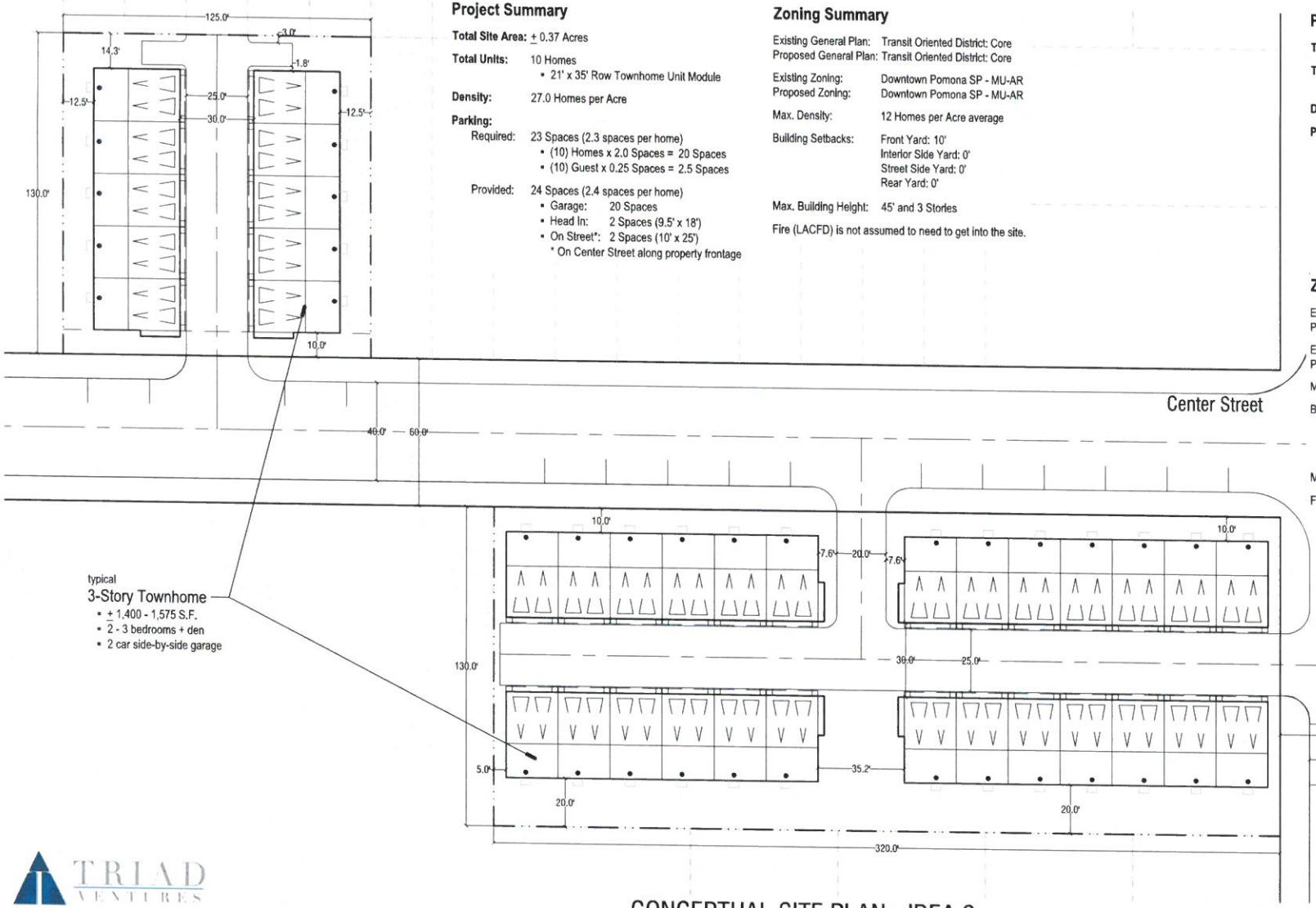
ATTACHMENT 7



Project Summary

Total Site Area: ± 0.37 Acres

Total Units: 10 Homes
- 21' x 35' Row Townhome Unit Module

Density: 27.0 Homes per Acre

Parking:

Required: 23 Spaces (2.3 spaces per home)
- (10) Homes x 2.0 Spaces = 20 Spaces
- (10) Guest x 0.25 Spaces = 2.5 Spaces

Provided: 24 Spaces (2.4 spaces per home)
- Garage: 20 Spaces
- Head In: 2 Spaces (9.5' x 18')
- On Street*: 2 Spaces (10' x 25')

* On Center Street along property frontage

Zoning Summary

Existing General Plan: Transit Oriented District: Core
Proposed General Plan: Transit Oriented District: Core

Existing Zoning: Downtown Pomona SP - MU-AR
Proposed Zoning: Downtown Pomona SP - MU-AR

Max. Density: 12 Homes per Acre average

Building Setbacks: Front Yard: 10'
Interior Side Yard: 0'
Street Side Yard: 0'
Rear Yard: 0'

Max. Building Height: 45' and 3 Stories

Fire (LACFD) is not assumed to need to get into the site.

Project Summary

Total Site Area: ± 0.95 Acres

Total Units: 26 Homes
- 21' x 35' Row Townhome Unit Module

Density: 27.37 Homes per Acre

Parking:

Required: 59 Spaces (2.27 spaces per home)
- (26) Homes x 2.0 Spaces = 52 Spaces
- (26) Guest x 0.25 Spaces = 6.5 Spaces

Provided: 62 Spaces (2.38 spaces per home)
- Garage: 52 Spaces
- On Street*: 10 Spaces (10' x 25')

* On Center Street & Gibbs Street along property frontage

Zoning Summary

Existing General Plan: Transit Oriented District: Core
Proposed General Plan: Transit Oriented District: Core

Existing Zoning: Downtown Pomona SP - MU-I
Proposed Zoning: Downtown Pomona SP - MU-I

Max. Density: 30-50 Homes per Acre

Building Setbacks: Front Yard: 0'
Interior Side Yard: 0'
Street Side Yard: 0'
Rear Yard: 0'

Max. Building Height: 75' and 6 Stories

Fire (LACFD) is not assumed to need to get into the site.

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

TRIAD VENTURES

WATT COMPANIES

CONCEPTUAL SITE PLAN - IDEA 2

CENTER ST. & GIBBS ST. SITES

POMONA, CA

0 10 20 40

CONCEPT STUDIES

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ARCHITECTS . PLANNERS . DESIGNERS

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ORANGE COUNTY . LOS ANGELES . BAY AREA