" / 3 STORIES (EXISTING, VIF)
FLOOR AREA:	
1ST FLOOR	14,377 SF
2ND FLOOR	9,557 SF
3RD FLOOR	9,139 SF
BUILDING FOOTPRINT AREA	14,377 SF
LOT COVERAGE	IMPERVIOUS COVERAGE: 44% / 17,477 SF BUILDING COVERAGE: 36% / 14,377 SF
PARKING AREA	19,730 TOTAL SF 16,305 SF SURFACE PARKING 3,425 SF COVERED GARAGE

PROJECT SUMMARY TABLE, CONT'D

PARKING COUNT:	51 STALLS TOTAL	
STANDARD	33 STALLS	29.4% OF TOTAL PROVD
COMPACT	15 STALLS	
HANDICAPPED	3 STALLS	6% OF TOTAL PROVD
LANDSCAPE AREA:	20% OF LOT AREA OR 7,963 SF	
REQUIRED	7,964 SF	(1,397 SF OF NEW LANDSCAPING)
PROVIDED		
ZONING CLASSIFICATION	CO-SP-H & CO-SP	
NUMBER OF UNITS	(50) STUDIO UNITS + (1) 1BR MANAGER'S UNIT	
PRIVATE OPEN SPACE:	3,060 SF	
REQUIRED	0 SF	
PROVIDED		
COMMON OPEN SPACE:	7,650 SF	
REQUIRED	3,222 SF	
PROVIDED		

S GAREY AVE

FRONTAGE COVERAGE:
TOTAL BUILDING FRONTAGE ORIENTED TOWARDS GAREY AVE: 127'-1"
TOTAL LOT LENGTH ALONG GAREY (w/ LOT MERGER): 270'-10"
FRONTAGE PERCENTAGE @ 127'-1" / 270'-10" = 46.9% WHICH IS < MIN. 70%*
*WAIVER REQUESTED

FRONTAGE COVERAGE CONT'D:
TOTAL BUILDING FRONTAGE ORIENTED TOWARDS FERMLEAF AVE: 67'-6"
TOTAL LOT LENGTH ALONG FERMLEAF AVE: 147'-0"
FRONTAGE PERCENTAGE @ 67'-6" / 147'-0" = 45.9% WHICH IS < MIN. 60%*
*WAIVER REQUESTED



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SHEET CONTENTS
PRELIMINARY LANDSCAPE PLAN

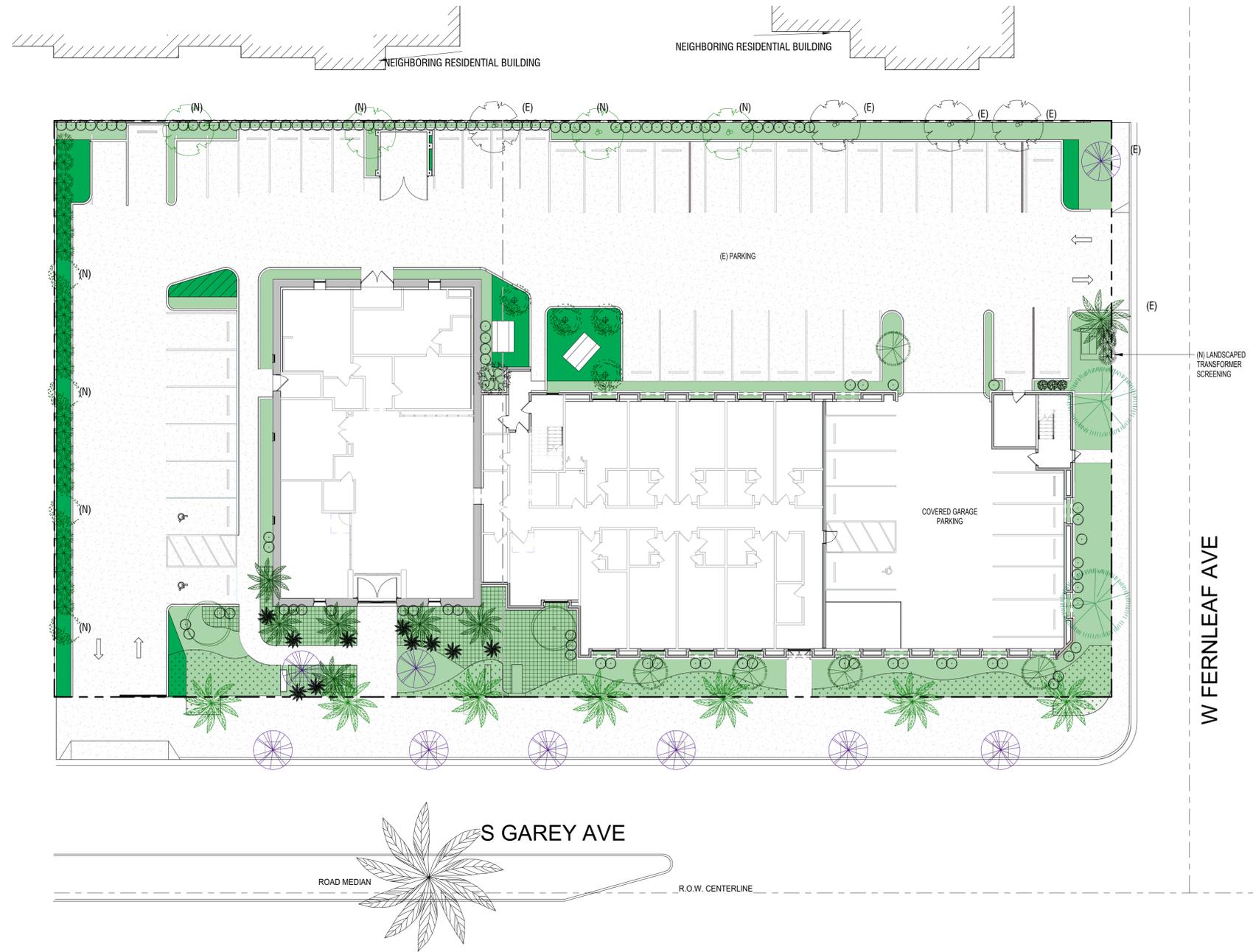
PROJECT NO: 24033

SHEET

A1.2

LEGEND

-  **CANARY ISLAND DATE PALM**
PHOENIX CANARIENSIS
(x1) ON GAREY AVE MEDIAN
-  **MEXICAN FAN PALM**
WASHINGTONIA ROBUSTA
(x7) ALONG GAREY AVE SIDEWALK
-  **CALIFORNIA FAN PALM**
WASHINGTONIA FILIFERA
(x1) ALONG FERNLEAF
-  **QUEEN PALM**
PHOENIX CANARIENSIS
(x6) ON GAREY AVE FRONT YARD
-  **CENTURY PLANT (AGAVE AND SILVER AGAVE)**
AGAVE AMERICANA
(x3) ON GAREY AVE FRONT YARD
-  **GRAPE MYRTLE**
LAGERSTROEMIA INDICA
(x6) ON GAREY AVE SIDEWALK
-  **WILLOW ACACIA TREE**
ACACIA SALICINA
(x4) ON GAREY AVE FRONT YARD
(x1) IN PARKING LOT
-  **GOLDENRAIN TREE**
KOELREUTERIA PANICULATA
(x1) ON GAREY AVE FRONT YARD
-  **PEPPERMINT TREE**
AGONIS FLEXUOSA
(x2) ON FERNLEAF AVE. YARD
-  **CHINESE TALLOW TREE (OR SIM)**
UNVERIFIED SPECIES
(x1)
-  **VICTORIAN BOX TREE**
PITTOSPORUM UNDULATUM
(x4) EXISTING @ WEST P.L.
(x4) NEW @ WEST P.L.
-  **SILVER SHEEN PITTOSPORUM**
PITTOSPORUM TENUIFOLIUM
(x8) PARKING LOT & SOUTH P.L.
-  **ELFIN PITTOSPORUM**
PITTOSPORUM TENUIFOLIUM
SOUTH P.L.
-  **EXISTING JAPANESE BOXWOOD OR SIM (UNVERIFIED)**
BUXUS MICROPHYLLA
WEST PROP. LINE & ALONG BUILDING FACADES
-  **EXISTING PRICKLY PEAR CACTUS**
OPUNTIA
PARKING LOT PLANTER NEAR FERNLEAF
-  **EXISTING LANDSCAPING**
EXPOSED TOPSOIL OR OTHER PER HATCH OVERLAY
-  **NEW LANDSCAPING**
EXPOSED TOPSOIL OR OTHER PER HATCH OVERLAY
-  **GROUND COVER**
GRASSES
-  **GROUND COVER**
GRAVEL



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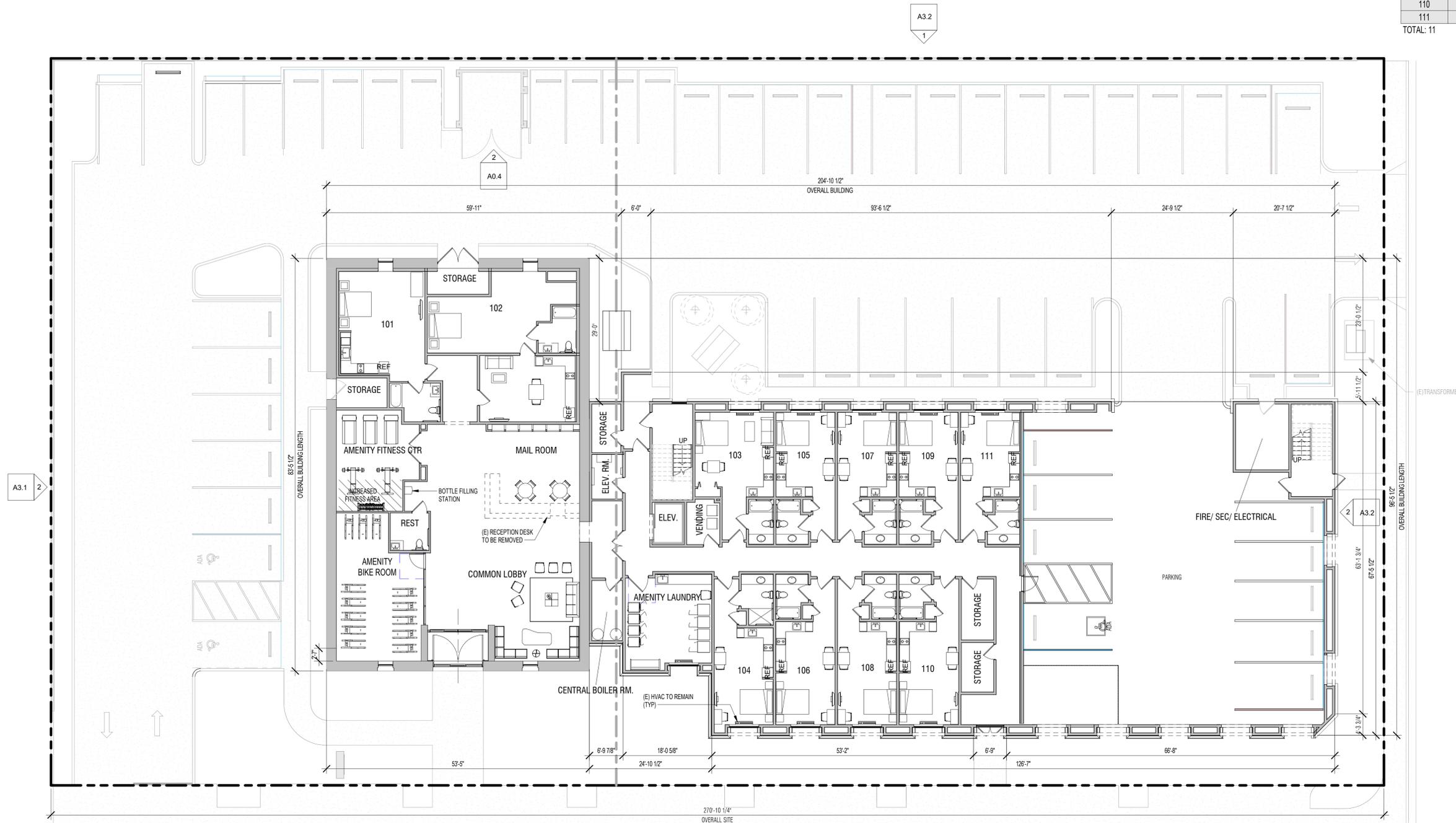
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SHEET CONTENTS
FIRST FLOOR PLAN

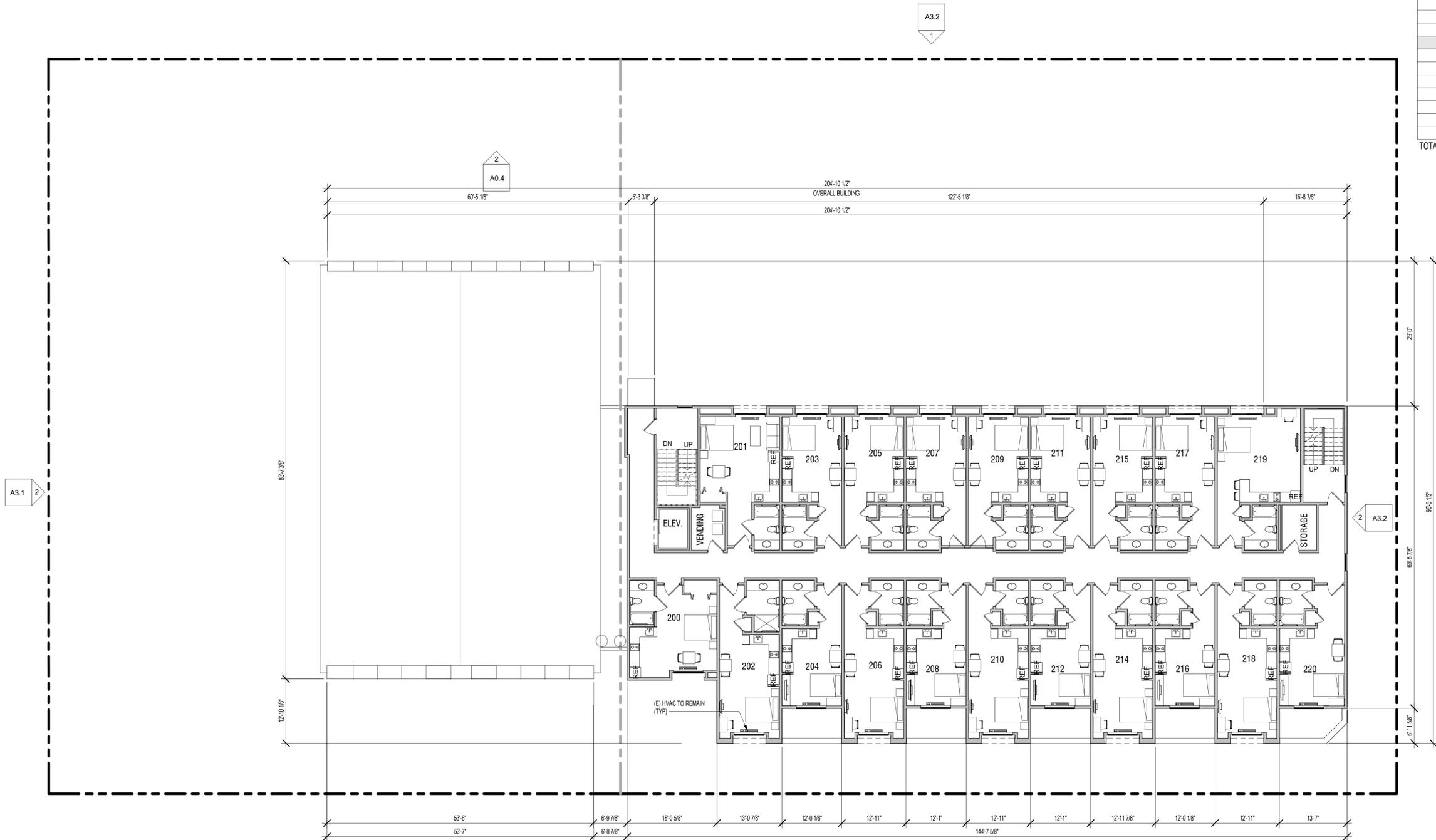
PROJECT NO: 24033

SHEET
A2.1

UNIT SCHEDULE - 1ST FLOOR			
UNIT NO.	UNIT TYPE	AREA	AFFORDABILITY
101	STUDIO	441 SF	MR
102	MANAGER'S UNIT	690 SF	NA
103	STUDIO	364 SF	MR
104	STUDIO	359 SF	MR
105	STUDIO	312 SF	MR
106	STUDIO	359 SF	MR
107	STUDIO	312 SF	MR
108	STUDIO	357 SF	MR
109	STUDIO	312 SF	MR
110	STUDIO	360 SF	LOW
111	STUDIO	312 SF	LOW
TOTAL: 11		4180 SF	



UNIT SCHEDULE - 2ND FLOOR			
UNIT NO.	UNIT TYPE	AREA	AFFORDABILITY
200	STUDIO	320 SF	MR
201	STUDIO	365 SF	MR
202	STUDIO	363 SF	MR
203	STUDIO	312 SF	MR
204	STUDIO	293 SF	MR
205	STUDIO	312 SF	LOW
206	STUDIO	361 SF	MR
207	STUDIO	312 SF	MR
208	STUDIO	293 SF	MR
209	STUDIO	312 SF	MR
210	STUDIO	361 SF	MR
211	STUDIO	312 SF	MR
212	STUDIO	293 SF	LOW
214	STUDIO	361 SF	MR
215	STUDIO	312 SF	MR
216	STUDIO	293 SF	MR
217	STUDIO	312 SF	MR
218	STUDIO	361 SF	MR
219	STUDIO	397 SF	MR
220	STUDIO	319 SF	MR
TOTAL: 20		6570 SF	



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SHEET CONTENTS
SECOND FLOOR PLAN

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SHEET
A2.2

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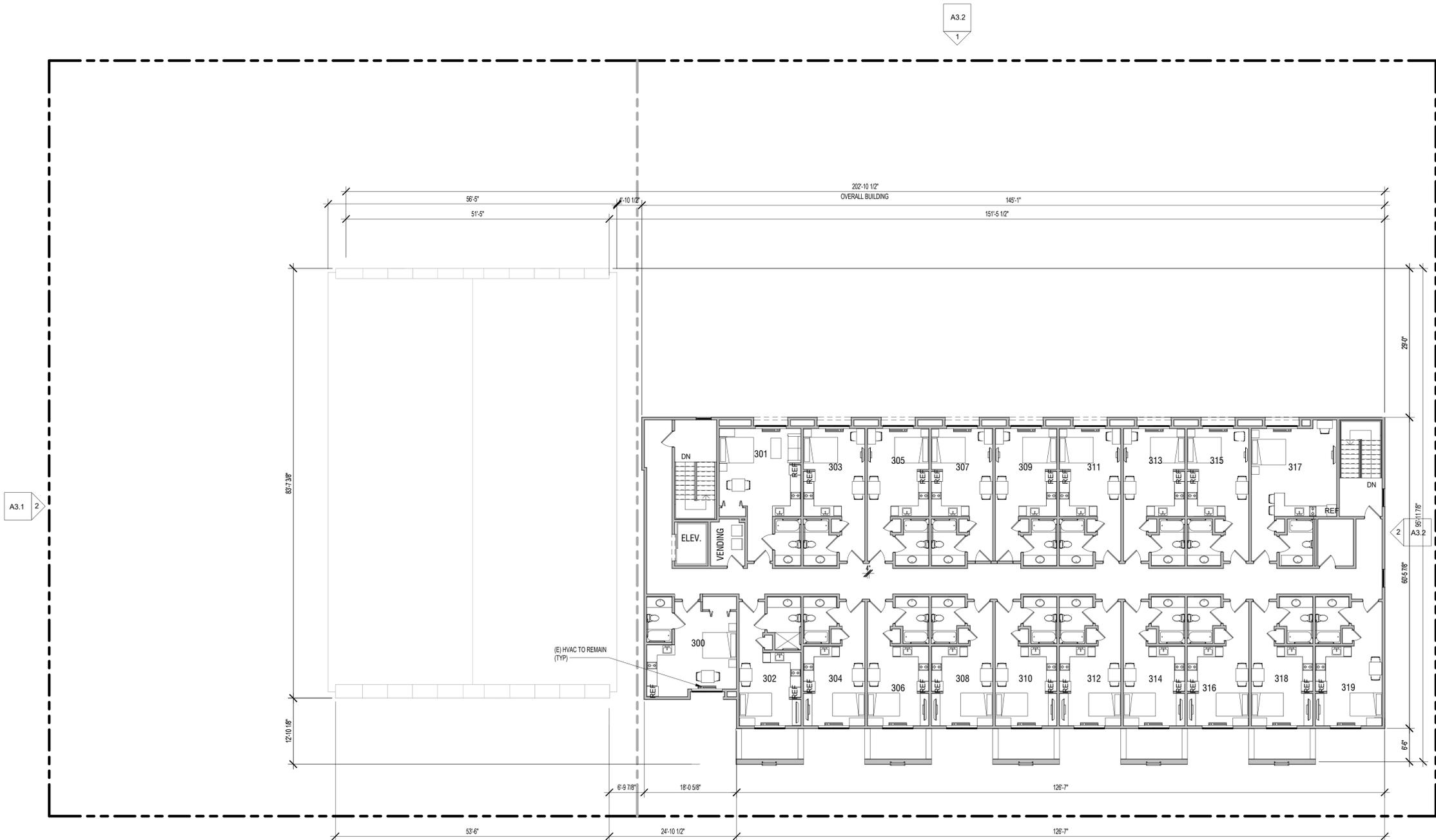
SHEET CONTENTS
THIRD FLOOR PLAN

PROJECT NO: 24033

SHEET

A2.3

UNIT SCHEDULE - 3RD FLOOR			
UNIT NO.	UNIT TYPE	AREA	AFFORDABILITY
300	STUDIO	320 SF	MR
301	STUDIO	365 SF	MR
302	STUDIO	295 SF	LOW
303	STUDIO	312 SF	MR
304	STUDIO	293 SF	MR
305	STUDIO	312 SF	MR
306	STUDIO	293 SF	MR
307	STUDIO	312 SF	MR
308	STUDIO	293 SF	MR
309	STUDIO	312 SF	LOW
310	STUDIO	293 SF	MR
311	STUDIO	312 SF	MR
312	STUDIO	293 SF	MR
313	STUDIO	312 SF	MR
314	STUDIO	293 SF	MR
315	STUDIO	312 SF	MR
316	STUDIO	294 SF	MR
317	STUDIO	401 SF	MR
318	STUDIO	294 SF	LOW
319	STUDIO	319 SF	MR
TOTAL: 20		6233 SF	



POMONA HOTEL CONVERSION

AIN: 8846-002-012 & 8846-002-016

1427 S CAREY AVE
POMONA, CA 91766

SITE DEVELOPMENT REVIEW

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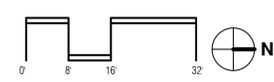
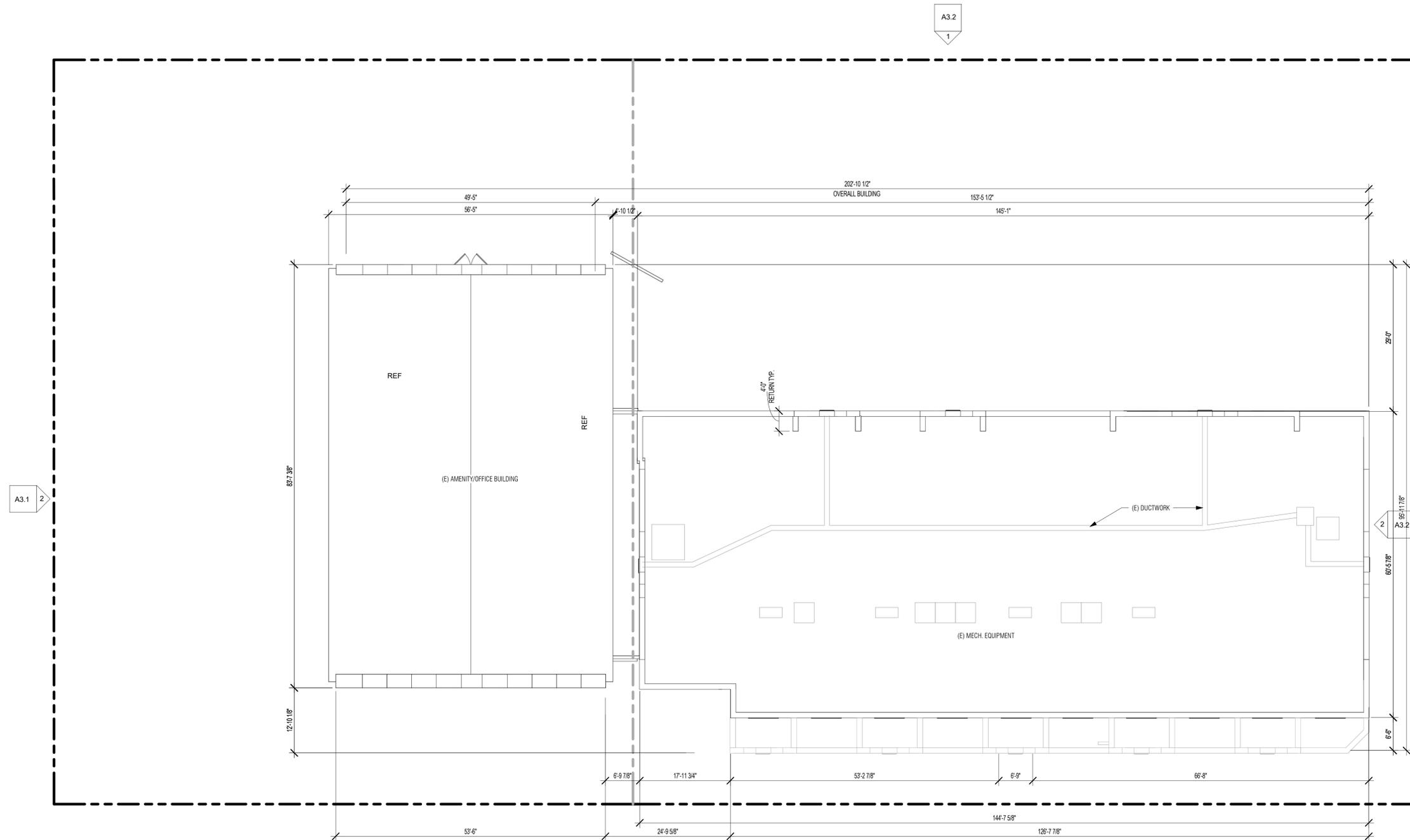
SHEET CONTENTS

ROOF PLAN

PROJECT NO: 24033

SHEET

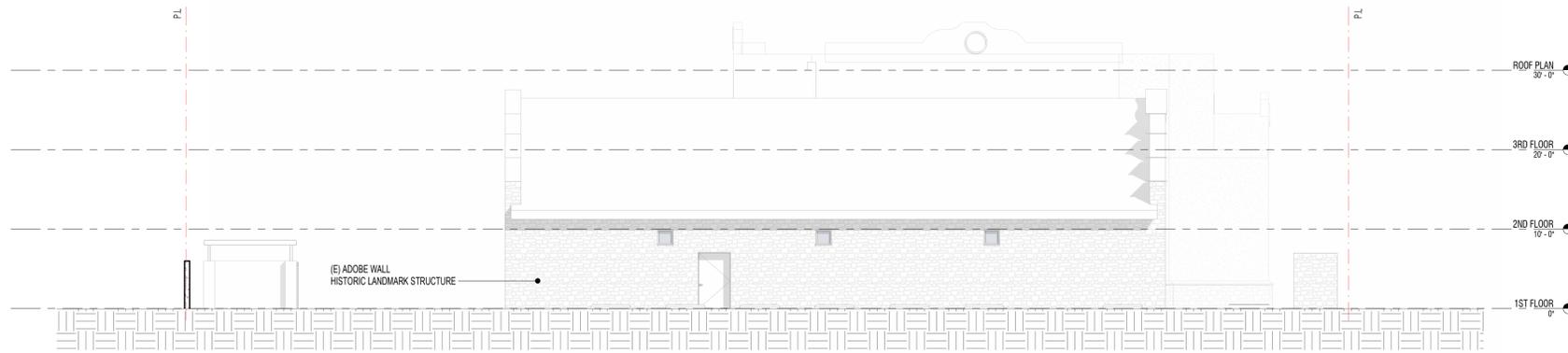
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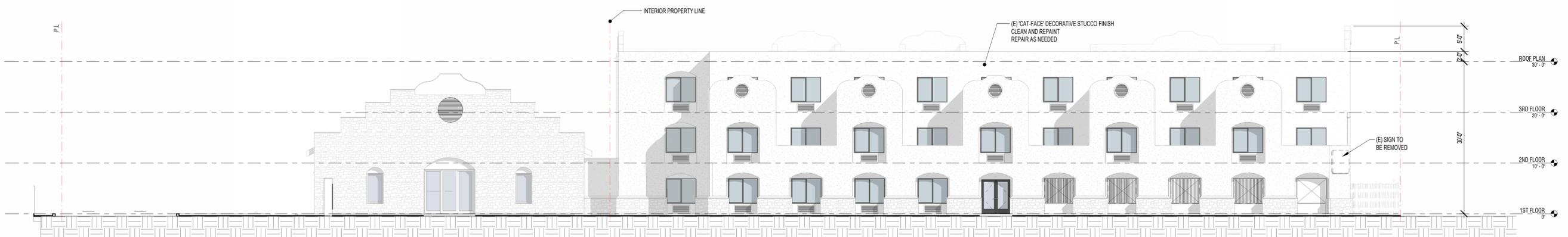
ROOF PLAN 3/32" = 1'-0" 1

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POMONA, CA 91766
SITE DEVELOPMENT REVIEW



SOUTH ELEVATION 1" = 10'-0" 2



EAST ELEVATION 1" = 10'-0" 1

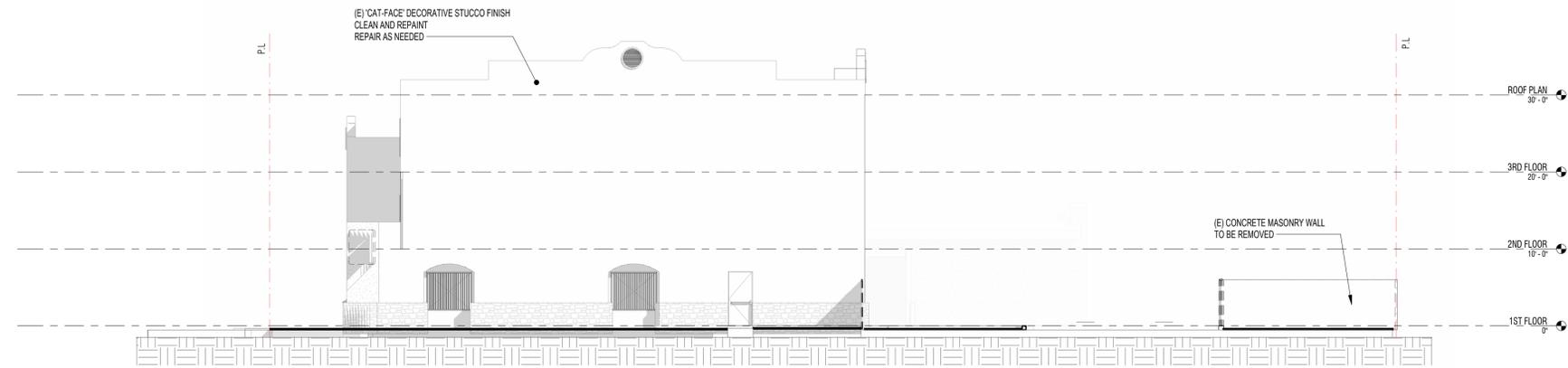
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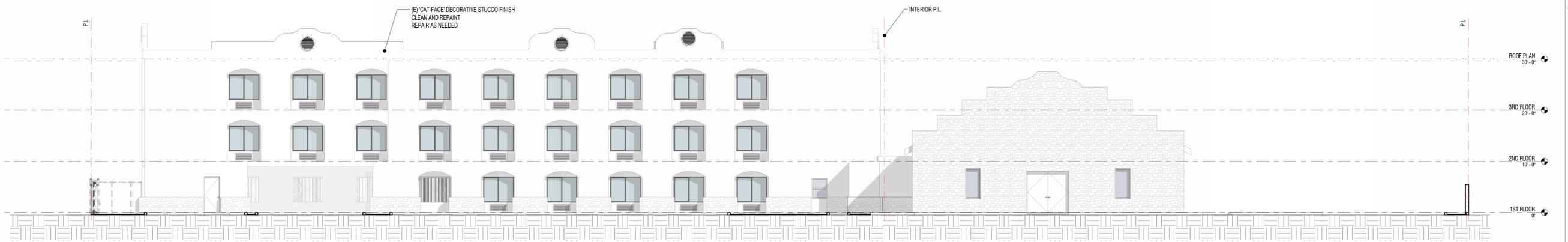
SHEET CONTENTS
ELEVATIONS

PROJECT NO: 24033

SHEET
A3.1



NORTH ELEVATION 1" = 10'-0" 2



WEST ELEVATION 1" = 10'-0" 1

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SHEET CONTENTS
ELEVATIONS

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