



This is a preliminary rendering of the proposed project. It is not intended to represent the final design or construction. The design is subject to change without notice. The rendering is provided for informational purposes only and does not constitute an offer or any other financial product.

PLAN REVIEW SUBMITTAL: 06-25-2024

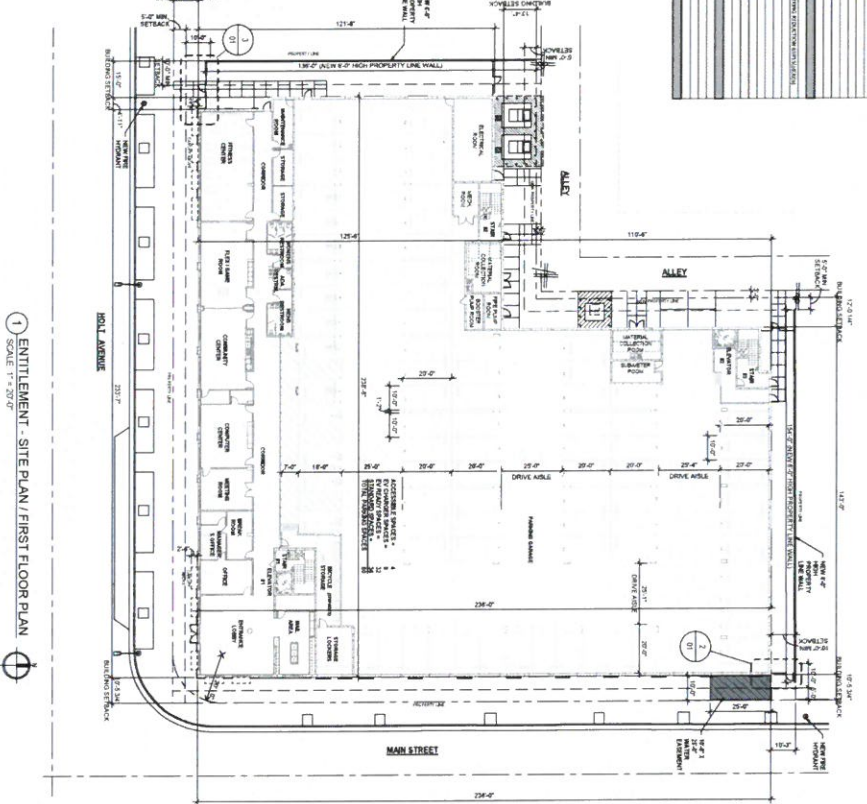
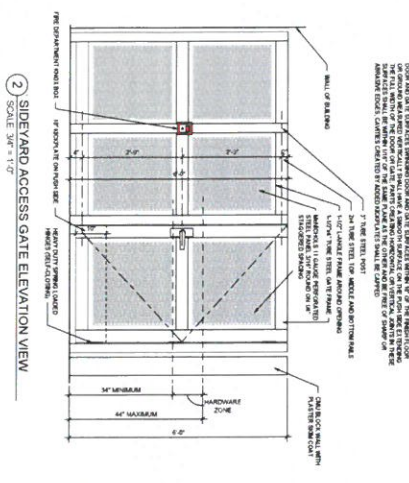
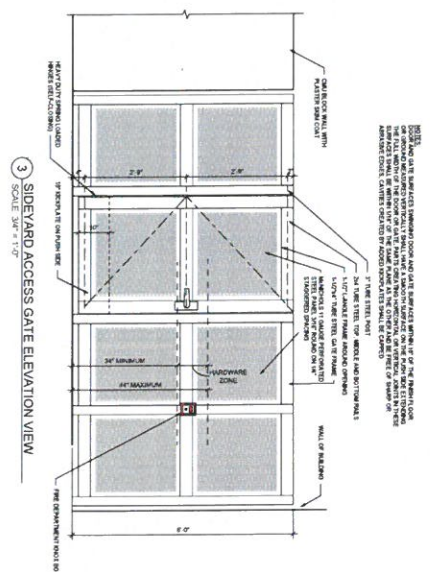
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PLOTTED	6/27/2024																													
SCALE	AS NOTED																													
DATE	2/2/21																													
DRAWN	CMW/M																													

COVER SHEET


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 255 S. Santa Fe Avenue #103 Los Angeles, California 90012
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HOLT & MAIN
 221 WEST HOLT AVENUE POMONA,
 CALIFORNIA 91768

SECTION	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1.1	FOUNDATION				
1.2	FLOOR SLAB				
1.3	WALL				
1.4	CEILING				
1.5	ROOF				
1.6	MECHANICAL				
1.7	ELECTRICAL				
1.8	PLUMBING				
1.9	PAINT				
1.10	LANDSCAPE				
1.11	EXTERIOR FINISH				
1.12	INTERIOR FINISH				
1.13	MECHANICAL				
1.14	ELECTRICAL				
1.15	PLUMBING				
1.16	PAINT				
1.17	LANDSCAPE				
1.18	EXTERIOR FINISH				
1.19	INTERIOR FINISH				
1.20	MECHANICAL				
1.21	ELECTRICAL				
1.22	PLUMBING				
1.23	PAINT				
1.24	LANDSCAPE				
1.25	EXTERIOR FINISH				
1.26	INTERIOR FINISH				
1.27	MECHANICAL				
1.28	ELECTRICAL				
1.29	PLUMBING				
1.30	PAINT				
1.31	LANDSCAPE				
1.32	EXTERIOR FINISH				
1.33	INTERIOR FINISH				
1.34	MECHANICAL				
1.35	ELECTRICAL				
1.36	PLUMBING				
1.37	PAINT				
1.38	LANDSCAPE				
1.39	EXTERIOR FINISH				
1.40	INTERIOR FINISH				
1.41	MECHANICAL				
1.42	ELECTRICAL				
1.43	PLUMBING				
1.44	PAINT				
1.45	LANDSCAPE				
1.46	EXTERIOR FINISH				
1.47	INTERIOR FINISH				
1.48	MECHANICAL				
1.49	ELECTRICAL				
1.50	PLUMBING				



PROJECT SUMMARY:
 221 & 237 WEST HOLT AVENUE
 POMONA, CALIFORNIA 91768
 APN: 8336-014-027
 8336-014-018

PROJECT DESCRIPTION:
 5-STORY TYPE III-A AFFORDABLE HOUSING OVER
 1-STORY TYPE IA PARKING GARAGE

SITE AREA: 57,509 SF (1.32 ACRES)
GROSS: 56,911 SF (1.31 ACRES)
NET: 56,911 SF (1.31 ACRES)

ZONING:
 CONCORD SPECIFIC PLAN - DOWNTOWN GATEWAY SEGMENT
 GP - TOD NEIGHBORHOOD (DOWNTOWN)
 TRANSECT ZONE: T5

DENSITY:
 80 DU/A
 1.34 x 80 DU/A = 104
 104 x 80% DB = 188 UNITS
 UNLIMITED DENSITY ALLOWED - 1/2 MILE TO MAJOR TRANSIT

FAR PROVIDED:
 216,000 SF; 56,911 SF

BUILDING AREA:
 1ST FLOOR = 46,000 SF
 2ND FLOOR = 34,000 SF
 3RD FLOOR = 34,000 SF
 4TH FLOOR = 34,000 SF
 5TH FLOOR = 34,000 SF
 TOTAL FLOOR AREA = 182,000 SF
 TOTAL RESIDENTIAL AREA = 216,000 SF

SETBACKS:
 FRONT YARD: 5'-0" MINIMUM, 15'-0" MAXIMUM (70% FRONTAGE)
 SIDE YARD: 10'-0" RESIDENTIAL, 0'-0" NON-LIVING
 REAR YARD: N/A
 ALLEY: 5'-0"

HEIGHT (MAXIMUM): 5 STORIES
 HEIGHT OF 5TH STORY: 15'-0" (MAXIMUM)
 SPECIAL BUILDING HEIGHT LIMITS: HOLT (65'-0" BACK OF SIDEWALK)

UNIT SUMMARY:
 1-BEDROOM: 76 @ 970 SF
 2-BEDROOM: 44 @ 770 SF
 3-BEDROOM: 40 @ 1,010 SF
 TOTAL UNITS: 160

PRIVATE OPEN SPACE REQUIRED:
 60 SF PER UNIT = 9,600 SF

PRIVATE OPEN SPACE PROVIDED:
 27 RESIDENTIAL BALCONY / PATIO = 2,824 SF
 1ST FLOOR SIDE YARD DOG RUN = 1,900 SF
 2ND FLOOR LANDSCAPED COURTYARD = 12,500 SF
 TOTAL OPEN SPACE = 17,224 SF

PUBLIC OPEN SPACE REQUIRED:
 180 - 150 SF = 24,000 SF

PUBLIC OPEN SPACE PROVIDED:
 0 SF

PARKING REQUIRED:
 DENSITY BONUS - HALF MILE OF MAJOR TRANSIT
 NO PARKING REQUIRED

PARKING PROVIDED:
 1/2 SPACE PER UNIT
 160 X 0.5 = 80 PARKING SPACES

DENSITY BONUS REQUIREMENTS:
 - HALF MILE OF MAJOR TRANSIT
 - DENSITY INCREASE 65% (30%)(II)
 - PARKING REDUCTION 65% (30%)(II)
 - HEIGHT/STORY INCREASE 65% (30%)(II)

MINORS:
 OPEN SPACE - PUBLIC
 PUBLIC OPEN SPACE TYPE

INCENTIVES:
 COMMON LOBBY ENTRY EVERY 100'
 EXPOSED PARKING

The City of Pomona, California, hereby certifies that the information provided in this project summary is true and correct to the best of its knowledge and belief. This information is provided for informational purposes only and does not constitute a guarantee or warranty of any kind. The City of Pomona, California, is not responsible for any errors or omissions in this information. The City of Pomona, California, is not responsible for any actions taken based on this information. The City of Pomona, California, is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this information. The City of Pomona, California, is not responsible for any actions taken based on this information. The City of Pomona, California, is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this information.

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7	06/26/2024	AS NOTED	
8	06/26/2024	AS NOTED	
9	06/26/2024	AS NOTED	
10	06/26/2024	AS NOTED	

PROJECT SUMMARY & SITE PLAN	
SCALE	AS NOTED
DATE	2/2/21
DRAWN	WAC

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