



7/12/23, updated 4/11/24

Mr. Ata Khan
Planning Manager
City of Pomona, Development Services, Planning
505 S. Garey Avenue, Box 660
Pomona, California 91769

Subject: 3101-3191 N Garey Avenue – Pomona, California
Variance Requests

CC: Ms. Alex Jimenez, Associate Planner

Dear Ata and Alex,

Thank you for the Development Plan Review Comments provided for our proposed project located at 3101-3191 Garey Avenue. Based on our ongoing review and discussion with your office, this letter is intended to list our variance requests from the Pomona Corridors Specific Plan. Please let us know if there are any questions or concerns and we look forward to continuing to work with you on this great project.

2.3.1 Building Height

There is a maximum Height of 3 Stories.

Proposed Buildings are 4 stories with one building having a partially submerged parking level.

Project is providing 29 units of inclusionary units, Density Bonus Incentives allow for an additional level. We ask that the project be approved with the 4 stories as proposed.

2.3.3 Building Length

There is a maximum length allowed of 300 feet.

Both of the proposed buildings exceed an overall length greater than 300 feet along Garey Avenue and utilize courtyards to breakup the length and provide relief. The Pomona Corridors Specific Plan permits Forecourts, similar to courtyards, but requires a public pedestrian access through the block which the site is already providing via the publicly accessible open space that runs the full length of the building frontage on Garey Avenue. We ask for a variance to allow us to utilize our courtyards as designed to provide building length relief with a maximum length between building breaks to be 184 feet.

2.3.5 Building Massing Length(L):Height(H)

Massing ratios are to be 3L:2H to 5L:2H at Garey and 2L:3H to 5L:2H at Drake and Grove.

Building is compliant at Garey Avenue and Drake Street. The proposed project requires relief at Grove Street due to the site constraints and desire to provide some massing to shield line of sight to the pool area.

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2.4.1 Building Orientation to Streets and Public Open Space

The building is oriented to the street and public open spaces with Private Frontage type entries: Common Lobby Entries and Corner Entry. The proposed public open space is a little untraditional and does not meet the exact requirements of the code due to its dimensions and orientation.

2.4.2 Private Frontage Types

The common Lobby frontages exceed the 100' spacing requirements as we limit openings for security purposes. Private stoop frontages are to front the sidewalk but have been set back to front the open space provided along Garey Avenue.

2.4.3 Front Yard Setback

Along Garey Avenue, the proposed public open space requires the project to exceed 15' setbacks from the street.

2.4.4 Side Yard Setback

There is a small portion of the project along Grove Street where upper floors are within the 10' setback from the street. We seek relief from the requirement as we are compliant at grade level.

2.4.7 Frontage Coverage

There is a minimum of 50% coverage required along Drake Avenue. The proposed building when fronting Drake Avenue does not meet the requirements for the 50+ Coverage. We estimate the proposed design provides 41.4% of Frontage Coverage at Drake Avenue. We ask for a variance to allow the lower percentage given the need to maintain the existing Cell Tower and the proposed public open space at the corner with Garey Avenue as both elements will provide for additional benefit to the neighboring community.

2.4.9 Build-to-Corner

There is a requirement to Build-to-Corner at the NE and SE corners. The proposed buildings have been set back along Garey Avenue to provide for a continuous publicly accessible open space for the entire length of the site. We request a variance to allow us to maintain sight lines down the entirety of the proposed publicly accessible open space.

2.6.1 Provisions of Public Open Space

There is a requirement for 150 SF per Unit. 289 Units x 150 SF = 43,350 SF of Public Open Space. The team is requesting a variance to allow for a 25% reduction of the required Public Open Space. This would require 32,513 SF and it would be provided with a continuous publicly accessible space running the entire length of the site along the Garey Avenue Frontage. This represents just under 1,000 linear feet of Public Open Space with a minimum distance of 23 feet but more commonly a width of 45 feet or more.



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2.7.1 Provisions of Parking

Required Parking Ratios per specific plan.

Project is providing 29 units of inclusionary units, Density Bonus Incentives allow for alternate parking ratios and use of tandem stalls. We ask that the project be approved as it exceeds the parking required per the Density Bonus Incentives.

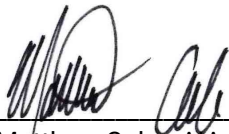
2.7.3 General Parking Requirements

Covered Parking (Carports) are to be a minimum of 10 feet by 20 feet.

We request a variance to allow for the covered (carport) parking as proposed in the project be allowed to have the same minimum dimensions as open parking, 9.5 feet by 18 feet.

Sincerely,

AC MARTIN, INC.



Matthew Cobo, AIA NCARB
Studio Principal

