

SUMMARY OF COMPLIANCE WITH POMONA CORRIDORS SPECIFIC PLAN

A. Building Use

Development Standards:	Zoning/Code Requirements	Proposed Project	Compliance Determination
2.2 Building Use Regulations:			
2.2.3 Minimum Unit Size	Studio: n/a ¹ 1br: 600 sf (sf) min. 2br: 800 sf min. 3br: 1000 sf min.	Studio w/loft: 500+ SF 2br: 850+ SF	Compliant

Notes:

1. No minimum floor area is specified for studio units. The proposed studio unit sizes are consistent with those found in other Transit-Oriented Developments in Southern California.

B. Building Scale

Development Standards:	Zoning/Code Requirements	Proposed Project	Compliance Determination
2.3 Building Scale Regulations			
2.3.1 Building Height	Min: 2 stories Max: 6 stories	5 stories	Compliant
2.3.2 Special Building Height Limits	4 stories along Garey Avenue ¹	4 stories along Garey Avenue	Compliant
2.3.3 Building Length	Max: 300 ft	Longest Dimension: 139'-5"	Compliant
2.3.5 Building Massing: Length(L):Height(H) (Garey)	Min: 3L:2H Max: 5L:2H	Request for Incentive/Concession	Request for Incentive/Concession
2.3.5 Building Massing: L:H (Grevillia, Magnolia)	Min: 1L:3H Max: 3L:1H	Request for Incentive/Concession	Request for Incentive/Concession

Notes:

1. Per **Section 2.3.2 Special Building Height Limits (page 60 of the PCSP)**, the height of development along Garey Avenue shall be limited for a distance of sixty-five (65) feet measured from the back-of-sidewalk.

C. Frontage & Building Placement

Development Standards:	Zoning/Code Requirements	Proposed Project	Compliance Determination
2.4 Frontage and Building Placement Regulations			
2.4.1 Building Orientation to Streets & Public Open Space	Corner Parcels: frontage treatments shall extend along the entire length for both streets (Garey Avenue & Grevilla Street) ¹	Compliant	Compliant
2.4.2 Private Frontage Types:	Types Permitted ² : Shop-front Corner Entry Arcade Grand Portico Forecourt Common Lobby Edge Treatment: Terraced ³ Edge Treatment: Flushed	Common Lobby	Compliant
Setbacks: 2.4.3 Front Yard 2.4.4 Side Yard 2.4.5 Rear Yard 2.4.6 Alley	<u>Front Yard Min:</u> 0 ft, Max 10 ft <u>Side Yard:</u> Min (w/living space windows): 10 ft Min (w/out living space windows): 0 ft <u>Rear Yard:</u> Min: 5 ft <u>Alley Min:</u> 5 ft	<u>Front Yard:</u> 0 ft <u>Side Yard:</u> 0 ft 10 ft w/living space <u>Rear Yard:</u> n/a <u>Alley:</u> n/a	Compliant
2.4.7 Frontage Coverage	Min: 70%	100%	Compliant
2.4.8 Space Between Buildings	Min: 20 ft	Not Applicable	Not Applicable
2.4.9 Build-to-Corner	Required pursuant to 2.4.9.B of the PCSP	Compliant	Compliant

D. Street

Development Standards:	Zoning/Code Requirements	Proposed Project	Compliance Determination
2.5 Street Regulations			
2.5.1 Improvements to Existing Streets:			
Palm Gateway	Along Garey Avenue ¹	Compliant	Compliant

Notes:

1. Please see **Section 2.5.1 Improvements to Existing Streets (page 73 of the PCSP)** for specifications on improvements to Garey Avenue which will be applied in consultation with the Public Works Department and related conditions of approval.

E. Open Space

Development Standards:	Zoning/Code Requirements	Proposed Project	Compliance Determination
2.6 Open Space Regulations			
2.6.1 Provision of Public Open Space	150 sf per unit for developments over 20 dwelling units; (117 units x 150 sf = 17,550 sf)	8,148 SF	Request for Waiver
2.6.2 Special Public Open Space	Pursuant to Section 2.6.2.A	Rooftop Garden and Common Area	Request for Waiver
2.6.3 Provision of Private Open Space	Min: 60 sf. per unit (117 units x 60 sf = 7,020 sf) Type: as detailed in Section 2.6.5 of the PCSP	Provided Balconies	Compliant
2.6.6 Setback Area Landscaping Types:			
Boulevard Landscaping (Garey Ave)	Required (Section 2.6.6.A.3)	See Preliminary Landscape Plan	Compliant*

Development Standards:	Zoning/Code Requirements	Proposed Project	Compliance Determination
Neighborhood Street Landscaping (Grevilla St, Magnolia Street)	Permitted (Section 2.6.6.A.4)	<i>See Preliminary Landscape Plan</i>	<i>Compliant*</i>
Interior Block Setback Areas	Groundcover required	<i>See Preliminary Landscape Plan</i>	<i>Compliant</i>
2.6.7 Stormwater Management Types	Types Permitted: <ul style="list-style-type: none"> • Landscaped setback areas/Open Space • Rain Garden • Landscaped tree wells • Gated tree wells • Permeable/previous paving • Green roof • Waterscape • Rainwater harvesting/vault 	<i>See Preliminary Landscape Plan</i>	<i>Compliant*</i>

F. Parking

Development Standards:	Zoning/Code Requirements	Proposed Project	Compliance Determination
2.7 Parking Regulations			
2.7.1 Provisions of Parking	State Density Bonus Parking Reduction spaces per bedroom (inclusive of handicapped and guest parking) $58 \times .5 = 29$ $(59 \times 2) \times .5 = 59$ $29 + 59 = 88$ spaces required	Studios: 58 units 2br: 59 units 119 spaces provided	Compliant

Development Standards:	Zoning/Code Requirements	Proposed Project	Compliance Determination
2.7.2 Parking Types	Permitted Structure Types: <ul style="list-style-type: none">• Surface Lot, Rear• Structure- Wrapped All Levels• Partially Submerged Podium• Structure- Underground• Structure Exposed• Structure- Wrapped: Ground Level	Partially Submerged Podium	Compliant
2.7.3 General Parking Requirements	Section 2.7.3 of the PCSP	<i>Not Applicable</i>	<i>Not Applicable</i>

Notes:

1. 0.5 spaces per bedroom for rental or for sale projects with at least 11% very low income or 20% lower income units, and within one-half mile of an accessible major transit stop (maximum parking ratio, inclusive of handicapped and guest parking).