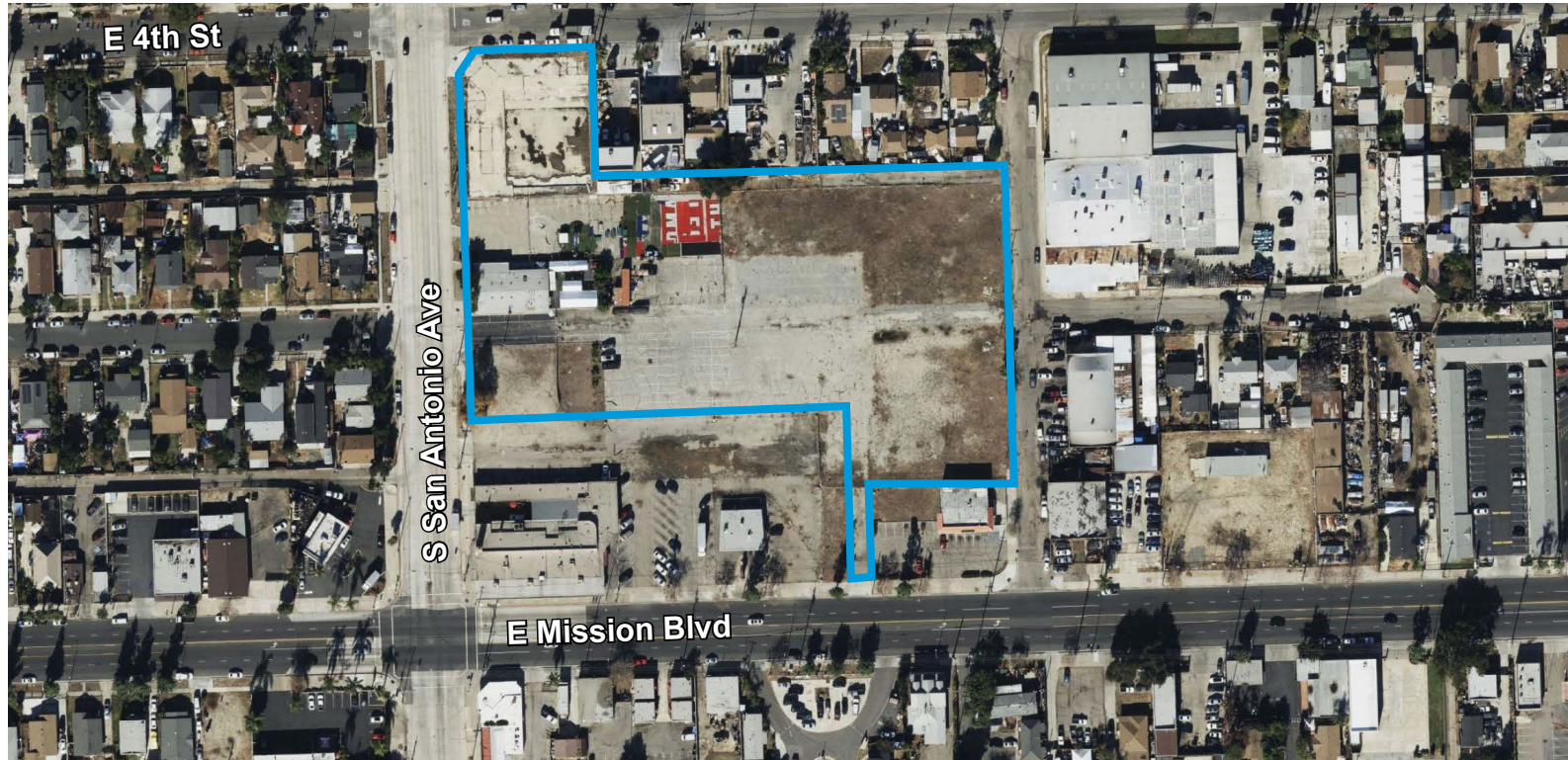


LAND FOR SALE / LEASE

398 SAN ANTONIO AVENUE | POMONA, CA 91766

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



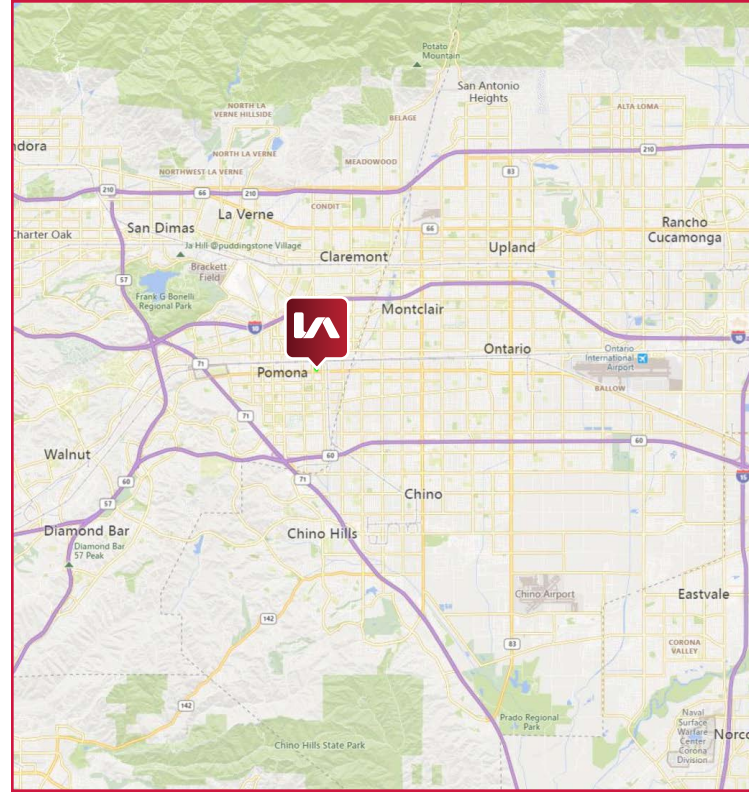
PROPERTY SUMMARY

AVAILABLE: ±190,357 SF Land (±4.37 AC)

APN#: 8326-009-013, 014, 016, 017, 021, 023, 024, & 032

ZONING: M1 & Corridors Specific Plan

- Mixture of zoning by parcel including a majority of M1 (Industrial), Corridors Specific Plan – MidTown Segment (2 parcels) and SB 330 (1 parcel).
- 70 units per acre (306 total) with 20% low income housing density bonus possible (increasing to total to 413 units). *confirm with city
- M1 zoning permitted uses: [Click Here](#)



FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS

Ron Mgrublian

Principal | DRE# 01902882

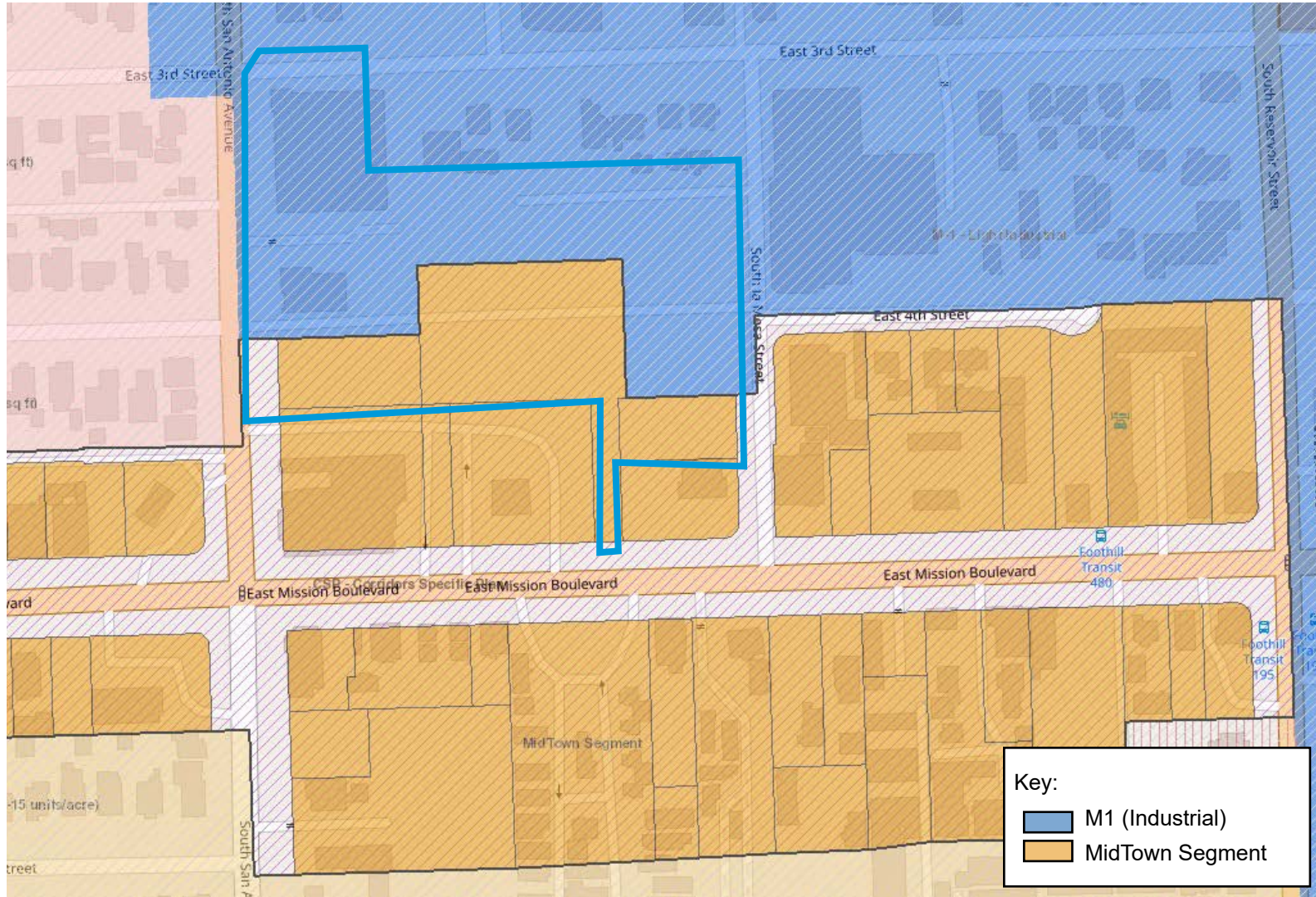
PH: 562.354.2537

E: rmgrublian@leelalb.com

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2.1.11 Midtown Segment

2.1.11.A Development Standards Chart

Development Standards Charts Legend:	
General Symbols:	
permitted	These elements are allowed, by right, unless otherwise specified in Section 2.2.1 Use Types
---	Not permitted
n/a	Not applicable
required	These are required elements of all new development as indicated
not required	These elements are not required as indicated
conditional	Requires a conditional use permit
limited	Limitations apply as specified in section 2.4.2.C Private Frontage Specifications
plus	Development shall not exceed the height of housing across the street plus the number of stories indicated (see section 2.3.2 Special Building Height Limits)
CS	Permitted in a Corner Store configuration (see section 2.2.2. Special Retail Configurations)
NC	Permitted in a Neighborhood Center configuration (see section 2.2.2. Special Retail Configurations)
(A)	Exceptions apply to anchor retail buildings
(M)	See Fig 2.6.2 Special Public Open Space Areas Map
Special Conditions:	
(C2)	Upper floors only
(C4)	Side, and rear yards shall consist of heavy screening (see section 2.6.6)
(C5)	With shopfront
(C6)	Or 20% of parcel depth whichever is smaller
(C8)	For development over 20,000 sf of building area
(C9)	For development over 20 dwelling units or lodging rooms
(C10)	Courtyard buildings may exceed the indicated length as defined in 2.3.3 Building Length
(C12)	A minimum of 1 guest space / 10 DU is conditional
(C13)	Or 5% of parcel depth whichever is smaller
(C14)	Up to 5 ft maximum
(C15)	Only one half bay or one full bay of parking is permitted
Location:	
(L1)	On 2nd St.
(L2)	On Garey Ave.
(L3)	On Holt Ave.
(L4)	On Mission Blvd.
(L5)	On Gibbs St., Main St., Locust St., Thomas St., Third St., & Fourth St.
(L6)	Within 500 ft of a designated transit center/train station
(L7)	On Foothill Blvd.
(L8)	In Height Overlay
(L9)	Along streets other than Garey Ave., Holt Ave., Mission Blvd., & Foothill Blvd.
Use:	
(U1)	For residential development with 3 or more units
(U2)	Live Entertainment and Dancing not permitted
(U3)	Large Scale Specialty Goods and Foods Only (see section 2.2.1)
(U4)	Movie Theaters not permitted
(U5)	Ground floor Health & Exercise Clubs are conditional
(U7)	Only Health & Exercise Clubs
(U8)	Only Gas Stations
Signs:	
(S3)	50% shall be allowable during the month of December
(S5)	For religious facilities, schools, and commercial recreation uses within public parks, maximum area of 32 sqft and maximum height of 6 ft
(S6)	Signs are restricted to corner stores only
(S7)	Signs are permitted at entrances to multi-family buildings
(S8)	Pole Mounted and Tower Signs located within 500 ft of a freeway right-of-way and designated as freeway-oriented shall be regulated by the Pomona Zoning Ordinance

2.2 Building Use Regulations	Standards
2.2.1 Use Types	
A. Retail	
1. Specialty Goods Anchors	---
2. Community Oriented Anchors	permitted (L2)
3. Entertainment Anchors	---
4. Eating & Drinking Establishments	NC (U2)
5. Specialty Goods & Foods	NC (U3)
6. Entertainment & Recreation	---
7. Convenience Uses	NC, CS
8. Business Services	NC, CS
9. Personal Services	NC, CS
10. Service Commercial & Repair	---
11. Large Scale Commercial Goods	---
12. Vehicle Sales	---
B. Civic & Cultural	conditional
C. Workplace	
1. Professional Services	permitted
2. Medical Services	permitted
3. Light Industrial	conditional
D. Lodging	permitted
E. Live Work	permitted
F. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi Family w/ Individual Entries	permitted
3. Attached Single Family	permitted
4. Detached Single Family	---
2.2.2 Special Retail Configurations	
1. Neighborhood Center	permitted (L2, L4, C4)
2. Corner Store	permitted
3. Drive-through	---
2.2.3 Minimum Residential Unit Size	
One Bedroom Units	600 sf min
Two Bedroom Units	800 sf min
Three Bedroom Units	1,000 sf min

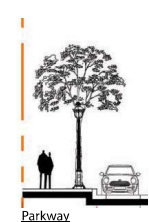
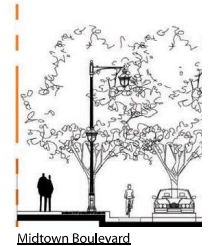
2.3 Building Scale Regulations	Standards
2.3.1 Building Height	
minimum height	1 story
maximum height	3 stories
maximum height in overlay	6 stories
2.3.2 Special Building Height Limits	
Holt/Mission/Garey	4 stories
Across the Street from Housing	plus 2 stories max
Adjacent to Housing	required
2.3.3 Building Length	
maximum	180 ft (C10)
2.3.4 Special Building Length Limits	
Limited Corner Building - maximum	120 ft (C10)
Limited Mid-Block Building - maximum	80 ft (C10)
2.3.5 Building Massing - Primary Volume Proportions	
Length : Height - Holt/Mission/Garey	3L:2H to 5L:2H
Length : Height - All other streets	2L:3H to 5L:2H

2.4 Frontage & Building Placement Regulations	Standards
2.4.1 Building Orientation to Streets & Public Open Space	
required or not required	required
2.4.2 Private Frontage Types	
C. Private Frontage Specifications	
1. Shop-Front	permitted
- Shopfront Length - maximum	n/a
- Tenant Length - maximum	n/a
- Articulation Length - maximum	50 ft
2. Corner Entry	permitted
3. Arcade	permitted
4. Grand Portico	permitted
5. Forecourt	permitted
6. Common Lobby Entry	permitted
7. Stoop	permitted
8. Porch	---
9. Front Door	---
10. Front Vehicular Door	limited
11. Edge Treatment: Walled	permitted (max 3 ft tall)
12. Edge Treatment: Fenced	permitted
13. Edge Treatment: Terraced	permitted
14. Edge Treatment: Flush	permitted
2.4.3 Front Yard Setback	
minimum / maximum - 2nd Street	n/a
minimum / maximum - Garey Ave.	0 ft / 15 ft
minimum / maximum - Holt Ave.	n/a
minimum / maximum - Mission Blvd.	5 ft / 20 ft
minimum / maximum - Foothill Blvd.	n/a
minimum / maximum - Corner Properties	5 ft / 15 ft
minimum / maximum - All other streets	5 ft / 15 ft
2.4.4 Side Yard Setback	
min w/ living space windows	10 ft
min w/out living space windows	5 ft
2.4.5 Rear Yard Setback	
minimum	10 ft
2.4.6 Alley Setback	
minimum	5 ft
2.4.7 Frontage Coverage	
minimum - 2nd Street	n/a
minimum - Garey Ave.	70%
minimum - Holt Ave.	n/a
minimum - Mission Blvd.	70%
minimum - Foothill Blvd.	n/a
minimum - all other streets	60%
2.4.8 Space Between Buildings	
minimum	20 ft
2.4.9 Build-to-Corner	
required or not required	required

2.2 Building Use Regulations

updated August 5, 2019 per Ordinance No. 4267.

2.5 Street Regulations	Standards
2.5.1 Improvements to Existing Streets	
C. Grand Boulevard	---
D. Palm Gateway	---
E. Parkway	required (L2)
F. Regional Boulevard	---
G. Grand Avenue	---
H. Midtown Boulevard	required (L4)
I. Downtown Boulevard	---
J. Second Street	---
K. Neighborhood Streets	required except (L2, L4)
2.5.2 Provision of New Streets - (see section 2.5.2)	
2.5.3 Block Size	
Maximum Vehicular Block Size	2000 ft
Maximum Pedestrian Block Size	1600 ft
2.5.4 Street Connectivity	
required or not required	required
2.5.5 Required East-West Street Connection	
required or not required	n/a
2.5.6 Residential Transition-Boundary Street	
required or not required	not required
2.5.7 Street Types (New Street Design)	
A. City Street	permitted
B. Public Open Space w/ City Street	permitted
C. Neighborhood Street	permitted
D. Public Open Space w/ Neighborhood St.	permitted
E. Alley	permitted



Typical Improvements to Existing Streets:

See Section 2.5.1 and Section 3.1.1 for configuration details and construction responsibility