

Frank Gallo
150 S. Glenoaks Blvd. # 9165
Burbank, CA 91502

March 14, 2025

Alina Baron, Associate Planner
Community Development Dept.
505 S. Gary Av.
Pomona, CA 91769

RE: (DPR-000439-2024) Request for Incentives/Concessions related to Density Bonus Provisions

Dear Ms. Baron,

As part of the Development and Tentative Tract Map Applications, the project will be submitted under the California State Density Bonus Law of 2023. At least 20% of the for-sale units will be available to moderate-income persons. By providing at least 20% of the units to affordable moderate-income persons the Project would be eligible for two concessions under the State Density Bonus Law. This Project contains 17 units, therefore 20%, or 4 units, will be sold at a Moderate-Income Price.

The following is a summary of the Developer's request outlining the concessions proposed by applicant in order to provide the public benefit of affordable housing within the City of Pomona.

1. Required Off Street Parking.

Projects eligible under the Density Bonus Law, are allowed to provide 1.5 parking's per unit. The proposed project has 17 units and therefore would be required to provide 26 parking spaces. The project provides 34 spaces.

2. Concession # 1 - Reduction in the Front Yard Setback

Under the previous Zoning Code, the Minimum Front Yard Setback was 25 feet. The proposed development provides for a 10-foot Front Yard Setback. The Developer is requesting a concession to reduce the front yard setback requirement from 25 foot to 10 feet.

3. Concession # 2 – Reduction in the Side Yard Setback

Under the previous Zoning Code, the Minimum Side Yard Setback is 10 feet. The proposed development provides for a 6.5-foot Side Yard Setback. The Developer is requesting a concession to reduce the side yard setback requirement from 10 feet to 6.5 feet.

We appreciate Planning Staff's insight and guidance to bring this project to fruition; Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Gallo', with a stylized flourish at the end.

Frank Gallo