Timothy Cremins, Chair
Mark Davis, Vice-Chair
Brian Faber, Commissioner
Wendy Jarvie, Commissioner
Paulette Koss, Commissioner

PLANNING COMMISSION

7:00 PM

Tuesday, June 2, 2026
City Hall Council Chamber
116 E. Foothill Boulevard, Glendora

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC COMMENT

The City of Glendora encourages community participation at its public meetings. Speakers are limited to three minutes, and time may not be shared or transferred. A total of 30 minutes is reserved for public comment, which may be extended by majority vote of the legislative body. At regular meetings, comments may address both agenda and non-agenda items during the Public Comment portion, with additional opportunities to speak provided during Public Hearings. At special meetings, public comment is limited to agenda items. Residents may participate in person or submit comments by email, phone, mail, or other available methods. Participation options may be adjusted if a State of Emergency, Health Order, or Executive Order limits in-person attendance. For more information, see the Guide to Public Meetings and Participating in Public Meetings on the City's website at www.cityofglendora.gov/citymeetings.

1. **Public Comments received**

MEMBER STATEMENTS/REPORTS

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

PUBLIC HEARINGS

Public hearings shall conform to the protocol established to conduct of public meetings, proceedings, and business in the City of Glendora. Following presentation of the staff report, the applicant/appellant will be allowed ten (10) minutes in which to make a presentation. Following the presentation of the applicant/appellant public testimony share be called, each speaker is limited to three (3) minutes, speaking once. The Presiding Officer may permit a five (5) minute rebuttal/summation by a representative of applicant/appellant. The public hearing will then be closed, and no member of the public shall be allowed to speak further unless, upon motion, and the public hearing is reopened by the governing body. Any person desiring to provide testimony during a Public Hearing item shall make his/her presence known to the Presiding officer. Speakers are entitled to submit written or other graphic evidence. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.

PLEASE NOTE: If you challenge any of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

2. **A Recommendation to the City Council on a Vesting Tentative Tract Map and Development Plan Review for the development of 28 single-family residential units. (Location: 1706 E Route 66 and 1675 Inola Street, Glendora, California; AINs: 8654-001-038, 8654-001-037 and 8654-001-036; Project File No.: PLN25-5043)**

   Recommended Action that the Planning Commission

   Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, recommend that the City Council approve the following:

   — 1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32, In-Fill Development Projects, and direct staff to file a Notice of Exemption; and

   — 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 84970 AND DEVELOPMENT PLAN REVIEW FOR THE SUBDIVISION AND DEVELOPMENT OF TWENTY-EIGHT (28) SINGLE-FAMILY RESIDENTIAL UNITS ON CERTAIN PROPERTY LOCATED AT 1706 EAST ROUTE 66 AND 1675 INOLA STREET (AIN#s 8654-001-038, 8654-001-037 AND 8654-001-036) (FILE NO. PLN25-5043)."

3. **Conditional Use Permit (CUP) request to allow the operation of massage therapy services, in conjunction with an existing beauty spa on certain property located at 1311 South Grand Avenue, Suite 130, Glendora, California (File No. PLN25-5034)**

   Recommended Action that the Planning Commission

   Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, approve the following for Project File No. PLN25-5034:

   — 1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities; and

   — 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA WITHIN AN EXISTING COMMERCIAL TENANT SPACE, LOCATED AT 1311 SOUTH GRAND AVENUE, SUITE 130, GLENDORA, CALIFORNIA (FILE NO. PLN25-5034)."

4. **Conditional Use Permit (CUP) to allow the operation of massage therapy services, in conjunction with an existing beauty spa on certain property located at 340 South Glendora Avenue, Suite 7, Glendora, California (File No. CUP26-0003)**

Recommended Action that the Planning Commission

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, approve the following for Project File No. CUP26-0003:

— 1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities; and

— 2. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA, ON CERTAIN PROPERTY LOCATED AT 340 SOUTH GLENDORA AVENUE, SUITE 7, GLENDORA, CALIFORNIA (PROJECT FILE NO. CUP26-0003)."

CONSENT CALENDAR

Items on the Consent Calendar will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the governing body requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the regular items. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

5. **Affirm minutes from the May 5, 2026 Planning Commission meeting**

Recommended Action that the Planning Commission

— 1. Affirm minutes as presented.

6. **Review of Proposed Fiscal Year 2026/27 Capital Improvement Program (CIP) for Consistency with City of Glendora General Plan, Community Plan 2025**

Recommended Action that the Planning Commission

— 1. Determine that the Planning Commission's review of the Fiscal Year 2026/27 Capital Improvement Program for consistency with the General Plan is not a project under the California Environmental Quality Act, and that no further environmental review is required; and

— 2. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, FINDING THAT THE FISCAL YEAR 2026/27 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE CITY’S GENERAL PLAN (COMMUNITY PLAN 2025)."

NEW BUSINESS

7. **Artwork proposal to comply with the Community Art Program (CAP) for approved development at 363 W. Route 66 (Project File No. CAP26-0001)**

Recommended Action that the Planning Commission

— 1. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION DENYING A PROPOSED ARTWORK SUBMITTED TO SATISFY THE COMMUNITY ART PROGRAM ALLOCATION REQUIREMENT FOR THE DEVELOPMENT LOCATED AT 363 W. ROUTE 66, GLENDORA, CALIFORNIA (FILE NO. CAP26-0001)."

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

Date Posted: May 26, 2026 08:54 am

STAFF REPORT

TO:	**Chair and Commissioners**	**DATE:**	**June 2, 2026**
FROM:	**Community Development**	**DISTRICT(S):**	**5**

SUBJECT: A Recommendation to the City Council on a Vesting Tentative Tract Map and Development Plan Review for the development of 28 single-family residential units. (Location: 1706 E Route 66 and 1675 Inola Street, Glendora, California; AINs: 8654-001-038, 8654-001-037 and 8654-001-036; Project File No.: PLN25-5043)

RECOMMENDATION

That the Planning Commission:

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, recommend that the City Council approve the following:

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32, In-Fill Development Projects, and direct staff to file a Notice of Exemption; and
2. Adopt a City Council Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 84970 AND DEVELOPMENT PLAN REVIEW FOR THE SUBDIVISION AND DEVELOPMENT OF TWENTY-EIGHT (28) SINGLE-FAMILY RESIDENTIAL UNITS ON CERTAIN PROPERTY LOCATED AT 1706 EAST ROUTE 66 AND 1675 INOLA STREET (AIN#s 8654-001-038, 8654-001-037 AND 8654-001-036) (FILE NO. PLN25-5043)."

EXECUTIVE SUMMARY

The proposed project, submitted by applicant Matthew Waken, on behalf of MW Investments, LLC (Applicant), requests approval of a Vesting Tentative Tract Map and Development Plan Review for the construction of 28 single-family residential units at 1706 E. Route 66 and 1675 Inola Street. The site is identified as a Regional Housing Needs Allocation (RHNA) Housing Element site, and the proposed 28 units exceed the minimum residential capacity identified for the site. Although the project also exceeds the General Plan and zoning density, the additional density is permitted through State Density Bonus Law because the project includes three income-restricted affordable units: two very low-income units and one low-income unit. The project is categorically exempt from CEQA and a Notice of Exemption will be filed following final City Council action, if the Project is approved.

PROJECT SUMMARY

Applications:	Vesting Tentative Tract Map No. 84970 and Development Plan Review
Date of Application:	November 4, 2025
Property Owner:	Jon G. Devine & Deborah L. Devine;
Applicant:	Matthew Waken
Property Address:	1706 E. Route 66 & 1675 Inola Street

Assessor Identification Number(s) (AINs): 8654-001-038, 8654-001-037 & 8654-001-036

Description of Property: The subject property is approximately 3.7 acres and is currently underutilized, with existing development consisting of two single-family detached homes and one duplex, for a total of four residential units; all of which are proposed for demolition. The site is largely covered with overgrown vegetation and contains many inoperable vehicles and storage structures.

General Plan Designation: Low/Medium Density Residential

Zoning: Single-family Residential (R-1)

Surrounding Uses:

Table - ***Project Surroundings***

	Existing Uses	**General Plan**	**Zoning**
North	City Public Works Lot / Residential	*Low/Medium Density / Medium/High Density*	*R-1 / R-2*
South	Residential	*Hillside Very Low Residential*	*R-1*
East	Residential	*Low / Medium Density*	*R-1*
West	Residential	*Hillside Very Low Residential*	*RHR*

In addition to the above, Route 66 is the north frontage of the site, and the railroad and metro light-rail lines are located west of the site**.**

PROJECT ANALYSIS:

The project proposes the development of 28 detached single-family residential units ranging in size from 1,594 to 2,479 square feet. Each unit will include three or four bedrooms and two and a half to four bathrooms, along with two garage parking spaces. The project also provides 12 additional guest parking spaces distributed across the site.

A central community open space with a shade structure, picnic tables, electric BBQ equipment, seating, lawn recreation areas, corn-hole, bicycle racks, and a pet relief area will serve as amenities to residents located within the community.

Drought-tolerant landscaping with canopy trees, ornamental shrubs, vines and native grasses are proposed throughout the site.

Density and Zoning:

The subject site has a General Plan land use designation of Low/Medium Density Residential and is zoned Single-Family Residential (R-1).

The property is identified in the General Plan Housing Element as Housing Site #51, which is included in the City's Housing Element Sites Inventory for purposes of RHNA compliance. As a Housing Element site, the property is required to develop at a minimum density equal to at least 80 percent of the maximum density allowed under the General Plan designation. Based on the site's Low/Medium Density Residential designation of up to 6 dwelling units per acre and an approximately 3.7-acre site area, the maximum base capacity is approximately 22 units, and the minimum Housing Element capacity is 18 units. The proposed project includes 28 units, exceeds the minimum Housing Element capacity, and therefore complies with the Housing Element site requirement for the minimum number of units with a proposed density of approximately 7.6 dwelling units per acre.

Separately, the proposed 28 units also exceed the base maximum density of 6 dwelling units per acre otherwise allowed under the General Plan and R-1 zoning standards. However, the project includes three income-restricted affordable units, consisting of two very low-income units and one low-income unit. Based on the inclusion of these affordable units, the project qualifies for a density increase under State Density Bonus Law (SDBL), allowing the proposed number of units to exceed the otherwise applicable base density.

Pursuant to Government Code Section 65915(d)(2)(A), the Project is eligible for one incentive or concession based on the provision of affordable units. In addition, pursuant to Government Code Section 65915(e), the Applicant may request waivers or reductions of development standards that would physically preclude construction of the Project at the density and with the incentive or concession permitted under State Density Bonus Law. The waivers requested include reduced front, side and rear setbacks, increased maximum height, reduced street frontage, and elimination of garage storage requirements. The Project also requests application of the parking ratios available under State Density Bonus Law.

The applicant also submitted a preliminary application pursuant to Senate Bill 330, the Housing Crisis Act of 2019. Therefore, the project is subject to the development standards, policies, and ordinances in effect at the time the preliminary application was deemed submitted on June 30, 2025, consistent with Government Code §65941.1. The project also includes compliance with SB 330 replacement unit requirements for the existing dwelling units located on the project site.

Development Standards, Concessions, Waivers, Incentives:

Development Feature	**Required *(R-1 Zone)***	**Provided**	**Compliant?**	**Waiver**
Front setback	20 feet	9' to living, 20' to garage	No	Yes
Side setback	4 feet (1st story); 5 feet (2nd)	4' to 6' at 1st and 2nd stories	No	Yes
Rear setback	4 feet (1st); 25 feet (2nd)	10' – 25'	No	Yes
Street frontage (minimum)	70 feet	40.5' – 43'	No	Yes
Height limit (maximum)	25 feet / 2 stories	28'-6"	No	Yes

Garage size interior clearance (minimum)	20’ x 20’ side by side 10’ x 20’ tandem	20’ x 20’ side by side	Yes	No
Garage storage area	200 cu. ft. three bedroom 250 cu. ft. four bedroom	0 cu. ft. three bedroom 0 cu. ft. four bedroom	No	Yes
Resident parking spaces for 3-4 bedrooms/units	*City Code (for reference):* 2 spaces within a garage for each unit: 56 *State Density Bonus Law (for reference)*: 1 bedroom: 1 space 2-3 bedrooms: 1.5 spaces/unit (14) 4 bedrooms: 2.5 spaces (48) Total: 62 spaces	56 spaces (+2-car driveway spaces/unit: 112)	Yes	No
Guest parking spaces	*City Code (for reference):* 0 spaces required	12 spaces	Yes	No

Design / Architecture:

The proposed project incorporates both Spanish Colonial and Santa Barbara design elements within the Spanish Revival architectural style, which is identified as an allowable architectural style pursuant to GMC §21.15.090 (Architectural Styles) of the City’s Objective Design Standards (ODS). The proposed residential units incorporate features such as colonnades and side-facing entries to enhance activation along street frontages and adjacent open space areas; use of stucco arches or wood beam and corbel details, etc. In addition, the proposed plan types utilize one primary color and up to three accent colors, exclusive of the roof color, consistent with the overall architectural theme of the development.

Many of the project’s site planning, architectural, and design features are consistent with, or substantially comply with, the ODS, and provide an architectural character compatible with the proposed residential development. However, the project application was submitted prior to adoption of the ODS, and an SB 330 preliminary application was also filed with the City. As a result, the currently adopted ODS do not apply as mandatory development standards for this project. Therefore, while the project has been reviewed for general design compatibility and consistency with the intent of the ODS, the applicant is not required to demonstrate full compliance with each current ODS provision.

Affordable Housing:

Three affordable units will be provided as income-restricted to two very low-income and one low-income households, thereby qualifying the development for benefits under the State Density Bonus Law (SDBL). The project site is listed in the General Plan's Housing Element Sites Inventory and is consistent with the required minimum dwelling units per acre (80 percent of the maximum = 18 units) because the proposed 28 units exceed the minimum residential capacity identified for the site.

Open Space and Trees:

Common and private open space will be provided on site with community areas such as; a dog park, electric BBQ stations, corn-hole, various seating areas, shared lawn spaces for public gatherings, and private balconies per unit. There are approximately 87 existing mature trees (ranging from Coast Live Oak, Mexican Fan Palm, Eucalyptus, Black Walnut, and Aleppo Pine) on the site, approximately 85 of which will be removed to construct the proposed project. This tree removal will be replaced with new trees on the site and in compliance with adopted City tree replacement codes. Two of the native oaks will be retained on site and incorporated into the proposed landscape design.

Circulation:

Vehicle access to the site will be provided from Route 66 through a newly enlarged and realigned project entry. The revised entry is proposed as a right-in/right-out driveway and has been designed to allow vehicles to safely enter and exit the site, while providing adequate access width for residents, visitors, emergency vehicles, and on-site circulation, consistent with the traffic analysis and required frontage improvements.

As part of the entry improvements, the existing nearby concrete slope walls will be redesigned and replaced or modified with landscaped slopes, where feasible. These improvements are intended to improve the appearance of the project frontage while maintaining appropriate line-of-sight visibility for vehicles entering and exiting the site along Route 66.

Resident parking will be provided within private garages, and visitor parking will be provided through designated guest parking spaces located throughout the site.

Pedestrian access will be provided through internal walkways connecting the public sidewalk to the front entrance areas of the individual units. A new sidewalk will also be extended along the Route 66 frontage east of the site. The Route 66 roadway will be re-striped as needed to accommodate construction of the new sidewalk and to provide improved pedestrian access to and from the project site.

Infrastructure, Utilities, and Fire:

The project site has access to existing public infrastructure and utility services, including water, sewer/sanitation, drainage, solid waste disposal, electricity, public safety services, and flood control facilities.

The Los Angeles County Fire Department has reviewed the project site plan and has cleared the project for public hearing, subject to the inclusion of applicable conditions of approval. Fire Department conditions have been incorporated into the project conditions to ensure adequate emergency access, fire protection, and compliance with applicable fire safety requirements.

Community Outreach and Public Input:

An applicant-led community outreach meeting was held on May 18, 2026. As of the writing of this report, no public comments were received prior to the public hearing.

Public Hearing Notice:

A public hearing notice was published in the *San Gabriel Valley Examiner*, notices were mailed to all property owners within 300 feet of the project site and notice was posted to site notification boards.

FISCAL IMPACT

There is no fiscal impact for this project, and the applicant has paid all fees associated with processing the requested land entitlements. Beyond the City's review, if the single-family residential units are approved the development would provide one time revenue to the City in the form of permit fees and building and development impact fees. In the long term, the development would also provide increased property tax revenue.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA Guidelines Section 15332, the Project qualifies for a Class 32 categorical exemption for in-fill development. The Project satisfies the applicable Class 32 criteria because it is consistent with the applicable General Plan and zoning designations and regulations, with permitted deviations/waivers pursuant to State Density Bonus Law; occurs within City limits on a site of no more than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; would not result in significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. Therefore, no further environmental review is required.

Supporting technical studies, including environmental site assessment, traffic, noise, drainage, utilities, and related project analyses, were reviewed and do not identify impacts that would preclude use of the Class 32 exemption.

Prepared By:	Yalini Siva, Senior Planner
Concurs With:	Not Applicable
Reviewed By:	Sean McPherson, Assistant Director of Community Development Jeff Kugel, Community Development Director
Certified to Availability of Funds:	Not Applicable
Approved By:	Moises Lopez, Assistant City Manager
Legal Review:	Jessica Santiago, Assistant City Attorney
CEQA Review:	Jeff Kugel, Community Development Director

Attachments

A_Draft_Resolution.pdf
B_CEQA_Notice_of_Exemption_NOE.pdf
C_Project_Plans.pdf
D_Public_Hearing_Notice.pdf
E_Presentation_Slides.pdf

RESOLUTION CC 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 84970 AND DEVELOPMENT PLAN REVIEW FOR THE SUBDIVISION AND DEVELOPMENT OF TWENTY-EIGHT (28) SINGLE-FAMILY RESIDENTIAL UNITS ON A CERTAIN PROPERTY LOCATED AT 1706 EAST ROUTE 66 AND 1675 INOLA STREET, GLENDORA, CALIFORNIA (AINs #8654-001-038, 8654-001-037 & 8654-001-036) (FILE NO. PLN25-5043)

THE CITY COUNCIL
City of Glendora, California

THE CITY COUNCIL OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the California Subdivision Map Act (codified at California Government Code, Title 7, Division 2, commencing with §66410) establishes the legal framework regarding the division of land; and

WHEREAS, Glendora Municipal Code (GMC) §21.02.040 establishes procedures for the review of development applications proposed through a Development Plan Review (DPR) application; and

WHEREAS, the property at 1706 East Route 66 and 1675 Inola Street, Glendora, California, is located in an established neighborhood of single-family residential type uses; and

WHEREAS, GMC §21.02.040 provides that the purpose of a DPR is to establish procedures "*whereby development plans can be reviewed to ensure orderly development, aesthetic design, safe and harmonious placement and to:*

1. *Prevent or minimize adverse impacts on property in the vicinity;*
2. *Implement the general plan and applicable specific plans;*
3. *Protect the public health, safety and welfare;*
4. *Site structures and other improvements in a manner that is in harmony with the terrain and existing developments in the vicinity;*
5. *Encourage and promote energy-efficient design.";* and

WHEREAS, GMC §21.02.040(G) provides that the reviewing body (in this case, the City Council) may impose such conditions as it deems necessary to ensure that the project will meet the development standards of the zone and the purpose and intent of the DPR; and

WHEREAS, on November 4, 2025, Matthew Waken, on behalf of MW Investments, LLC (Applicant), filed an application for a Vesting Tentative Tract Map (VTTM) (No. 84970) and a DPR for twenty-eight (28) single-family residential units on certain property located at 1706 East Route 66 and 1675 Inola Street, Glendora, California (File No. PLN25-5043); and

WHEREAS, the City of Glendora (City), as the lead agency, is responsible for preparing environmental documentation in accordance with the California Environmental Quality Act (CEQA) to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment; and

WHEREAS, pursuant to GMC §21.03.130, "Affordable housing density bonuses and other incentives" of the GMC and Government Code §65915 "Density Bonuses and Other Incentives", the subject project provides three (3) homes (10.7% of total homes) to be offered and restricted to two (2) very-low and one (1) low-income qualified buyers, thereby qualifying the Project for benefits under State Density Bonus Law, including a density bonus, one incentive or concession, waivers or reductions of development standards, and applicable parking ratios, as requested by the Applicant and authorized by Government Code §65915; and

WHEREAS, a Notice of Exemption was prepared based on the project's eligibility for a Class 32 Categorical Exemption (Infill Development Projects) under CEQA Guidelines §15332, as the project satisfies the applicable exemption criteria, including consistency with the General Plan (*Community Plan 2025*) and Glendora Municipal Code; location within City limits and surrounded by urban uses; no value as a habitat for endangered, rare, or threatened species; no significant effects on traffic, noise, air quality, or water quality; and adequate utilities and public services; and

WHEREAS, a public hearing was held by the Planning Commission of the City, on June 2, 2026, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division staff of the City; and

WHEREAS, on June 2, 2026, the Planning Commission recommended approval of the TTM and DPR (Project File No. PLN25-5043) to the City Council; and

WHEREAS, a public hearing was held by the City Council of the City, on _____, 2026, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Commission of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENDORA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference as findings of fact.

SECTION 2. The City Council finds and determines that the Project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, Class 32, In-Fill Development Projects. The City Council further finds that the Project satisfies the applicable criteria for the exemption because the Project is consistent with the applicable General Plan designation and policies and applicable zoning designation and regulations, with permitted density bonus concessions, incentives, waivers, or reductions pursuant to State Density Bonus Law; the Project occurs within City limits on a project site of no more than five acres

substantially surrounded by urban uses; the Project site has no value as habitat for endangered, rare, or threatened species; approval of the Project would not result in significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. The City Council directs staff to file a Notice of Exemption.

SECTION 3. Pursuant to State Bill 330 (SB 330), the Applicant submitted a preliminary application for the subject housing development project, seeking limited vesting rights, a streamlined review of the submitted proposal, and the replacement of existing residential units on-site. SB 330 applies to projects consisting of only residential units (two or more); mixed use projects where at least two-thirds of the project square footage is designated for residential uses; or projects that are proposing transition or supportive housing. As a solely residential project, proposing 28 units in total, the Applicant benefits from early vesting on application fees, development standards and requirements, etc. and also benefits from overall streamlining of the project processing.

SECTION 4. The City Council hereby makes Findings of Facts, regarding the Tentative Tract Map (TTM) (No. 84970), which are hereby incorporated in full as follows:

FINDINGS OF FACTS FOR VESTING TENTATIVE TRACT MAP

1. The proposed map is consistent with applicable general and specific plans as specified in §65451 of the California Government Code.

Pursuant to Government Code §66473.5, the proposed Vesting Tentative Tract Map (VTTM), together with the provisions for its design and improvements, is consistent with the City's General Plan Land Use Element designation of Low/Medium Density Residential (3.1–6 dwelling units per acre). The proposed TTM is for a 28-unit, single-family residential development that will provide housing ownership opportunities for the community and develop a largely underutilized property. The proposed residential project is consistent with the allowed uses for the single-family residential zone. The property is identified as a part of the Housing Element – RHNA Housing Site Area #51, which requires a minimum density of 6 dwelling units per acre (a minimum of 18 units for this site), and the proposed total of 28 dwelling units exceeds this minimum.

While the proposed project exceeds the General Plan's stated density range for the Low/Medium Density Residential designation, the proposed density is permitted pursuant to State Density Bonus Law (Government Code §65915). The additional density is allowed as a density bonus under State law and, therefore, does not result in an inconsistency with the General Plan or GMC.

The proposed subdivision is a fee simple subdivision for individually owned single-family residential lots and is not proposed as a condominium development. However, the development will include a homeowners' association (HOA) responsible for the maintenance and operation of common areas and shared project amenities.

Finally, the project location is in general proximity to City employment areas, active and passive recreational opportunities, a variety of commercial areas, and multi-modal transportation routes.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

FACT: The proposed development of residential homes is consistent with the General Plan and complies with the applicable goals, objectives and policies of the City's General Plan Elements. The residential development provides a diverse housing choice for future residents (Land Use Element Goal LU-7: A diverse range of housing choices; LU-10: Quality Infill Development; LU-18: Compatibility of Adjacent Uses; & LU-21: Preservation of Neighborhood Character). The subject site is located within a neighborhood with access to commercial areas and multiple transportation options (Housing Element Goal 3: Range of Housing Opportunities). The development project will use the latest energy conservation features to conserve natural resources and lower energy costs. The development project is subject to conditions of approval and applicable regulatory requirements to ensure that noise and vibration will not exceed normally accepted levels (Noise Element Goal N-3: Coordinated Land Use Planning and Noise Mitigation). The development project complies with the General Plan Land Use Designation and zoning ordinance standards, with permitted deviations, allowed per State law, which have been identified.

The proposed project incorporates Spanish Colonial and Santa Barbara design elements, which fall within the broader Spanish Revival architectural style identified in GMC § 21.15.090 of the City's Objective Design Standards (ODS). Many of the project's site planning, architectural, and design features are consistent with, or substantially comply with, the ODS and provide an architectural character compatible with the proposed residential development.

However, the project application was submitted prior to adoption of the ODS, and an SB 330 preliminary application was also filed with the City. As a result, the currently adopted ODS do not apply as mandatory development standards for this project. Therefore, while the project has been reviewed for general design compatibility and consistency with the intent of the ODS, the applicant is not required to demonstrate full compliance with each current ODS provision.

3. The site is physically suitable for the type of development and can accommodate the development standards of this title or as is otherwise required.

FACT: The site is designed and graded to be physically suitable for the 28-unit single-family residential unit development. The project site has frontage on Route 66, which provides access and connections to existing public utilities. The Fire Department has reviewed and accepted the site layout. The project includes three (3) affordable units to income-restricted buyers, thereby qualifying the development for benefits under the State Density Bonus Law (SDBL).

4. **The site is physically suitable for the proposed density of development.**

FACT: The proposed site is designed and graded to be physically suitable for the 28-unit, single-family residential development. The project density of 28 units on approximately 3.7 acres is suitable for the Low/Medium Density set forth in the General Plan. The proposed density is permitted pursuant to State Density Bonus Law (Government Code §65915) and exceeds the minimum density requirements of the General Plan. The additional density is allowed as a density bonus under State law and, therefore, does not result in an inconsistency with the General Plan or GMC.

5. **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat**.

FACT: The subject site is located within an established urban neighborhood and the 28-unit residential subdivision is considered an infill project. Based on review of the proposed project's eligibility for a Class 32 Categorical Exemption (Infill Development Projects) under CEQA Guidelines §15332, the project satisfies exemption criteria, including consistency with the General Plan and GMC; location within City limits and surrounded by urban uses; no value as a habitat for endangered, rare, or threatened species; no significant effects on traffic, noise, air quality, or water quality; and adequate utilities and public services.

6. **The design of the subdivision or type of improvements is not likely to cause serious public health, safety, or welfare problems.**

FACT: The design of the subdivision and the proposed improvements will not result in public health, safety, and welfare problems. The subdivision includes private and common open space for recreational opportunities for residents. The subdivision design complies with Los Angeles County Fire Department emergency vehicle access requirements. Construction plans for the proposed development shall be required to comply with all applicable local, State, and County codes, regulations, and standards relating to site development, building construction, public improvements, health and safety, fire protection, accessibility, and infrastructure improvements.

7. **The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.**

FACT: The subdivision will not conflict with any existing public easements and new easements will be recorded as necessary for public utilities, drainage, and other issues.

SECTION 5. The City Council hereby makes Findings of Facts, regarding the Development Plan Review (DPR), which are hereby incorporated in full as follows:

FINDINGS OF FACTS FOR DEVELOPMENT PLAN REVIEW

1. **The use is authorized by Development Plan Review pursuant to this title.**

FACT: Pursuant to Glendora Municipal Code (GMC) §21.02.040, the Project is subject to Development Plan Review. The Project proposes the subdivision and development of twenty-eight (28) detached single-family residential units and is being reviewed by the City Council following recommendation by the Planning Commission..

2. The use is consistent with the general plan and other applicable plans.

FACT: The proposed development of residential homes is consistent with the General Plan and complies with the applicable goals, objectives, and policies of the City's General Plan Elements. The residential development provides a diverse housing choice for future residents (Land Use Element Goal LU-7: A diverse range of housing choices; LU-10: Quality Infill Development; LU-18: Compatibility of Adjacent Uses; & LU-21: Preservation of Neighborhood Character). The subject site is located within a neighborhood with access to commercial areas and multiple transportation options (Housing Element Goal 3: Range of Housing Opportunities). The development project will use the latest energy conservation features to conserve natural resources and lower energy costs. The development project is subject to conditions of approval and applicable regulatory requirements to ensure that noise and vibration will not exceed normally accepted levels (Noise Element Goal N-3: Coordinated Land Use Planning and Noise Mitigation). The development project complies with the General Plan Land Use Designation and zoning ordinance standards, with permitted deviations. Finally, the Route 66 Corridor Specific Plan identifies several areas that specifically relate to the project site's development, which upon review have been determined to be compatible with the General Plan.

This property is identified in the General Plan Housing Element as part of RHNA Housing Site Area #51. As a Housing Element site, the property is required to develop at a minimum density equal to at least 80 percent of the maximum density allowed under the current General Plan designation. Based on the site's Low/Medium Density Residential designation, this results in a minimum capacity of 18 units. The proposed 28-unit project exceeds this Housing Element minimum capacity.

Separately, the proposed 28 units also exceed the base maximum density otherwise allowed under the General Plan and R-1 zoning standards. However, the project includes three income-restricted affordable units, consisting of two very low-income units and one lower-income unit, thereby qualifying the development for additional density and related benefits under State Density Bonus Law. As a result, the proposed 28-unit density is permitted through State Density Bonus Law and does not create an inconsistency with the General Plan or zoning.

3. The site can accommodate the development standards of this title or as is otherwise required.

FACT: The proposed project site is zoned Single-Family Residential (R-1) and is approximately 3.7 acres in size. The proposed residential project consists of 28 detached residential units with attached two-car garages. The proposed density and development plan are designed to comply with applicable local development standards and requirements, except where deviations, waivers, incentives, or concessions are permitted pursuant to State law.

The project site is of sufficient size and configuration to accommodate the proposed development in an orderly and functional manner. The development is designed such that each two-story residential unit is detached and located on its own individual fee simple lot. While the project includes a homeowners' association (HOA) for the maintenance and operation of common areas and shared improvements, the development is not proposed as a condominium project.

4. The site is adequately served by streets, utilities, and other services, facilities and improvements.

FACT: The subject property has proposed street access from Route 66. The site is served by services and utilities provided by Athens Waste Disposal, Los Angeles County Sanitation District, City of Glendora Water Division, Glendora Police Department, Los Angeles County Fire Department, Southern California Edison, Los Angeles County Flood Control District, and all other public and private services necessary to accommodate the operation of a 28-unit single-family residential development.

The proposed project will also include new vehicular and pedestrian access improvements along Route 66, including driveway access and sidewalk improvements designed to provide safe and efficient circulation for residents, visitors, and pedestrians. The proposed access and frontage improvements are designed to accommodate anticipated project traffic and enhance pedestrian connectivity and safety along the project frontage.

5. The use will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety and welfare of the public.

FACT: The proposed project will result in the construction of 28 single-family residential units within an established urban neighborhood containing both residential and commercial uses. Therefore, the proposed single-family residential project is compatible with the surrounding neighborhood and existing land use pattern. The development of the subject property will not adversely affect the character and integrity of the area, the utility or value of surrounding properties, or the health, safety, and welfare of the public.

The project will redevelop an existing underutilized property with a new residential neighborhood community consisting of detached single-family homes on individual fee simple lots, together with associated private streets, landscaping, and common area improvements maintained through a homeowners' association (HOA). The proposed development is designed to provide an organized and cohesive residential environment that is compatible with surrounding development and consistent with the City's residential character.

In addition, the project will not create any serious health, safety, or welfare concerns, as all project design and construction activities will be required to comply with all applicable local, State, and federal codes and regulations, including zoning, building, fire, grading, drainage, and public safety requirements.

SECTION 6. The City Council hereby approves the TTM and DPR (Project File No. PLN25-5043) for the subdivision and development of a 28-unit, single-family, residential unit project as described by the report and depicted on project plans attached to the City Council Agenda Report for PLN25-5043, and after determining that the project meets the requirements of GMC §21.02.040 and the California Subdivision Map Act, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

1. The Applicant shall sign and submit to the Planning Division a statement indicating agreement with and acceptance of the adopted Conditions of Approval prior to the issuance of grading and building permits.

2. The subject property shall be developed in substantial conformance with project plans attached to the City Council Agenda Report for PLN25-5043, as modified by these Conditions of Approval.

3. The City shall have the right of entry to inspect the premises to verify compliance with the Conditions of Approval and the Glendora Municipal Code.

4. The City shall retain the right and the jurisdiction to review the TTM and DPR (No. PLN25-5043) in the event the use conducted herein is modified, changed in scope, or the owner or operator seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the City's authority to modify or revoke the TTM and DPR (Project File No. PLN25-5043) due to any violation of these Conditions of Approval, or any applicable regulations.

5. The Applicant agrees as a condition of approval, to indemnify, protect, defend, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes or action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement or the environmental review conducted under the California Environmental Quality Act, Public Resources Code §21000 et seq., for this entitlement and related actions.

Planning

6. The Applicant shall maintain consistency with the approved architectural plans including colors and materials submitted to the Planning Division. Modification(s) of the approved building elevations, including but not limited to, changes of finished material(s) or alterations to building articulation are not permitted without prior written approval from the Community Development Director. Requests shall be made in writing and include:

    a. A written and illustrative description of the proposed revision; and

b. The reason and justification for the request.

In approving a revision, the Director shall find that the requested modification is minor and substantially conforms with the approved architectural plans.

7. The delivery of materials and equipment and the outdoor use of equipment, hammers, and power tools shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, with no work allowed on Saturdays, Sundays, or Federal holidays, with the exception of interior work. Outdoor yard work is permitted, provided that it does not involve heavy equipment or noise-producing equipment.

8. A final wall and fence plan shall be submitted to the Planning Division for review and approval prior to the issuance of building permits. Approved walls and fences shall be installed prior to final occupancy.

9. The Applicant shall prepare Covenants, Conditions, and Restrictions (CC&Rs) for the development including articles establishing a Home Owner's Association (HOA). A copy of the draft CC&Rs shall be submitted to the Planning Division and City Attorney for review and approval prior to Final Map approval. The Applicant will be responsible for payment to cover all City staff and City Attorney time required to review said CC&Rs. A recorded copy of the approved CC&Rs shall be submitted to the Planning Division prior to final occupancy as well as final payment to cover any City costs for review. CC&Rs shall include the following requirements:
    a. The HOA shall maintain all common areas including sidewalks, lighting, landscaping, irrigation, recreation equipment, fixtures, and other improvements. Private driveways shall be maintained by homeowners.
    b. The HOA shall maintain all landscaped areas, except private front and rear yards.
    c. The HOA shall review and approve all front yard landscape improvements and plant installations, following initial installation by the developer.
    d. The HOA shall provide all water needed for irrigation of the common landscaped areas and for any landscaping and trees in the public right-of-way fronting the project.
    e. The HOA shall maintain landscaping and irrigation in the public right-of-way.
    f. The CC&Rs shall clearly identify building and site maintenance responsibilities.
    g. The CC&Rs shall specify that the parking and/or storage of recreational vehicles, boats, trailers (recreational or business-related) equipment, and similar such vehicles, is prohibited everywhere onsite.
    h. The CC&Rs shall require that residents use the provided garages and private driveway assigned to their unit to park their vehicles and not for long-term storage.
    i. The CC&Rs shall include a time limit for guest parking space use.
    j. The CC&Rs shall not be amended without the written consent of the City

of Glendora.

k. All maintenance shall be performed to the satisfaction of a duly authorized official of the City and no public nuisances shall be created.

l. The City shall be listed as a third-party beneficiary to the CC&Rs and shall have the right to enforce the provisions of the CC&Rs including, but not limited to, the lien rights to recover costs of enforcement.

10. The Applicant is responsible for submitting forms and fees associated with the formal assignment of addresses for each residential unit. The process is initiated with the Community Development Department (Planning Division) and is concluded by the City Clerk's Office.

11. The project is subject to compliance with the City's Community Art Program (CAP) - Ordinance 2083 and Resolution CC 2024-04. As per the requirements outlined in GMC §21.03.150, applicable projects are required to install approved artwork in conjunction with their project (encouraged) or pay an in-lieu contribution equal to a minimum percentage of the total building permit valuation (BPV). Specifically, this project must adhere to the following guidelines adopted into the City's Master Fee Schedule: New residential developments consisting of 11 or more units/houses and new mixed-use with residential as the primary component - An artwork installation approved by the city or an in-lieu contribution equal to 0.25% of the BPV is required. To ensure compliance with the CAP, the applicant must submit a CAP application and coordinate with the City's Planning Division. Approval of CAP application is required prior to building permit issuance.

12. The Applicant shall enter into an Affordable Housing Agreement (AHA) with the City prior to issuance of the first residential building permit. The AHA shall address the Project's use of State Density Bonus Law and SB 330 replacement unit requirements, including the provision of three (3) income-restricted affordable units, consisting of two (2) very low-income units and one (1) low-income unit, unless otherwise confirmed by the City's Economic Development and Housing Division prior to execution of the AHA. The AHA shall also address the applicable affordability term, buyer eligibility, monitoring, resale restrictions, and any other implementation requirements. The Applicant shall be responsible for actual costs incurred by the City associated with the application, preparation, legal review, and processing of the AHA.

13. All mechanical equipment, including air conditioning units, for the units along West Route 66 Highway, shall be screened from street view with landscape and/or physical screening barriers.

14. All plans submitted for building, grading and landscape plan checks shall show consistency in building and unit numbering.

Landscaping

15. A Water Efficient Landscaping Application and MWELO compliance shall be completed and submitted to both the Planning Division (for landscape) and the Water Division (for irrigation) for review and approval prior to the issuance of building

permits. The plan shall be prepared by a licensed landscape architect and shall demonstrate compliance with the Water Efficient Landscape Ordinance (Assembly Bill 1881). Approved landscaping and irrigation shall be installed prior to final occupancy (GMC §21.03.060). This plan shall also address existing tree removal replacement requirements per City code/policies.

16. Pedestrian path crossings of the drive aisle (crosswalks) and project entrances shall utilize decorative paving and should be shown on the landscape plan submitted to the Planning Division.

17. All light fixtures, including freestanding and building-mounted, shall be decorative and complementary to the architectural style of the buildings and shall be subject to approval by the Planning Division, prior to building permit issuance.

18. All common area landscaping shall be installed by the Applicant and maintained by the HOA.

Air Quality

19. The best available control measures to minimize fugitive dust emissions shall be utilized, including but not limited to watering soils as necessary to minimize dust generation. (SCAQMD Rule No. 403)

Building & Safety Division

20. The construction documents, when submitted for building permits, must show detailed compliance with the current California Building Standards Code, including, but not limited to, the following codes:
    a. California Building Code (CBC)
    b. California Residential Code (CRC)
    c. California Electrical Code (CEC)
    d. California Mechanical Code (CMC)
    e. California Plumbing Code (CPC)
    f. California Energy Code (CEnC)
    g. California Fire Code (CFC) including LA County amendments.
    h. California Green Building Standards Code (CalGreen)
    i. Glendora Municipal Code

21. Approval from the Los Angeles County Fire Department (LACoFD) is required.

22. Park Development Fees for new development shall be applied.

23. A Certificate of Compliance from the school district is required.

24. A Geotechnical Investigation Report is required.

25. An automatic fire sprinkler system is required.

26. An engineered design provided by a State of California Registered Design Professional is required.
27. A demolition permit is required for the demolition of existing structure(s). This requires a separate permit application and plan submittal to the Building Division. This demolition permit must be issued prior to the building permit.

28. An asbestos survey report, prepared by a Certified Asbestos Consultant, is required to be submitted along with the demolition plan submittal.

29. Underground storage tanks or septic systems discovered during demolition must be properly removed and disposed of in accordance with all applicable federal, state, and local regulations

30. Retaining walls shall be a separate submittal to the Building Division, with the walls accurately shown on a grading plan approved by the City of Glendora Engineering Division.

31. Additional submittal requirements can be found on the Submittal Requirements List available at:*https://www.cityofglendora.gov/files/assets/city/v/1/community-development/building-division/documents/submitreqsmatrixlist-multifamilymixeduse_1.pdf*

Water Division

32. A current LACoFD fire flow form 195 test must be approved prior to building permit issuance. This shall be performed to determine water availability and fire sprinkler design. Application and test fees to be paid to the City of Glendora.

33. A public water improvement plan will be required for this project. The plan must include approved city construction standards and materials for the domestic and fire water services in the public right-of-way on E Route 66. The submittal must be complete and contain sufficient information to demonstrate full compliance with city standards for plan check approval. Submittals shall be received and approved by Public Works Water Division prior to permit issuance.

34. A private (on-site) water improvement plan will be required for this project. The plan must include approved city construction standards and materials for the domestic and fire water services for on-site usage. The submittal must be complete and contain sufficient information to demonstrate full compliance with city standards for plan check approval. The private water improvement plan will be submitted to the Building Division for plan check and will be reviewed and approved by Public Works Water, Land Development, Building and Planning Divisions, prior to permit issuance.

35. Installation of approved backflow prevention assemblies for both the domestic and fire water connections will be required. The backflow assemblies must be approved from the USC Foundation for Cross Connection Control, City of Glendora Cross Connection Control Plan and suitable for potable water. The assembly shall be installed on private property and conform to City of Glendora standards for construction.

36. All newly installed backflow prevention assemblies shall be tested by a tester certified through the American Water Works Association California–Nevada Section (CA-NV AWWA) or another certification program approved by the City of Glendora. Test reports and certification documentation shall be submitted to the City of Glendora for review. Final acceptance of all certification reports shall be at the discretion of the City of Glendora.

37. A dedicated easement is required for the installation of the proposed 8-inch fire service main, 4-inch domestic service main, vault and backflow prevention assemblies. The dedicated easement shall be shown on the final tract map and any other applicable sheets. Documentation of the recorded easement will be required for final acceptance of water improvements.

38. All off-site improvements in the City of Glendora right of way will require an approved encroachment permit. Permit must be applied for and approved through the City of Glendora Public Works Department.

39. All work related to the water service installation and backflow preventer assemblies shall be subject to inspection by authorized City of Glendora personnel. Please contact the City of Glendora Water Division at (626) 852-4838 to schedule inspections and project requirements.

Land Development Division

SITE DEVELOPMENT

40. The following engineering maps, drawings, and reports are required for this project: tentative tract map; phase 1 environmental study; final tract map; rough grading and drainage plan; erosion control plan; LID plan; wall and fence plan; precise grading and drainage plan; composite utility plan; public water plan; private water plans for domestic water and fire water supply; public street improvement plan and profile; storm water pollution prevention plan; construction staging plan; geotechnical report; drainage studies (including hydrology, hydraulics, and low impact development); and focused sewer study. As-built drawings for these plans will be required after construction has been completed in order to accept the improvements. The California Building Code (latest adopted edition), the Glendora Municipal Code, the LA County Low Impact Development Standards Manual, City of Glendora Engineering Standards and Specifications, the California Fire Code with LA County Amendments, and the U.S. Postal Service Handbook PO-632 apply to this project. Engineering will also review drawings related to the building plan checks and planning reviews including landscaping plans, on-site lighting plans, and site plumbing and electrical plans. Engineering plan checks and all Public Works and Engineering permit applications must submitted through the City's Civic Access Portal. Project plan check and report review fees are invoiced and paid through the City's Civic Access Portal as well.

41. Glendora Municipal Code (GMC) 19.12.020 and 20.36 require the undergrounding of electrical utilities in new developments. Per Applicant's waiver request to relocate two (2) existing poles to the north side of the property (most northeasterly corner of the property), the Applicant shall coordinate with utility agencies as necessary.

42. Together with the Civil Engineering Drawings prepared for the project, prepare and submit for plan check, a Composite Utility Plan showing all existing utilities to remain, to be relocated, or to be removed and all proposed utilities to be installed on-site and off-site for this project. Indicate the utility agency or company of all existing utilities; provide drawings, details, notes, and specifications for the proposed utility work. Plan checks are submitted through the City's Civic Access Portal.

43. For L.A. County Fire Department requirements, contact the Fire Prevention Division at (323) 8904132. Fire flow tests will be required. Contact the Public Works desk at (626) 914-8246 should you choose to move forward by scheduling the test. Fire Department reviews are submitted through the County's EPIC-LA Portal.

44. A final tract map is required and shall be submitted at time of plan check. The final map will be reviewed for technical accuracy by the City's contract Land Surveyor. Developer is responsible for all such costs. A title report/subdivision report less than 6 months old is required at the time of submittal. Include copies of all underlying documents/easements of record referenced in the title report. The Surveyor preparing the map must follow Glendora Municipal Code 20.12.010 as well as the California Subdivision Map Act and the LA County Guide to Preparation of Final Maps. Show all easements on the property with the proper labels, identifications, and dimensions. Refer to the City's final map review sheet for detailed requirements. Map checks are submitted through the City's Civic Access Portal.

45. An Indemnity Agreement and a Subdivision Improvement Agreement must be signed by the developer and approved by the City prior to final map approval. The developer will submit the final map to the City's contract Land Surveyor for technical review. The Developer is responsible for all fees associated with this review. All civil engineering drawings, reports, and studies must be signed and sealed by the engineer of record/responsible engineer. Faithful Performance and Payment Bonds for proposed improvements are required when the Final Map is submitted for approval prior to the completion and acceptance of the subdivision improvements.

46. Driveway widths and turning radii will be reviewed and approved by L.A. County Fire Department for accessibility during the plan check phase.

STORM WATER

47. This project is required to comply with the Federal NPDES and State Municipal Separate Storm Sewer System (MS4) requirements. Projects subject to the MS4 are to implement post-construction low impact development (LID) storm water runoff water quality control measures as a way to reduce downstream runoff. Follow Section 21.03.090 of Glendora Municipal Code to determine Applicability and Performance Criteria. A final and complete LID Report and Plans for the construction of LID improvements will be required for the project, and it must be submitted for review at time of first plan check. Follow LA County LID Standards Manual for design and format of LID Report. The soils engineer of record must review and approve the infiltration system. Refer to the City's drainage and storm water requirements for detailed

information. Engineering plan checks are submitted through the City's Civic Access Portal.

48. This project is required to comply with the State Construction NPDES permit. This requires a Storm Water Pollution Prevention Plan (SWPPP) for implementation during the construction phase of the project. The SWPPP must be prepared by a Qualified SWPPP Developer (QSD) and must be submitted through the City's Civic Access Portal. for review and approval. The plan must be reviewed and approved prior to the issuance of the grading permit. The approved SWPPP must be implemented by a Qualified SWPPP Practitioner (QSP) during construction. Detailed plans for erosion control must be included, and they shall include all necessary BMPs and follow the City's erosion control requirements.

GRADING AND DRAINAGE

49. A Rough Grading and Drainage Plan and a Precise, Finished Grading Plan are required together with supporting documents (geotechnical, drainage/hydrology/LID reports/plans) and must be submitted with the first plan check. The plans shall include wall plans, details, sections, profiles, and information needed to construct the pads, driveways, drainage facilities, and walls for the project. The recommendations of the geotechnical engineer of record and will be reviewed according to the City's Grading Plan Requirements. A permit from the City of Glendora and a grading bond will be required prior to the start of construction. Show all existing and proposed easements on the improvement plans. Label, dimension, and identify easement holders. Complete and provide a copy of the City's Grading Plan Checklist with first plan check. Grading plan checks are submitted through the City's Civic Access Portal.

50. All structural BMPs for the project must be shown in detail on the grading plans. The grading plan will need to be reviewed/approved by the soils engineer. A minimum ½" per hour percolation rate must be verified by the soils engineer for the project via a percolation test and included in the next submittal for any areas where storm water is proposed to be infiltrated.

51. A final geotechnical report is required, shall address over-excavation, and must be submitted at time of first engineering plan check through the City's Civic Access Portal. While the City does require reports be prepared following the L.A. County GMED manual, we have not adopted their building code. First submittal of the Grading Plan should be signed and stamped by the geotechnical engineer stating that the Grading Plan is in conformance to the geotechnical/soil engineer recommendations. After final grading plan approval, the grading plan Mylar will also be wet signed and stamped by the geotechnical engineer. As necessary, provide an update letter if the soils report is greater than one year old. The geotechnical report for this project may be peer reviewed by the city's contract geotechnical engineer and/or geologist. The developer is responsible for all costs. A $1,500 deposit is required to cover review of the geotechnical report.

52. The Final Drainage Study Report is required at time of first engineering plan check, and it must follow the City's Hydrology & Hydraulics report format and discuss the offsite stormwater run-on flows (if any) from properties surrounding the site. The

report should analyze both off-site storm water run-on and on-site storm water flow. The report must be coordinated with the project LID Report. Engineering plan checks are submitted through the City's Civic Access Portal. 14. Storm Drain Plans with profiles and details of proposed drains, inlets, and facilities may be required. For connection to a L.A. County storm drain, reports and plans required by the County must be submitted for City Engineering Review through the City's Civic Access Portal and for L.A. County plan check and permitting. Engineering plan checks are submitted through the City's Civic Access Portal.

53. When grading plans are submitted for first plan check through the City's Civic Access Portal, an invoice will be prepared and a fee will be required based on the cubic yards of earth moved. A plan check fee will be collected at the time of first submittal based on the quantity on the submittal. Include over excavation and re-compaction quantity in calculation of the cut and fill quantities. At the time of issuing grading permit, final plan check fees will be adjusted accordingly with additional fees paid or refunded determined by final yardage. Grading Bond will be required.

UTILITIES (WATER)

54. Water is served by the City of Glendora. Comply with PW/Water Division conditions and requirements. Engineering drawings, maps, plans, and reports will be reviewed by both PW/Water Division and Land Development Engineering. All reviews and plan checks are submitted through the City's Civic Access Portal.

55. Frontage fees may apply to this project. Developer may be required to replace or upgrade the existing water lines serving the Project and upsize existing water lines as necessary to meet requirements stipulated in the water model performed for the proposed development. Water improvement plans shall be prepared in accordance with City guidelines, and they shall be submitted through the Civic Access Portal for plan check. Contact the Water Division at (626) 9148249 to determine water service requirements.

56. Backflow prevention shall be provided per City Standard Detail 2.30 for structural fire protection (i.e., sprinklers) and landscape irrigation systems. Plans shall be submitted through the City's Civic Access Portal.

57. Installation of public and/or private water mains is required to serve the proposed development. A separate plan submittal will be required for any new or upgraded water mains, fire hydrants or fire water lines which will serve the site. That plan is a separate submittal to the PWD/Water Division as well as the CDD/Land Development Division Engineering (via the City's Civic Access Portal and to L.A. County Fire Department (via the County's EPIC-LA Portal) for review and approval. The plan will be prepared using a City of Glendora title block and must show the connection in the public right of way and must have a signature block for the L.A. County Fire Department. For L.A. County Fire Department requirements, please contact Fire Staff at (323) 890-4132.

58. If water easements or any other easements are required and not shown on the final tract map, follow the Engineering guidelines for preparing legal descriptions and plats.

The City uses an outside land surveying firm to perform the review of any documents stamped by a land surveyor for which the developer is required to pay. The developer will be required to deposit $1,000 for the initial review of the document. Any unused funds are returned or if additional fees are required, an additional deposit will be requested.

UTILITIES (SEWER)

59. The City of Glendora owns the sewer collection system, but it is operated and maintained for the City as part of the County's Consolidated Sewer Maintenance District (CSMD). On-site sewer will be City of Glendora public sewer. Off-site sewer may require new or upgraded facilities. All public sewers require a sewer improvement plan and profile prepared in accordance with LA County CSMD Standards and Requirements. Sewer acreage and frontage charges may be applicable. The plan check process for any sewer improvement plans will go through both City of Glendora (through the City's Civic Access Portal and Los Angeles County Public Works (via email to the CSMD) following County guidelines and requirements.

60. The treatment system for Glendora's sewer is owned and operated by the Los Angeles County Sanitation District.

61. The developer's Civil Engineer will need to contact the District to obtain a treatment will serve letter as well as pay the appropriate fees. For further information, contact District Staff at (562) 908-4288, extension 2717.

STREET IMPROVEMENTS

62. A street improvement plan is required. All plans shall be prepared in accordance with City of Glendora standards and requirements. Street improvements for this project will include a new driveway entrance; new concrete sidewalk, curb, and gutter between the project entrance and the Route 66 / Compromise Line Road intersection; rehabilitating the pavement on the south half of Route 66 along the project frontage. Damaged or non-standard improvements and facilities must be reconstructed per City Standards. Plans shall be submitted through the City's Civic Access Portal.

63. A geometric signing and striping plan for Route 66 from the west end of the project site to the Route 66 / Compromise Line Road intersection is required. Plans shall be submitted through the City's Civic Access Portal.

64. New street lights may be required along the project frontage. A street light study/review of existing/proposed street lights is required to determine exact number and locations of street lights for this project. The study shall be submitted with the street improvement plan first check. All new street lights shall be shown on the street improvement plans for this project. Study, review, and proposed design of street lights shall be coordinated with SCE and the Land Development Division.

65. Any and all street improvements, utility, and trench work require a permit from the City of Glendora Public Works Department. All works shall be constructed in accordance with the City's standards and specifications.

66. Construction temporary traffic control plans for Route 66 and any signing and striping plans for the public streets must be prepared and submitted to the City Land Development Division for review/approval during the plan check phase. Plans shall be submitted through the City's Civic Access Portal.

LANDSCAPE/IRRIGATION PLAN

67. Landscape/Irrigation Plan will be processed through both the Planning Department (for landscape) and the Water Division (for irrigation). All the irrigation and landscape plans shall be Water Efficient. They shall be submitted at time of first plan check through the City's Civic Access Portal.

WASTE MANAGEMENT

68. All construction, demolition, and renovation projects within the city with a total valuation cost for the new or remodeled construction as determined by the City Building Official which are, or projected to be, greater than or equal to one hundred thousand dollars shall submit a Waste Management Plan to the Public Works Department for review and approval prior to issuance of any permits in compliance with the City's Construction and Demolition Ordinance No. 1811. The approved Waste Management Plan shall be implemented upon start of demolition, grading, and construction and maintained throughout the project until issuance of a certificate of occupancy. The City may review and amend the plan as needed. Guidelines are available from the recycling coordinator (GMC 6.09).

Los Angeles County Fire Department

69. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map - Tract.

70. Install 1 public fire hydrant as noted by the Fire Department on the Tentative Map/Fire Access Plan. The required fire flow for the public fire hydrants for this project is 500 gpm at 20 psi residual pressure for 1/2 hour. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.

71. Install 2 private fire hydrants as noted by the Fire Department on the Tentative Map/Fire Access Plan. The required fire flow from the private fire hydrants is 1250 GPM @ 20 psi residual pressure for 2 hours. All required private fire hydrants shall be installed, tested and approved prior to building occupancy.

Term

72. The approved use and/or construction work shall commence within twenty-four (24)

months after the effective date of the approval, or such other period specified as a condition of approval and shall be carried on diligently to completion. If the use or construction work is not started within the required time and carried on diligently to completion, the permit shall become void; however, the Director may extend the time limit in the case of unavoidable delay. The applicant must submit a written request to the reviewing body or Director for a time extension at least thirty days before the original time limit expires. Consideration of a time extension does not require a public hearing even if a hearing was required for the original permit. (GMC §21.02.010 E.)

Enforcement

73. The Applicant shall pay the costs of any code enforcement activities, including attorney's fees, resulting from the violation of any conditions of approval or any provision of the GMC. (GMC §1.18)

74. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed One Thousand Dollars ($1,000.00) and/or by imprisonment in the County jail for a period not to exceed six (6) months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided by the GMC. (GMC §21.01.030 H.)

SECTION 7. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption of this Resolution, and the same shall thereupon take effect on _____, 2026 subject to a 15 calendar-day appeal and be enforced in accordance with the terms and Conditions thereof.

PASSED, APPROVED and **ADOPTED** by the City Council of the City of Glendora this ___ day of_____, 2026.

BY:

_____
David Fredendall
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
Danny Aleshire
City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the ___ day of _____, 2026, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

I further certify that said Resolution was published as required by law in a newspaper of general circulation in the City of Glendora, California on the _____ day of _____, 2026.

Dated:

KATHLEEN R. SESSMAN
City Clerk/Communications Director

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: PLN25-5043

Project Location: 1706 E. Route 66 and 1675 Inola Street, Glendora, CA

Project Applicant: Matthew Waken

Mailing Address: 27702 Crown Valley Parkway, Ste D4-197, Ladera Ranch, CA 92694

General Plan Land Use Designation: *Low/Medium Density Residential (3.1-6 du/ac)*

Zoning Designation: *R-1 (Single-family Residential)*

Project Description: The project involves a Tentative Tract Map and Development Plan Review for a two-story single-family residential development consisting of twenty-eight (28) detached residential units/houses.

Surrounding Land Uses and Setting: Properties surrounding the site are zoned *single-family residential, rural hillside residential*, and *multiple-family residential* to the north.

The City Council determined the following exempt status / findings:

- ☐ Ministerial (Sec. 15073)
- ☐ Declared Emergency (Sec. 15071(a))
- ☐ Emergency Project (Sec. 15071(b) and (c))
- ☒ Categorical Exemption

  Type: **Class 32** Section: **15332 (In-fill Development Project)**

- ☐ Statutory Exemption. Code Number:
- ☐ Other

Reasons why project is exempt: CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

Staff has reviewed the Project and determined that it is categorically exempt from CEQA review pursuant to the following:

15332 (In-Fill Development Project) – Class 32: This categorical exemption applies to projects that are characterized as infill development and meet specified requirements. The Project qualifies as infill development because it satisfies each of the following conditions:

a. *The project is consistent with the applicable General Plan policies, and zoning designation and regulations.* The proposed TTM and DPR are consistent with the City's General Plan Land Use Element of Low/Medium Density. The development project complies with the

General Plan Land Use Designation and zoning ordinance standards, with permitted deviations/waivers pursuant to State Density Bonus Law.

b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The proposed development occurs within City limits on a project site of no more than five acres and is substantially surrounded by urban uses, including residential development, Route 66, and rail/light-rail facilities.
c. *The project site has no value, as habitat for endangered, rare, or threatened species.* The project site has no value as habitat for endangered, rare or threatened species as the surrounding areas are fully developed.
d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
    a. Noise. Noise from the Project would be subject to the noise thresholds established by ordinance, consistent with the General Plan and applicable conditions of approval.
    b. Air Quality. Air quality thresholds are established through the South Coast Air Quality Management District. The Project would not exceed these established thresholds.
    c. Water Quality. The Project has been conditioned to comply with applicable water quality management and best management practices to reduce or eliminate potential impacts from water runoff from the site, including applicable stormwater, LID, water quality, and best-management practice requirements.
e. *The site can be adequately served by all required utilities and public services.* The project site will be served by local utilities and services.

_____ Date: _____

Jeff Kugel, Director of Community Development

The above recommended exempt status and findings were adopted by the following body:

City of Glendora City Council on _____, 2026

_____ Date: _____

Yalini Siva, Senior Planner (626) 914-8213



MOUNTAIN VIEW CROSSING

1706 E. ROUTE 66 & 1675 INOLA ST.

GLENDORA, CALIFORNIA

8654-001-036, 8654-001-037, &8654-001-038

BUILDER/DEVELOPER:

MW INVESTMENTS, LLC
27702 CROWN VALLEY PKWY
SUITE D-4-197
LADERA RANCH, CA 92694

ARCHITECT:

KTGY GROUP, INC
17911 VON KARMAN AVE
SUITE 200
IRVINE, CA 92614

CIVIL:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618

LANDSCAPE:

STUDIO PAD, INC
23282 MILL CREEK DRIVE
SUITE 200
LAGUNA HILLS, CA 92653

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Irvine, CA 92614
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MW INVESTMENTS, LLC.

MOUNTAIN VIEW CROSSING
GLENDORA, CA # 20241252

ENTITLEMENT SUBMITTAL
May 12, 2026

SB 330 Submittal:	2025-06-30
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COVER SHEET

A0.0

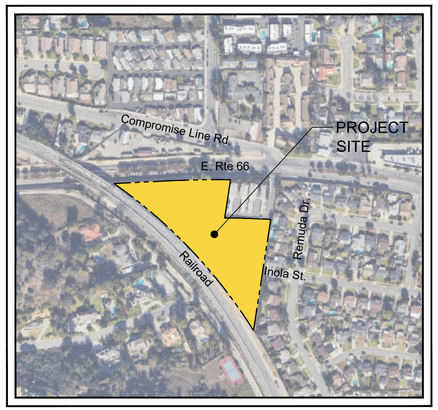
SHEET INDEX

CIVIL

1 OF 2	ALTA / NPS LAND TITLE SURVEY
2 OF 2	ALTA / NPS LAND TITLE SURVEY
1 OF 1	EXISTING CONDITIONS SITE PLAN
1 OF 8	VESTING TENTATIVE TRACT MAP
2 OF 8	EASEMENT NOTES
3 OF 8	ENTITLEMENT SUBMITTAL GRADING PLAN
4 OF 8	ENTITLEMENT SUBMITTAL SECTIONS
5 OF 8	ENTITLEMENT SUBMITTAL UTILITY PLAN
6 OF 8	ENTITLEMENT SUBMITTAL EARTHWORK PLAN
7 OF 8	ENTITLEMENT SUBMITTAL FIRE ACCESS & HYDRANT LOCATION PLAN
8 OF 8	FIRE FLOW TEST RESULTS

LANDSCAPE

L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	COMMUNITY GATHERING SPACE ENLARGEMENT
L-3	DOG PARK ENLARGEMENT
L-4	CITY ROW ENLARGEMENT
L-5	CONCEPTUAL WALL & FENCES PLAN
L-6	CONCEPTUAL PLANTING PLAN
L-7	CONCEPTUAL PEDESTRIAN CIRCULATION PLAN
L-8	CONCEPTUAL TRASH AND CIRCULATION EXHIBIT
L-9	CONCEPTUAL PHOTOMETRICS & LOW VOLTAGE LIGHTING PLAN



VICINITY MAP (1:300)

ARCHITECTURE

A0.0	COVER SHEET
A0.1	SHEET INDEX
A1.0	ARCHITECTURAL SITE PLAN
A1.1	CONSTRUCTION PHASING PLAN
A1.2	EXISTING SITE IMAGES
A1.3	CONCEPTUAL RENDERING 1
A1.4	CONCEPTUAL RENDERING 2
A1.5	CONCEPTUAL RENDERING 3
A1.6	CONCEPTUAL RENDERING 4
A1.7	INSPIRATION BOARD
A1.8	ENLARGED DETAILS BOARD
A1.9	INSPIRATION BOARD
A1.10	ENLARGED DETAILS BOARD
A2.0	PLAN 1A ELEVATIONS
A2.1	PLAN 1A FLOOR PLANS
A2.2	PLAN 1A ROOF PLAN
A3.0	PLAN 1 ELEVATIONS
A3.0.1	PLAN 1 ELEVATIONS
A3.0.2	PLAN 1 ELEVATIONS
A3.1	PLAN 1 FLOOR PLANS
A3.2	PLAN 1 FLOOR PLANS
A3.3	PLAN 1 ROOF PLANS
A4.0	PLAN 2 ELEVATIONS
A4.0.1	PLAN 2 ELEVATIONS
A4.0.2	PLAN 2 ELEVATIONS
A4.0.3	PLAN 2 ELEVATIONS
A4.1	PLAN 2 FLOOR PLANS
A4.2	PLAN 2 FLOOR PLANS
A4.3	PLAN 2 FLOOR PLANS
A4.4	PLAN 2 ROOF PLANS
A5.0	PLAN 3 ELEVATIONS
A5.0.1	PLAN 3 ELEVATIONS
A5.0.2	PLAN 3 ELEVATIONS
A5.0.3	PLAN 3 ELEVATIONS
A5.1	PLAN 3 FLOOR PLANS
A5.2	PLAN 3 FLOOR PLANS
A5.3	PLAN 3 ROOF PLANS
A6.0	COLOR & MATERIAL BOARD
A6.1	COLOR & MATERIAL BOARD

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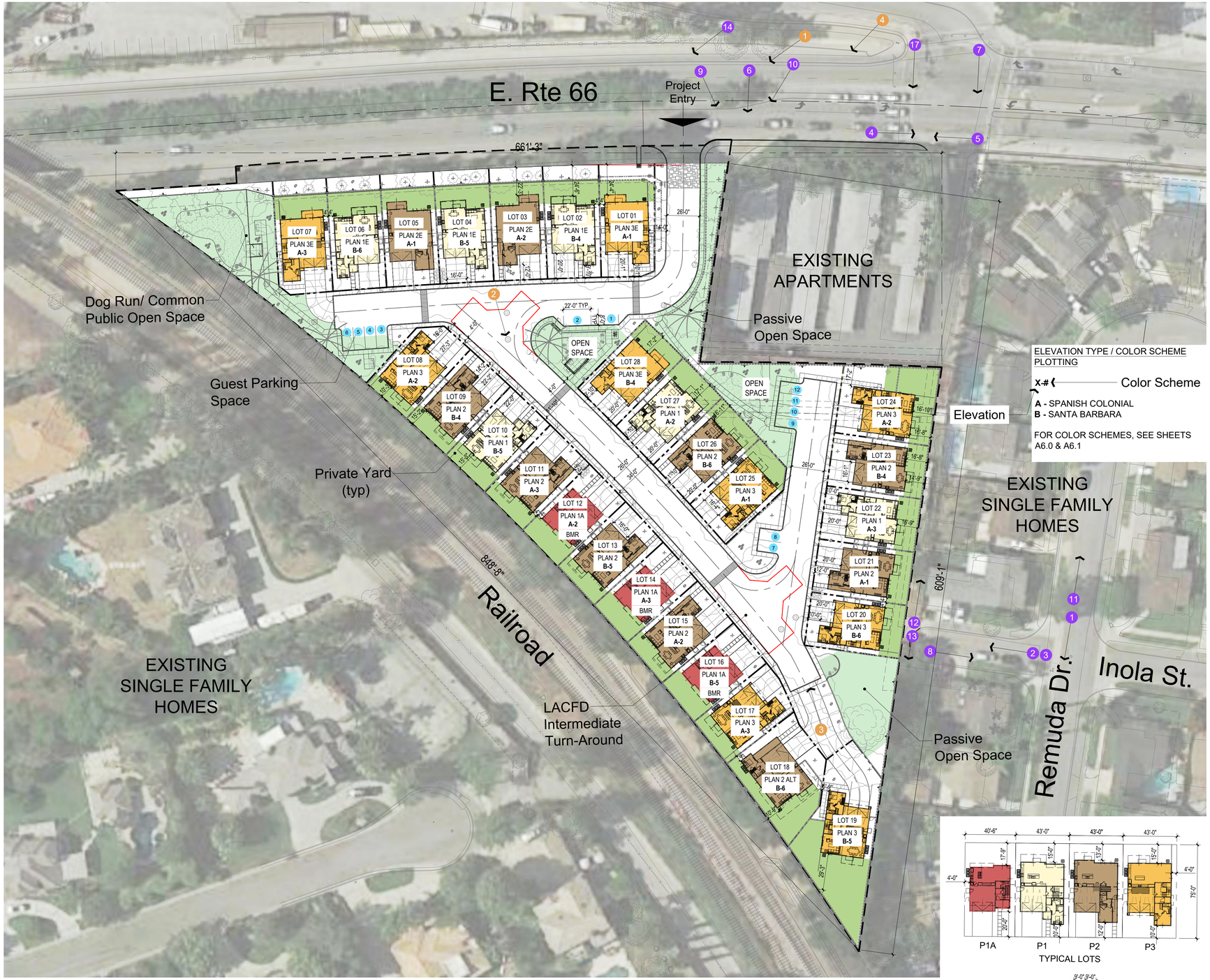
MW INVESTMENTS, LLC.

MOUNTAIN VIEW CROSSING
GLENDORA, CA # 20241252

ENTITLEMENT SUBMITTAL
May 12, 2026

SB 330 Submittal:	2025-06-30
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INDEX SHEET



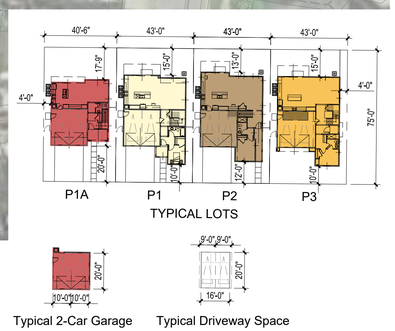
ELEVATION TYPE / COLOR SCHEME PLOTTING

X-# ——— Color Scheme

A - SPANISH COLONIAL
B - SANTA BARBARA

FOR COLOR SCHEMES, SEE SHEETS A6.0 & A6.1

Elevation



DEVELOPMENT SUMMARY SHEET

Address:	1706 E Route 66 & 1675 Inola St.
APN:	8654-001-036, 8654-001-037, & 8654-001-038
Site Area	+3.7 ac (Gross)
City:	Glendora
County:	Los Angeles
Existing Zoning:	R-1 Single Family Residential
General Plan:	Low/Medium Density Residential
Existing Uses:	2 Single-Family Detached Homes and 2 Duplexes
Fire Code	California Fire Code
Fire Sprinkler Type:	NFPA 13-D
Occupancy:	R-3
Type of Construction:	V-B
FAR: 0.40	
Total Floor Area: 65,176 sf	

Legal Description

This project is located in the City of Glendora, County of Los Angeles, State of California and comprises three parcels with the APNs 8654-001-036, 8654-001-037, and 8654-001-038. For more information, refer to Sheet 2 of the civil drawings.

State Density Bonus Requested: Affordable Lower Income Units at 10% Density Bonus (Rounding Up). Proposed State Density Bonus Law Article 4, Section 13-153, State Gov. Code 65915 (Allows Project with min. 5 units to provide units to qualify)

Total Units:

Base Density:	6 du/ac *3.7 ac = 22.2, round up to 23 units per State Density Bonus Law (DBL) for providing 10% Low Income Inclusionary Units
+ 20% DBL:	23 units * 20% = 4.6, round up to 5
Total Project Units:	23+5 = 28 units
Density:	7.6 du / ac

Because the Project will be providing 10% of the base units for low-income households, the Project results in 3 lower income units, calculated based on 23 units multiplied by 10% equaling 2.3 units, which is rounded up to 3 lower income units. With a 20% density bonus, the Project results in a total of 28 units, calculated based on 23 units multiplied by 20% equaling 4.6 units, which is rounded up to 5 density bonus units.

When coupled with the Project's SB330 requirements described above, and in light of these Density Bonus Law calculations, the Project results in the following breakdown in residential units:

AFFORDABILITY LEVEL	NUMBER OF UNITS
Very Low Income	2 (two) units
Lower Income	1 (one) unit
Market Rate	25 units
TOTAL:	**28 units**

UNIT MIX (GROSS)

Plan 1A -	3bd / 2.5ba - 40.5' x 75' Lot	-	1,594 sf	3 Lots
Plan 1 -	3bd + Opt. bd / 3ba - 43' x 75' Lot	-	2,352 sf	6 Lots
Plan 2 -	4bd / 3ba - 43' x 75' Lot	-	2,402 sf	9 Lots
Plan 2 ALT	4bd / 3ba - 43' x 75' Lot	-	2,437 sf	1 Lots
Plan 3 -	4bd / 4ba - 43' x 75' Lot	-	2,479 sf	9 Lots
Total			65,260 sf	28 Lots

R-1 Single Family Residential	Required	Provided	Waivers/Concessions
Min. Lot Area	7,500 sf	3,105 sf	W
Min. Lot Width	70'	40.14'	W
Min. Lot Depth	100'	68.1'	W
Max. Lot FAR	0.35	0.80 (2,479 sf / 3,105 sf)	W
Max. Height	2-stories, 25'	28'-6"	W
Front Setback	20'	10' to living, 20' to garage	W
Side Setback	4' (1st), 5' (2-Story)	4' - 6' (1st & 2-Story)	W
Rear Setback	4' (1st), 25' (2-Story)	10' - 25'	W
Parking Required	56(2 garage spaces / du)	56 garage spaces + 10 guest + 2 parallel + 56 driveway spaces Total: 124 spaces (221% of Req. Parking)	
Min. Paved Driveway	8'x20' (per parking space)	20' - 24'	

Parking Required Per State Density Bonus Law
0 units @ 1 bd: 1.0 sp/unit = N/A
9 units @ 2-3 bd: 1.5 sp/unit = 13.5
19 units @ 4 bd: 2.5 sp/unit = 47.5 **Total Required: 61 spaces**

Parking Provided

Garage -	56 spaces
Driveway -	56 spaces
Guest Parking -	10 spaces
Parallel Parking -	2 spaces

Total Provided = 124 spaces (Surplus - 63 spaces)

Guest Parking Space
Existing Site Views (See Sheet A1.2)
Rendered Views (See Sheet A1.3, A1.4 & A1.5)

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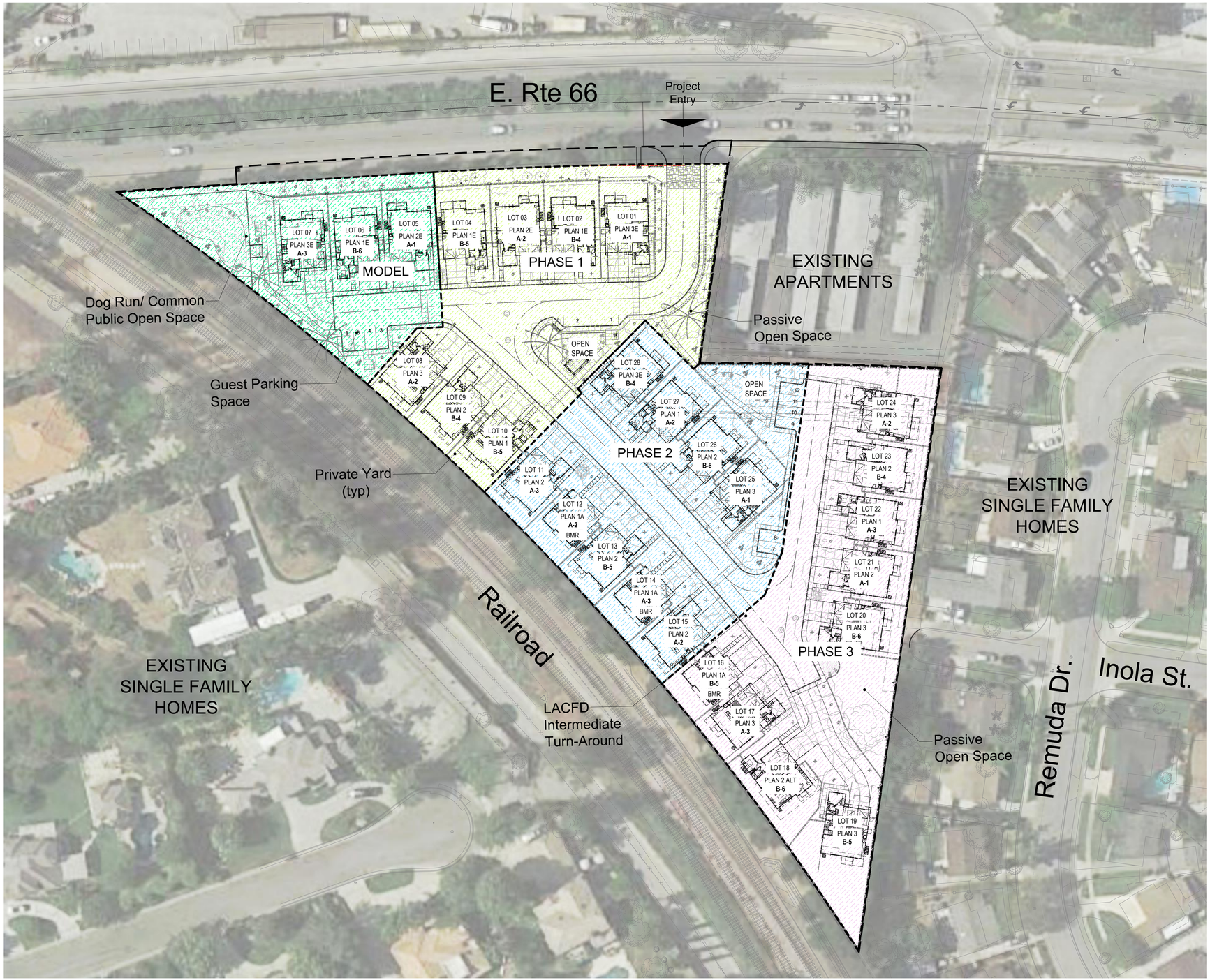
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0 20 40 80

ARCHITECTURAL & PARKING SITE PLAN

A1.0



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0 20 40 80

CONSTRUCTION PHASING PLAN

A1.1



1. Inola & Remuda (looking south)



2.Inola Entrance Inside & Remuda (looking West)



3. Same as #2 (Close Up)



4.Compromise Ln & Route 66 (looking east)



5.Compromise Ln & Route 66 (looking west)



6.Route 66 (from south) looking at Entrance



7. Route 66 (from south) looking at Compromise Ln



8. Inola entrance (looking east)



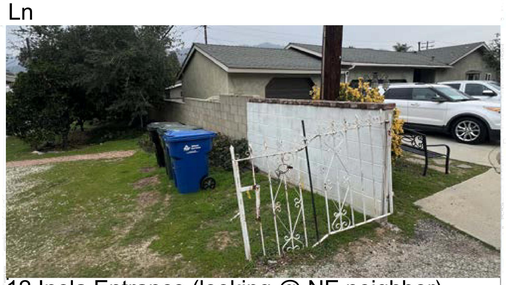
9. Route 66 (from south) looking at east side of entrance



10. Route 66 (from south) looking at entrance



11. Inola & Remuda (looking north)



12.Inola Entrance (looking @ NE neighbor)



13.Inola Entrance (looking @ SE neighbor)



14.Route 66 (looking west)



15. Route 66 (from south) looking at east side of entrance to Compromise Ln



16.Route 66 (looking west)



17. Compromise entrance to neighboring apartments

NOTE: SEE SHEET A1.0 FOR VIEW LOCATIONS

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EXISTING SITE IMAGES

A1.2



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CONCEPTUAL RENDERING 1
ALONG ROUTE 66

A1.3



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CONCEPTUAL RENDERING 2
LOOKING SOUTHEAST TOWARD INOLA ST.

A1.4



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CONCEPTUAL RENDERING 3
LOOKING NORTH TOWARD ROUTE 66

A1.5



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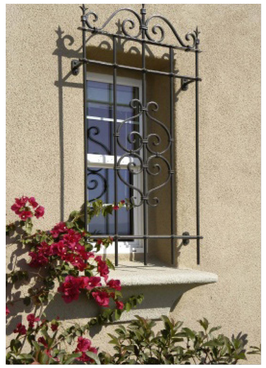
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CONCEPTUAL RENDERING 4
ALONG ROUTE 66 TO INCLUDE ADJACENT APARTMENT COMPLEX

A1.6



1. DECORATIVE METAL GRILLE



2. CANVAS AWNING W/ METAL BRACKETS



3. DECORATIVE EXTERIOR LIGHT



4. DECORATIVE SHUTTERS



5. STUCCO FINIAL /FAUX CHIMNEY



6. GABLE END DIAMOND SHAPE FAUX VENT



7. BAY WINDOWS



8. RECESSED BEAM/TRIM WITH FAUX WOOD CORBELS



9. METAL JULIET RAILING



10. DECORATIVE STUCCO SILL TRIM & RECESS REVEAL



11. STUCCO DECORATIVE WOOD CORBEL



12. STUCCO SURROUND



13. EXPOSED DECORATIVE TRUSS TAILS W/ EAVE BOARD & GUTTER

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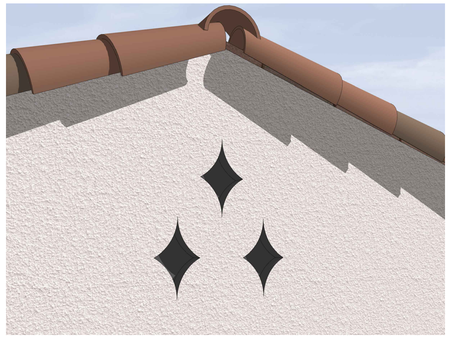
INSPIRATION BOARD
A - SPANISH COLONIAL

A1.7



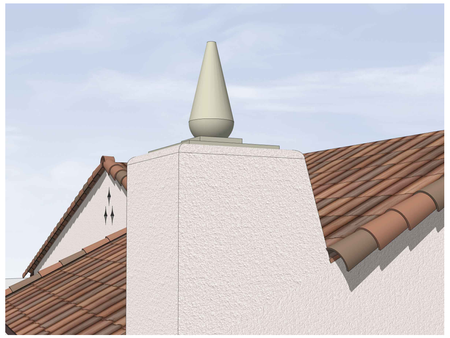
1

DECORATIVE STUCCO SURROUND AT ENTRY



2

GABLE END DIAMOND-SHAPED FAUX VENT



3

STUCCO FINIAL



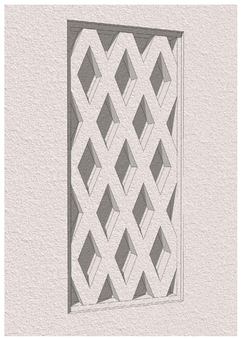
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DECORATIVE SHUTTERS & SILL TRIM



5

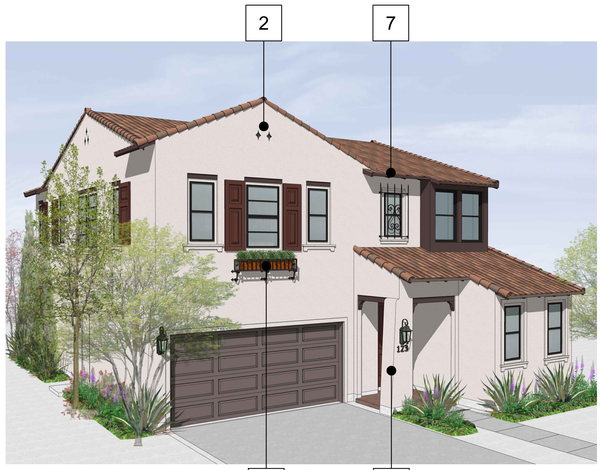
METAL POT SHELF W/ POTS



6

STUCCO FAUX SCREEN GRILLE





MAIN CHARACTERISTICS - SPANISH COLONIAL STYLE

- PREDOMINANT GABLE ROOF MASSING WITH SOME SHED ROOFING
- GABLE END DIAMOND-SHAPE FAUX VENT
- DECORATIVE FINIAL
- CANVAS AWNING W/ METAL BRACKETS
- EXPOSED WOOD TRUSS TAILS WITH 2X3 FASCIA BOARDS
- DECORATIVE SHAPED TRIM SURROUND AT ENTRY DOORWAYS
- DECORATIVE WINDOW SILL TRIMS
- WOOD (OR SIMULATED) HEADER AT WINDOWS AT RECESSED STUCCO CONDITIONS
- DECORATIVE WOOD (OR SIMULATED) CORBELS AT CANTILEVERS
- WOOD (OR SIMULATED) TRIM & PANELS AT BAY WINDOWS
- DECORATIVE WOOD PANEL SHUTTERS W/ WOOD MEDALLIONS
- DECORATIVE METAL JULIET BALCONY W/ SCROLL DETAIL
- DECORATIVE STUCCO WING WALLS
- DECORATIVE SPANISH STUCCO SHELVES W/ TILE CAP
- METAL GRILLE W/ DECORATIVE SCROLL SCREEN
- DECORATIVE FAUX SCREEN GRILLE
- METAL POT SHELVES



7

EXPOSED TRUSS TAILS W/ 2X3 FASCIA BOARD



8

JULIET BALCONY W/ FABRIC AWNING



9

BAY WIMDOW



10

STUCCO WING WALL



11

METAL GRILLE & DECORATIVE SCROLL SCREEN



12

LOW STUCCO BARRANCA W/ STACKED TILE PAVER CAP

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MOUNTAIN VIEW CROSSING
GLENDORA, CA # 20241252

ENTITLEMENT SUBMITTAL
May 12, 2026

SB 330 Submittal:	2025-06-30
1st Planning Submittal:	2025-11-04
2nd Planning Submittal:	2026-01-16
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NTS

ENLARGED DETAILS BOARD
A - SPANISH COLONIAL

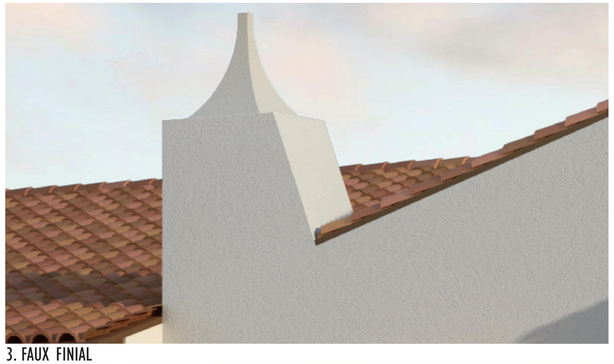
A1.8



1. DECORATIVE SHUTTERS



2. METAL WINDOW PLANTER BOX



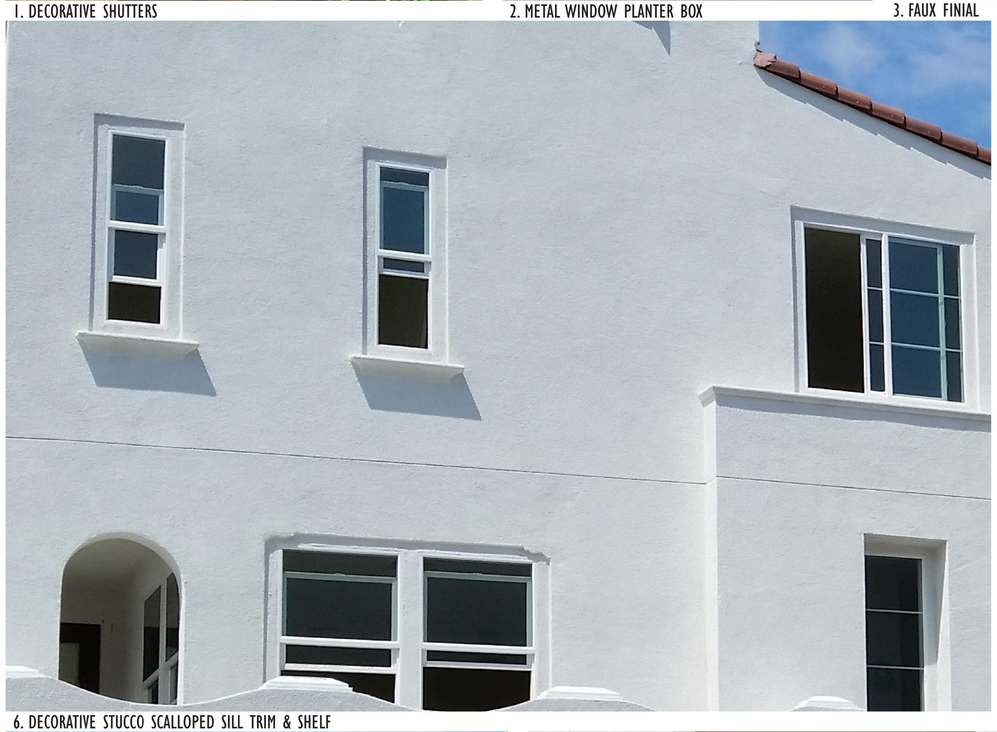
3. FAUX FINIAL



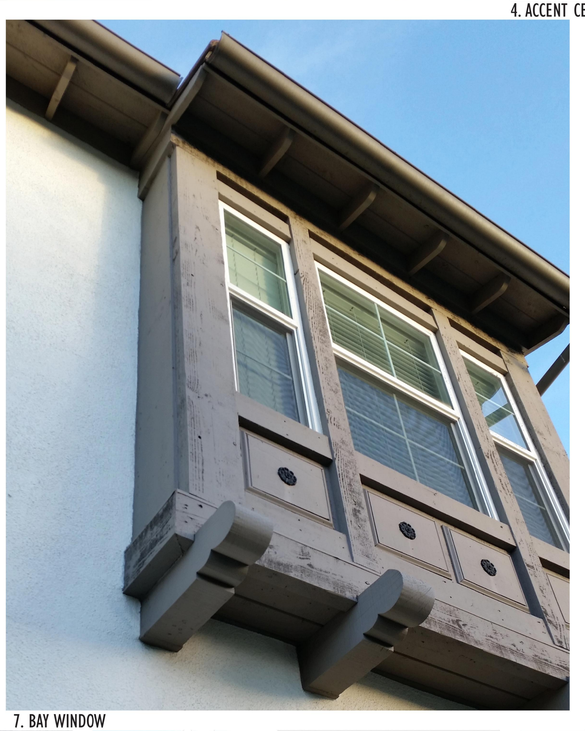
4. ACCENT CERAMIC TILE SURROUND



5. STUCCO DECORATIVE FOAM EAVE



6. DECORATIVE STUCCO SCALLOPED SILL TRIM & SHELF



7. BAY WINDOW



8. STUCCO ARCH AT ENTRY



9. GABLE END HALF PIPE FAUX VENT



10. METAL JULIET RAILING



11. AWNING W/ SCROLLED BRACKETS



12. SCALLOPED HOOD



13. STUCCO DECORATIVE FOAM CORBEL AT OPENINGS

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INSPIRATION BOARD
B - SANTA BARBARA

A1.8



1

DECORATIVE ENTRY W/ STUCCO SCALLOPED HOOD



2

GABLE END HALF PIPE FAUX VENT



3

STUCCO FINIAL



4

DECORATIVE SHUTTERS & SCALLOPED SILL TRIM



5

METAL POT SHELF W/ POTS



6

STUCCO FAUX SCREEN GRILLE





MAIN CHARACTERISTICS - SPANISH SANTA BARBARA STYLE

- PREDOMINANT GABLE ROOF MASSING WITH SOME SHED ROOFING
- GABLE END HALF PIPE FAUX VENT
- DECORATIVE STUCCO FINIAL/ FAUX CHIMNEY
- STUCCO DECORATIVE FOAM EAVES AT GABLE ENDS
- EXPOSED WOOD TRUSS TAILS WITH 2X3 FASCIA BOARDS
- STUCCO ARCH W/ CORBELS AT ENTRY DOORWAYS
- STUCCO SCALLOPED HOOD W/ CORBEL BRACKETS
- DECORATIVE STUCCO SCALLOPED WINDOW SILL TRIMS
- SLOPED STUCCO SILLS OR STUCCO SCALLOPED SHELF IN SELECT LOCATIONS
- AWNING W/ METAL BRACKETS
- WOOD (OR SIMULATED) TRIM & PANELS AT BAY WINDOWS
- DECORATIVE WOOD SHUTTERS
- DECORATIVE METAL JULIET BALCONY
- DECORATIVE STUCCO WING WALLS
- DECORATIVE SPANISH TILE CAPPED SHELVES
- METAL GRILLE W/ DECORATIVE SCROLL SCREEN
- DECORATIVE FAUX SCREEN GRILLE
- METAL POT SHELVES



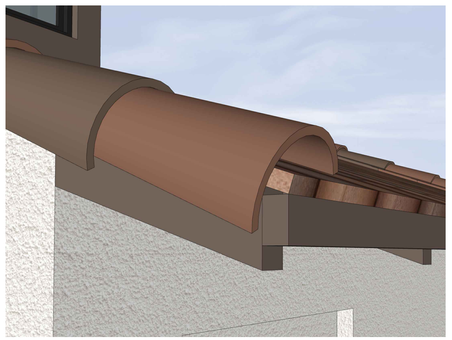
7

DECORATIVE STUCCO O/ FOAM EAVE



8

JULIET BALCONY W/ AWNING, WOOD BEAM & SCROLLED BRACKETS



9

EXPOSED TRUSS TAILS W/ 2X3 FASCIA BOARD



10

STUCCO WING WALL



11

METAL GRILLE & DECORATIVE SCROLL SCREEN



12

LOW STUCCO BARRANCA W/ CONCRETE PAVER CAP

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NTS

ENLARGED DETAILS BOARD
B - SANTA BARBARA

A1.9



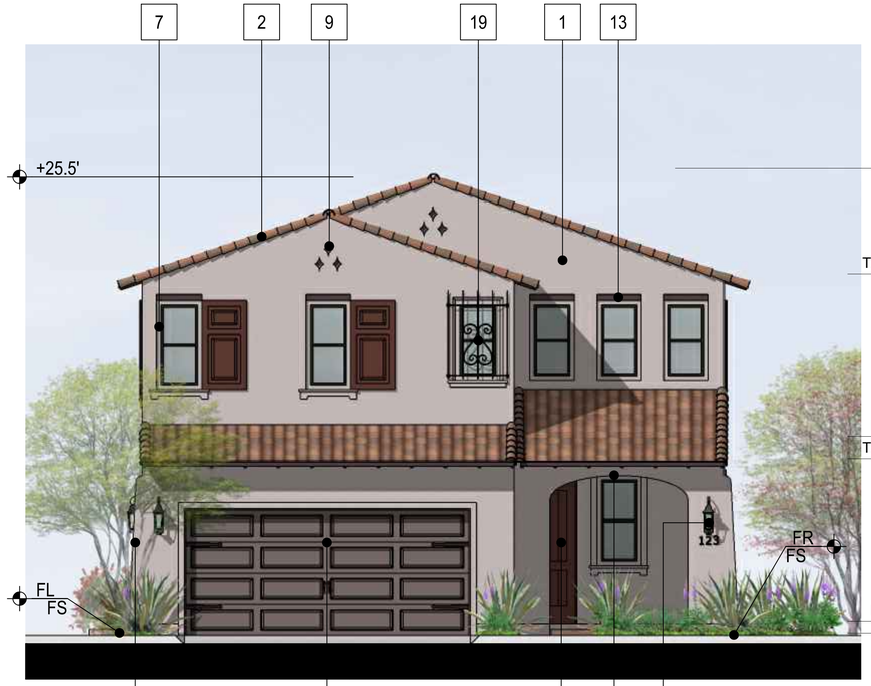
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

COLORS & MATERIALS LEGEND

STYLE A- COLONIAL

1. Stucco, Light Sand Finish
2. Concrete 'S' Tile Roofing
3. Stucco Finial / Faux Chimney (DET-3 / A1.8)
4. Vinyl Windows w/ Decorative Muntins
5. Fiberglass Entry Door
6. Decorative Exterior Lights & Raised Address Sign
7. Stucco Recess / Reveal at Windows/Doors
8. Stucco Basket-Handle Arch
9. Gable End Diamond Faux Vent Recess (DET-2 / A1.8)
10. Decorative Stucco Sill Trim (DET-4 / A1.8)
11. Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.8)
12. Fiber Cement Board at Bay Window (DET-9/ A1.8)
13. Simulated Wood Header Trim
14. Simulated Wood Corbel
15. Concrete Paver Caps At Shelf To Slope
16. Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-7 / A1.8)
17. Metal Juliet Balcony (DET-8 / A1.8)
18. Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.8)
19. Metal Grille & Decorative Scroll (DET-11 / A1.8)
20. Metal Sectional Garage Door w/ Pull Handles and Faux Hinge Hardware
21. Stucco Battered/Sloped Wing Wall (DET-10/ A1.8)
22. Canvas Awning w/ Metal Spear Brackets
23. Decorative Shutters (DET-4 / A1.8)
24. Garage Man Door
25. Metal Picket Railing
26. Simulated Wood Post
27. Stucco Faux Screen / Recess (DET-6 / A1.8)
28. Stucco Surround at Entry (DET-1 / A1.8)
29. Fiber Cement Panel Railing
30. Stucco Low Wall w/ Saltillo Tile Cap

SPOT ELEVATIONS

	LOT #	LOT 12	LOT 14	LOT 16
CORNER				
FRONT LEFT	(FL)	0.0'	0.0'	0.0'
FRONT RIGHT	(FR)	+0.5'	+1.1'	+1.3'
REAR LEFT	(RL)	-0.7'	-0.5'	-0.1'
REAR RIGHT	(RR)	-0.1'	+0.9'	+1.7'

Elevations used at Lots 12, 14, 16

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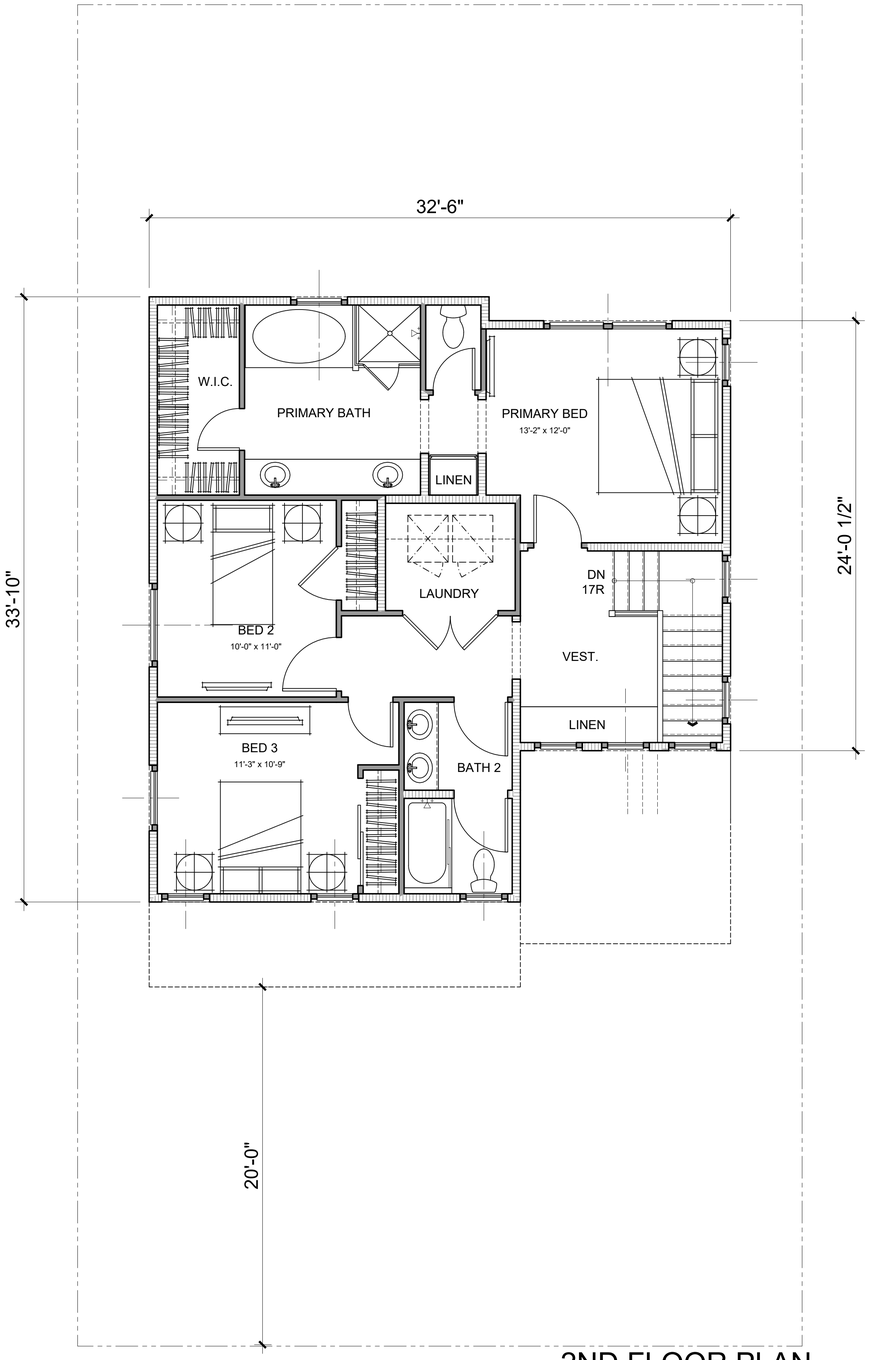
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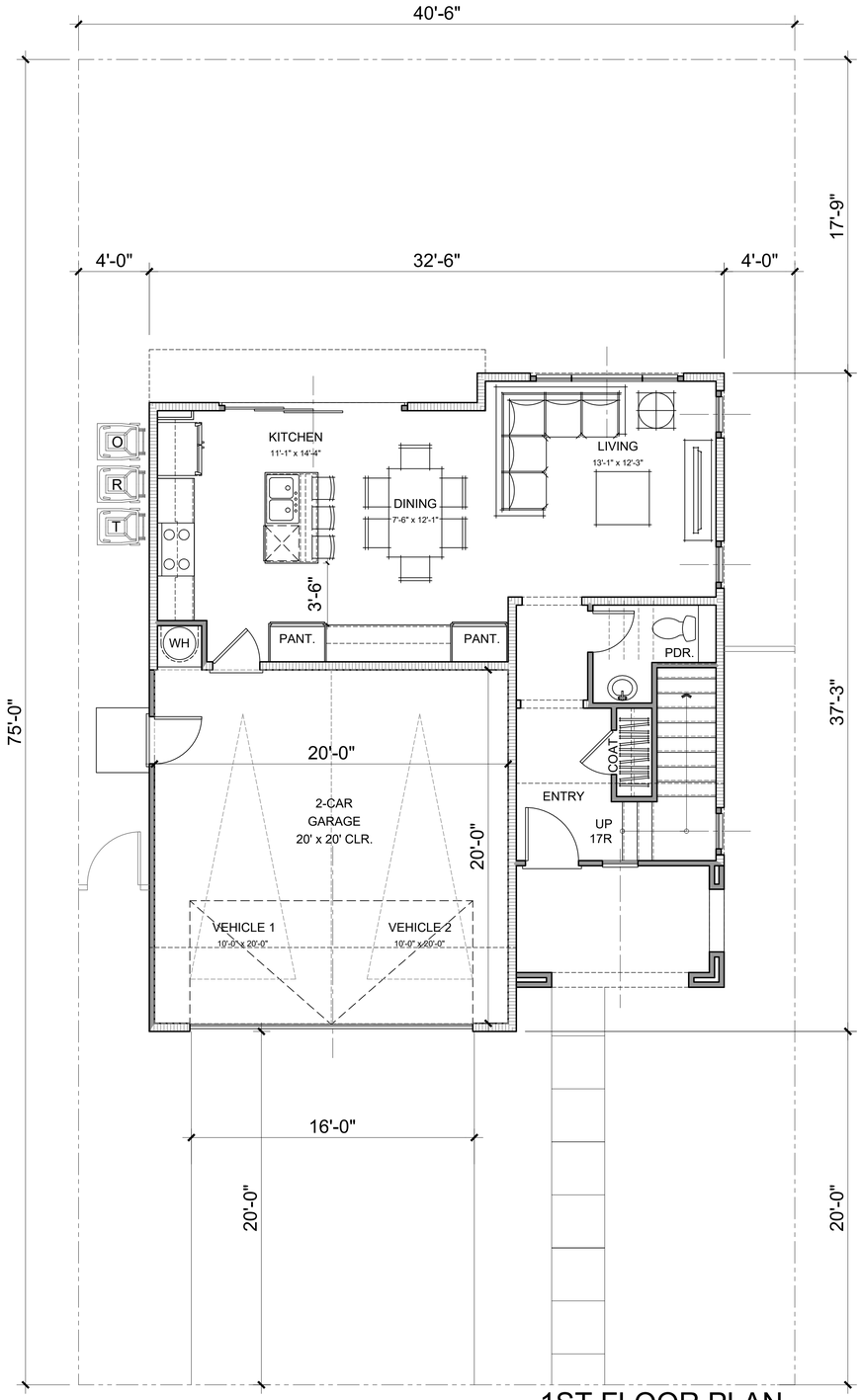
0 2 4 8

PLAN 1A ELEVATIONS
A - SPANISH COLONIAL

A2.0



2ND FLOOR PLAN



1ST FLOOR PLAN

P1A GROSS SF	
3 BED / 2.5 BATH	
1ST FLOOR	663 SQ. FT.
2ND FLOOR	931 SQ. FT.
TOTAL LIVING	1594 SQ. FT.
GARAGE	427 SQ. FT.

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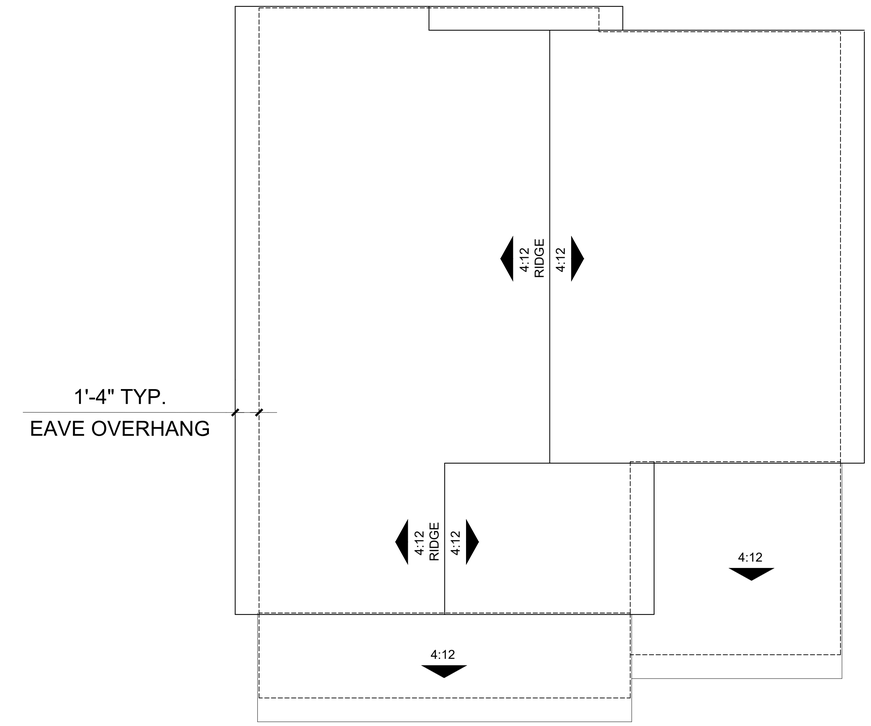
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0 2 4 8

PLAN 1A FLOOR PLANS

A2.1



ROOF - STYLE A

*NO MECHANICAL EQUIPMENT TO
BE PLACED ON ROOF

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0 2 4 8

PLAN 1A ROOF PLAN

A2.2

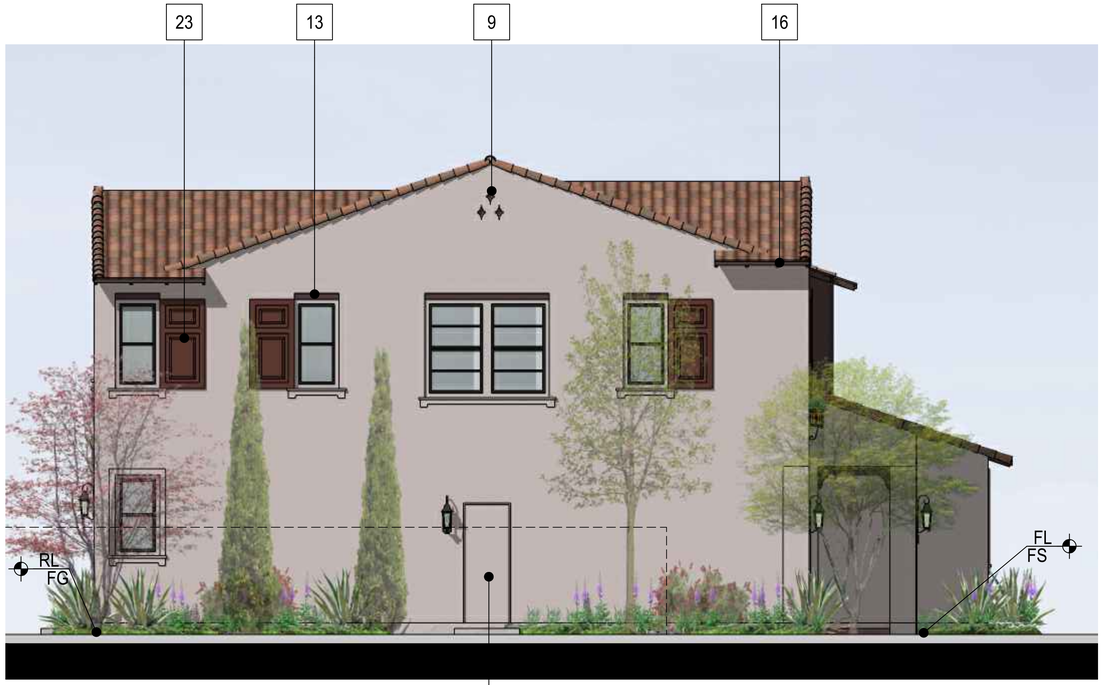


Right Elevation



10

Rear Elevation



Left Elevation



Front Elevation

COLORS & MATERIALS LEGEND

STYLE A- COLONIAL

1. Stucco, Light Sand Finish
2. Concrete 'S' Tile Roofing
3. Stucco Finial / Faux Chimney (DET-3 / A1.8)
4. Vinyl Windows w/ Decorative Muntins
5. Fiberglass Entry Door
6. Decorative Exterior Lights & Raised Address Sign
7. Stucco Recess / Reveal at Windows/Doors
8. Stucco Basket-Handle Arch
9. Gable End Diamond Faux Vent Recess (DET-2 / A1.8)
10. Decorative Stucco Sill Trim (DET-4 / A1.8)
11. Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.8)
12. Fiber Cement Board at Bay Window (DET-9/ A1.8)
13. Simulated Wood Header Trim
14. Simulated Wood Corbel
15. Concrete Paver Caps At Shelf To Slope
16. Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-7 / A1.8)
17. Metal Juliet Balcony (DET-8 / A1.8)
18. Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.8)
19. Metal Grille & Decorative Scroll (DET-11 / A1.8)
20. Metal Sectional Garage Door w/ Pull Handles and Faux Hinge Hardware
21. Stucco Battered/Sloped Wing Wall (DET-10/ A1.8)
22. Canvas Awning w/ Metal Spear Brackets
23. Decorative Shutters (DET-4 / A1.8)
24. Garage Man Door
25. Metal Picket Railing
26. Simulated Wood Post
27. Stucco Faux Screen / Recess (DET-6 / A1.8)
28. Stucco Surround at Entry (DET-1 / A1.8)
29. Fiber Cement Panel Railing
30. Stucco Low Wall w/ Saltillo Tile Cap

SPOT ELEVATIONS

	LOT #	LOT 22	LOT 27
CORNER			
FRONT LEFT	(FL)	0.0'	0.0'
FRONT RIGHT	(FR)	-0.6'	-1.2'
REAR LEFT	(RL)	-0.7'	-0.8'
REAR RIGHT	(RR)	-1.3	-1.9'

Elevations used at Lots 22, 27

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0 2 4 8

PLAN 1 ELEVATIONS
A - SPANISH COLONIAL

A3.0



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

COLORS & MATERIALS LEGEND

STYLE B- SANTA BARBARA

1. Stucco, Light Sand Finish
2. Concrete 'S' Tile Roofing
3. Stucco Finial / Faux Chimney (DET-3 / A1.9)
4. Vinyl Windows
5. Fiberglass Entry Door
6. Decorative Exterior Lights & Raised Address Sign
7. Stucco Recess / Reveal at Windows/Doors
8. Stucco Arch
9. Gable End Half Pipe Faux Vent (DET-2 / A1.9)
10. Decorative Stucco Scalloped Sill Trim (DET-4 / A1.9)
11. Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.9)
12. Fiber Cement Board at Bay Window
13. Stucco Arch w/ Corbels
14. Stucco Decorative Foam Eaves (DET-7 / A1.9)
15. Concrete paver Caps At Shelf To Slope
16. Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-9 / A1.9)
17. Metal Juliet Balcony (DET-8 / A1.9)
18. Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.9)
19. Metal Grille & Decorative Scroll (DET-11 / A1.9)
20. Metal Sectional Garage Door w/ Rosette Dots and Faux Hinge Hardware
21. Stucco Battered/Sloped Wing Wall (DET-10/ A1.9)
22. Stucco Scalloped Hood w/ Corbels (DET-1/ A1.9)
23. Decorative Shutters (DET-4 / A1.9)
24. Garage Man Door
25. Metal Picket Railing w/ Decorative Scrolls
26. Simulated Wood Post
27. Stucco Low Wall w/ Saltillo Tile Cap
28. Scupper Drain
29. Stucco Faux Screen / Recess (DET-6 / A1.9)
30. Accent Ceramic Tile (DET-1 / A1.9)

SPOT ELEVATIONS		
	LOT #	LOT 10
CORNER		
FRONT LEFT	(FL)	0.0'
FRONT RIGHT	(FR)	+0.8'
REAR LEFT	(RL)	-0.5'
REAR RIGHT	(RR)	-1.9'

Elevations used at Lot 10

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PLAN 1 ELEVATIONS
B - SANTA BARBARA

A3.0.1



Right Elevation (ENHANCED)



Rear Elevation (ENHANCED)
Facing E. Route 66



Left Elevation (ENHANCED)

COLORS & MATERIALS LEGEND

STYLE B- SANTA BARBARA

1 Stucco, Light Sand Finish
2 Concrete 'S' Tile Roofing
3 Stucco Finial / Faux Chimney (DET-3 / A1.9)
4 Vinyl Windows
5 Fiberglass Entry Door
6 Decorative Exterior Lights & Raised Address Sign
7 Stucco Recess / Reveal at Windows/Doors
8 Stucco Arch
9 Gable End Half Pipe Faux Vent (DET-2 / A1.9)
10 Decorative Stucco Scalloped Sill Trim (DET-4 / A1.9)
11 Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.9)
12 Fiber Cement Board at Bay Window
13 Stucco Arch w/ Corbels
14 Stucco Decorative Foam Eaves (DET-7 / A1.9)
15 Concrete paver Caps At Shelf To Slope
16 Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-9 / A1.9)
17 Metal Juliet Balcony (DET-8 / A1.9)
18 Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.9)
19 Metal Grille & Decorative Scroll (DET-11 / A1.9)
20 Metal Sectional Garage Door w/ Rosette Dots and Faux Hinge Hardware
21 Stucco Battered/Sloped Wing Wall (DET-10/ A1.9)
22 Stucco Scalloped Hood w/ Corbels (DET-1/ A1.9)
23 Decorative Shutters (DET-4 / A1.9)
24 Garage Man Door
25 Metal Picket Railing w/ Decorative Scrolls
26 Simulated Wood Post
27 Stucco Low Wall w/ Saltillo Tile Cap
28 Scupper Drain
29 Stucco Faux Screen / Recess (DET-6 / A1.9)
30 Accent Ceramic Tile (DET-1 / A1.9)

SPOT ELEVATIONS				
	LOT #	LOT 2	LOT 4	LOT 6
CORNER				
FRONT LEFT	(FL)	0.0'	0.0'	0.0'
FRONT RIGHT	(FR)	+0.7'	+0.9'	-0.8'
REAR LEFT	(RL)	-0.7'	-1.0'	-0.6'
REAR RIGHT	(RR)	-0.7'	-0.7'	+0.1'

Elevations used at
Lots 2, 4, 6

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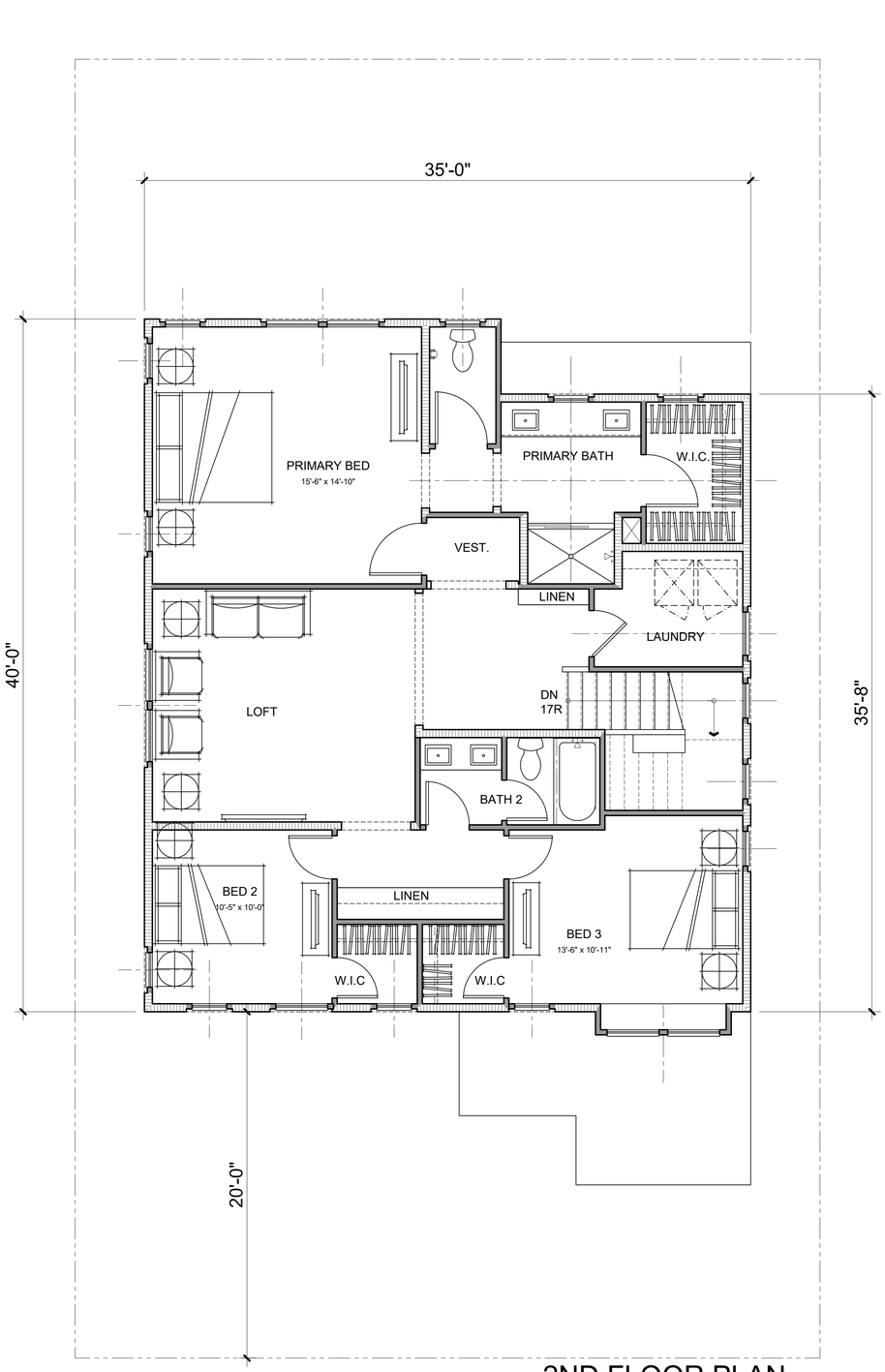
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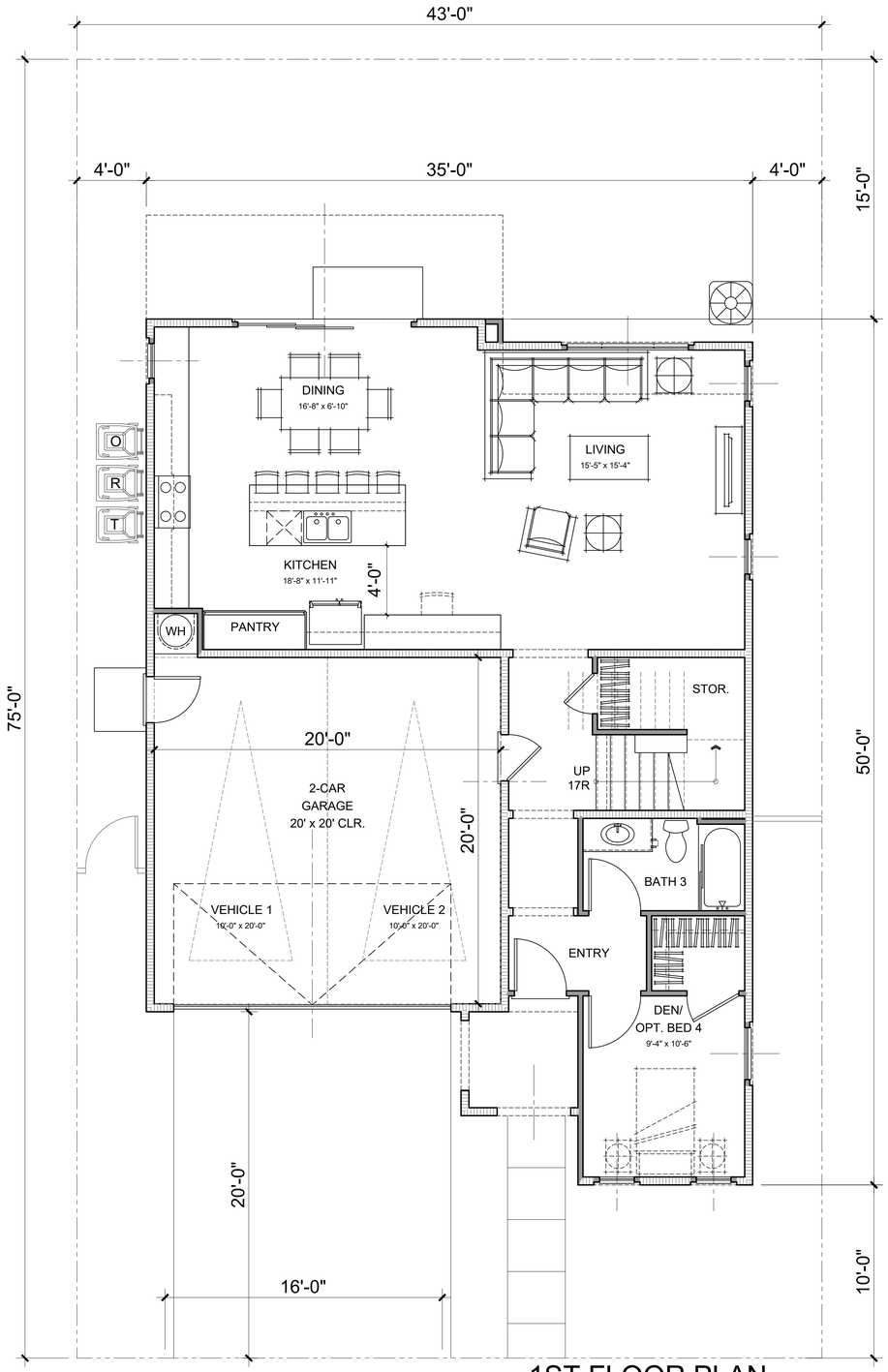
0 2 4 8

PLAN 1 ELEVATIONS
B (EB) - SANTA BARBARA

A3.0.2



2ND FLOOR PLAN



1ST FLOOR PLAN

P1 GROSS SF	
3 BED + OPT. BED / 3 BATH	
1ST FLOOR	1089 SQ. FT.
2ND FLOOR	1263 SQ. FT.
TOTAL LIVING	2352 SQ. FT.
GARAGE	426 SQ. FT.

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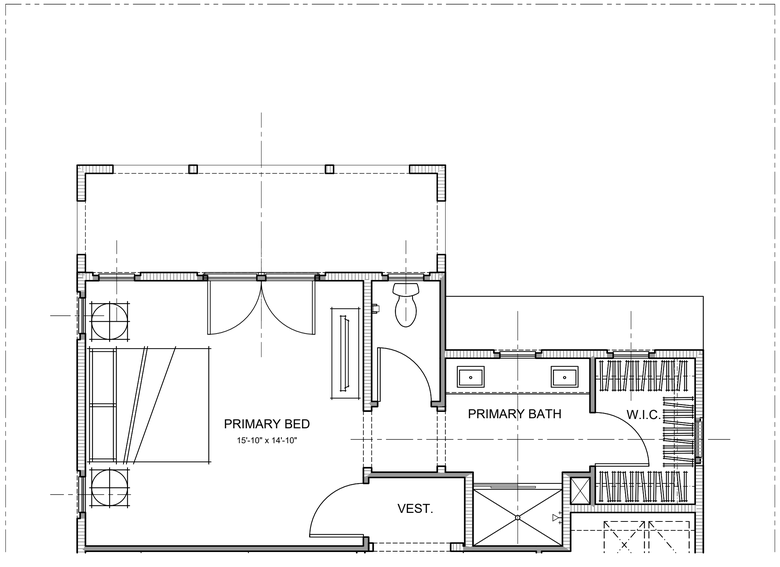
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PLAN 1 FLOOR PLANS

A3.1



2ND FLOOR PLAN - EB (ENHANCED)
FACING E. ROUTE 66

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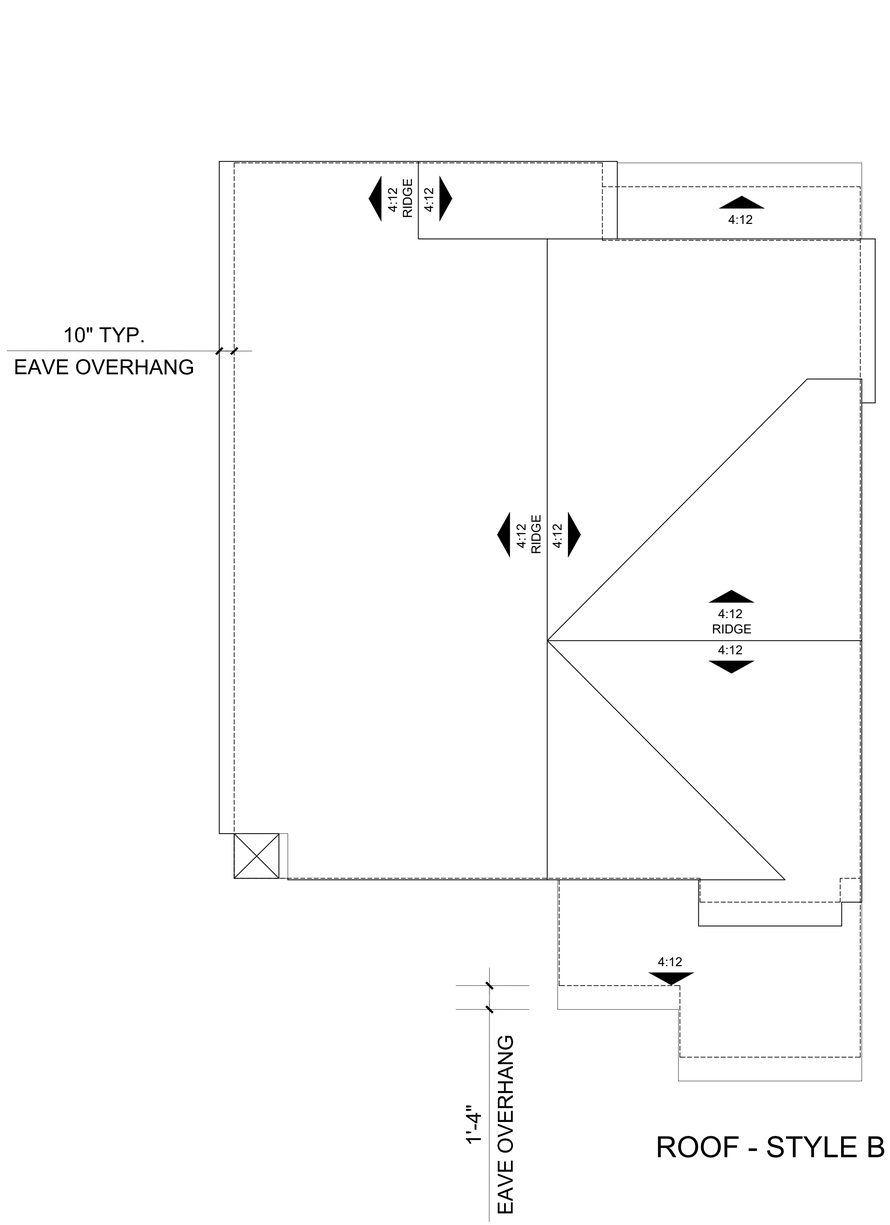
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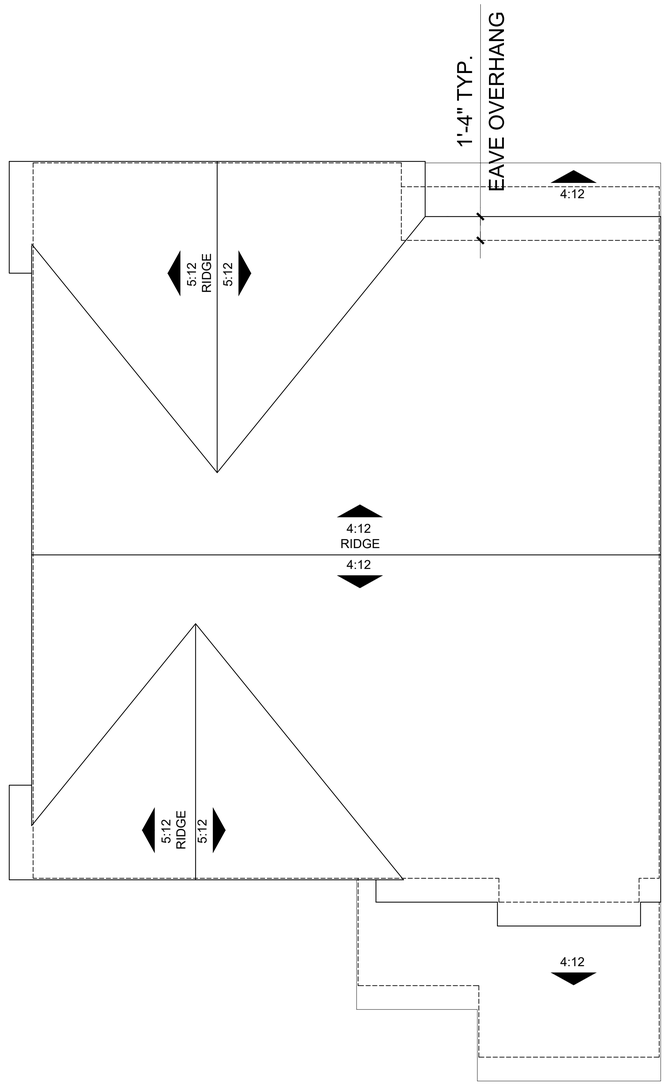
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PLAN 1 FLOOR PLANS
ENHANCED FLOOR PLANS

A3.2



ROOF - STYLE B



ROOF - STYLE A

*NO MECHANICAL EQUIPMENT TO BE PLACED ON ROOF

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PLAN 1 ROOF PLANS

A3.3



14 16 19

Right Elevation



10

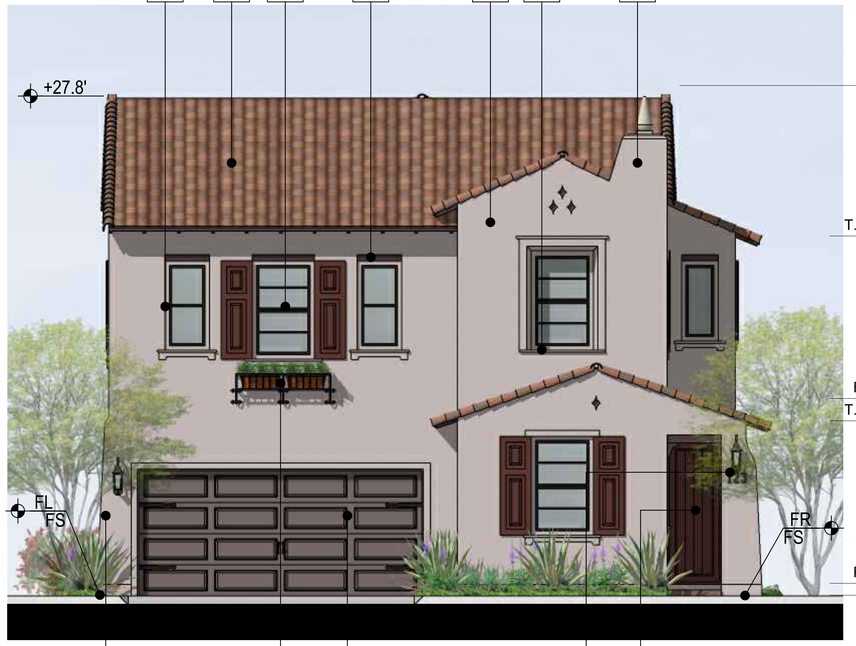
Rear Elevation



9 23

24

Left Elevation



7 2 4 13 1 15 3

21 18 20 6 5

Front Elevation

COLORS & MATERIALS LEGEND

STYLE A- COLONIAL

1. Stucco, Light Sand Finish
2. Concrete 'S' Tile Roofing
3. Stucco Finial / Faux Chimney (DET-3 / A1.8)
4. Vinyl Windows w/ Decorative Muntins
5. Fiberglass Entry Door
6. Decorative Exterior Lights & Raised Address Sign
7. Stucco Recess / Reveal at Windows/Doors
8. Stucco Basket-Handle Arch
9. Gable End Diamond Faux Vent Recess (DET-2 / A1.8)
10. Decorative Stucco Sill Trim (DET-4 / A1.8)
11. Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.8)
12. Fiber Cement Board at Bay Window (DET-9/ A1.8)
13. Simulated Wood Header Trim
14. Simulated Wood Corbel
15. Concrete Paver Caps At Shelf To Slope
16. Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-7 / A1.8)
17. Metal Juliet Balcony (DET-8 / A1.8)
18. Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.8)
19. Metal Grille & Decorative Scroll (DET-11 / A1.8)
20. Metal Sectional Garage Door w/ Pull Handles and Faux Hinge Hardware
21. Stucco Battered/Sloped Wing Wall (DET-10/ A1.8)
22. Canvas Awning w/ Metal Spear Brackets
23. Decorative Shutters (DET-4 / A1.8)
24. Garage Man Door
25. Metal Picket Railing
26. Simulated Wood Post
27. Stucco Faux Screen / Recess (DET-6 / A1.8)
28. Stucco Surround at Entry (DET-1 / A1.8)
29. Fiber Cement Panel Railing
30. Stucco Low Wall w/ Saltillo Tile Cap

SPOT ELEVATIONS

	LOT #	LOT 11	LOT 15	LOT 21
CORNER				
FRONT LEFT	(FL)	0.0'	0.0'	0.0'
FRONT RIGHT	(FR)	+1.0'	-1.3'	+0.8'
REAR LEFT	(RL)	-0.6'	-0.5	-0.6'
REAR RIGHT	(RR)	+0.6'	-1.8'	0.0'

Elevations used at Lots 11, 15, 21

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PLAN 2 ELEVATIONS
A - SPANISH COLONIAL

A4.0



Right Elevation (ENHANCED)



Rear Elevation (ENHANCED)
Facing E. Route 66



Left Elevation (ENHANCED)

COLORS & MATERIALS LEGEND

STYLE A- COLONIAL

1 Stucco, Light Sand Finish
2 Concrete 'S' Tile Roofing
3 Stucco Finial / Faux Chimney (DET-3 / A1.8)
4 Vinyl Windows w/ Decorative Muntins
5 Fiberglass Entry Door
6 Decorative Exterior Lights & Raised Address Sign
7 Stucco Recess / Reveal at Windows/Doors
8 Stucco Basket-Handle Arch
9 Gable End Diamond Faux Vent Recess (DET-2 / A1.8)
10 Decorative Stucco Sill Trim (DET-4 / A1.8)
11 Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.8)
12 Fiber Cement Board at Bay Window (DET-9/ A1.8)
13 Simulated Wood Header Trim
14 Simulated Wood Corbel
15 Concrete Paver Caps At Shelf To Slope
16 Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-7 / A1.8)
17 Metal Juliet Balcony (DET-8 / A1.8)
18 Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.8)
19 Metal Grille & Decorative Scroll (DET-11 / A1.8)
20 Metal Sectional Garage Door w/ Pull Handles and Faux Hinge Hardware
21 Stucco Battered/Sloped Wing Wall (DET-10/ A1.8)
22 Canvas Awning w/ Metal Spear Brackets
23 Decorative Shutters (DET-4 / A1.8)
24 Garage Man Door
25 Metal Picket Railing
26 Simulated Wood Post
27 Stucco Faux Screen / Recess (DET-6 / A1.8)
28 Stucco Surround at Entry (DET-1 / A1.8)
29 Fiber Cement Panel Railing
30 Stucco Low Wall w/ Saltillo Tile Cap

SPOT ELEVATIONS			
	LOT #	LOT 3	LOT 5
CORNER			
FRONT LEFT	(FL)	0.0'	0.0'
FRONT RIGHT	(FR)	-0.3'	+0.8'
REAR LEFT	(RL)	-0.4'	-1.3'
REAR RIGHT	(RR)	-1.4'	-0.3'

Elevations used at Lots 3, 5

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PLAN 2 ELEVATIONS
A (EA) - SPANISH COLONIAL

A4.0.1



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

COLORS & MATERIALS LEGEND

STYLE B- SANTA BARBARA

1. Stucco, Light Sand Finish
2. Concrete 'S' Tile Roofing
3. Stucco Finial / Faux Chimney (DET-3 / A1.9)
4. Vinyl Windows
5. Fiberglass Entry Door
6. Decorative Exterior Lights & Raised Address Sign
7. Stucco Recess / Reveal at Windows/Doors
8. Stucco Arch
9. Gable End Half Pipe Faux Vent (DET-2 / A1.9)
10. Decorative Stucco Scalloped Sill Trim (DET-4 / A1.9)
11. Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.9)
12. Fiber Cement Board at Bay Window
13. Stucco Arch w/ Corbels
14. Stucco Decorative Foam Eaves (DET-7 / A1.9)
15. Concrete paver Caps At Shelf To Slope
16. Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-9 / A1.9)
17. Metal Juliet Balcony (DET-8 / A1.9)
18. Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.9)
19. Metal Grille & Decorative Scroll (DET-11 / A1.9)
20. Metal Sectional Garage Door w/ Rosette Dots and Faux Hinge Hardware
21. Stucco Battered/Sloped Wing Wall (DET-10/ A1.9)
22. Stucco Scalloped Hood w/ Corbels (DET-1/ A1.9)
23. Decorative Shutters (DET-4 / A1.9)
24. Garage Man Door
25. Metal Picket Railing w/ Decorative Scrolls
26. Simulated Wood Post
27. Stucco Low Wall w/ Saltillo Tile Cap
28. Scupper Drain
29. Stucco Faux Screen / Recess (DET-6 / A1.9)
30. Accent Ceramic Tile (DET-1 / A1.9)

SPOT ELEVATIONS

	LOT #	LOT 9	LOT 13	LOT 23	LOT 26
CORNER					
FRONT LEFT	(FL)	0.0'	0.0'	0.0'	0.0'
FRONT RIGHT	(FR)	-1.2'	+1.3'	-0.7'	-1.2'
REAR LEFT	(RL)	-0.8'	0.0'	-0.7'	0.0'
REAR RIGHT	(RR)	-2.8'	+1.1'	-1.4'	-2.0'

Elevations used at Lots 9, 13, 23, 26

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PLAN 2 ELEVATIONS
B - SANTA BARBARA

A4.0.2



12

Left Elevation (ALT) at Lot 18



Front Elevation (ALT) at Lot 18

COLORS & MATERIALS LEGEND

STYLE B- SANTA BARBARA

1. Stucco, Light Sand Finish
2. Concrete 'S' Tile Roofing
3. Stucco Finial / Faux Chimney (DET-3 / A1.9)
4. Vinyl Windows
5. Fiberglass Entry Door
6. Decorative Exterior Lights & Raised Address Sign
7. Stucco Recess / Reveal at Windows/Doors
8. Stucco Arch
9. Gable End Half Pipe Faux Vent (DET-2 / A1.9)
10. Decorative Stucco Scalloped Sill Trim (DET-4 / A1.9)
11. Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.9)
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14. Stucco Decorative Foam Eaves (DET-7 / A1.9)
15. Concrete paver Caps At Shelf To Slope
16. Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-9 / A1.9)
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18. Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.9)
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21. Stucco Battered/Sloped Wing Wall (DET-10/ A1.9)
22. Stucco Scalloped Hood w/ Corbels (DET-1/ A1.9)
23. Decorative Shutters (DET-4 / A1.9)
24. Garage Man Door
25. Metal Picket Railing w/ Decorative Scrolls
26. Simulated Wood Post
27. Stucco Low Wall w/ Saltillo Tile Cap
28. Scupper Drain
29. Stucco Faux Screen / Recess (DET-6 / A1.9)
30. Accent Ceramic Tile (DET-1 / A1.9)

SPOT ELEVATIONS		
	LOT #	LOT 18
CORNER		
FRONT LEFT	(FL)	0.0'
FRONT RIGHT	(FR)	-0.8'
REAR LEFT	(RL)	+0.7'
REAR RIGHT	(RR)	+0.4

Elevations used at Lot 18

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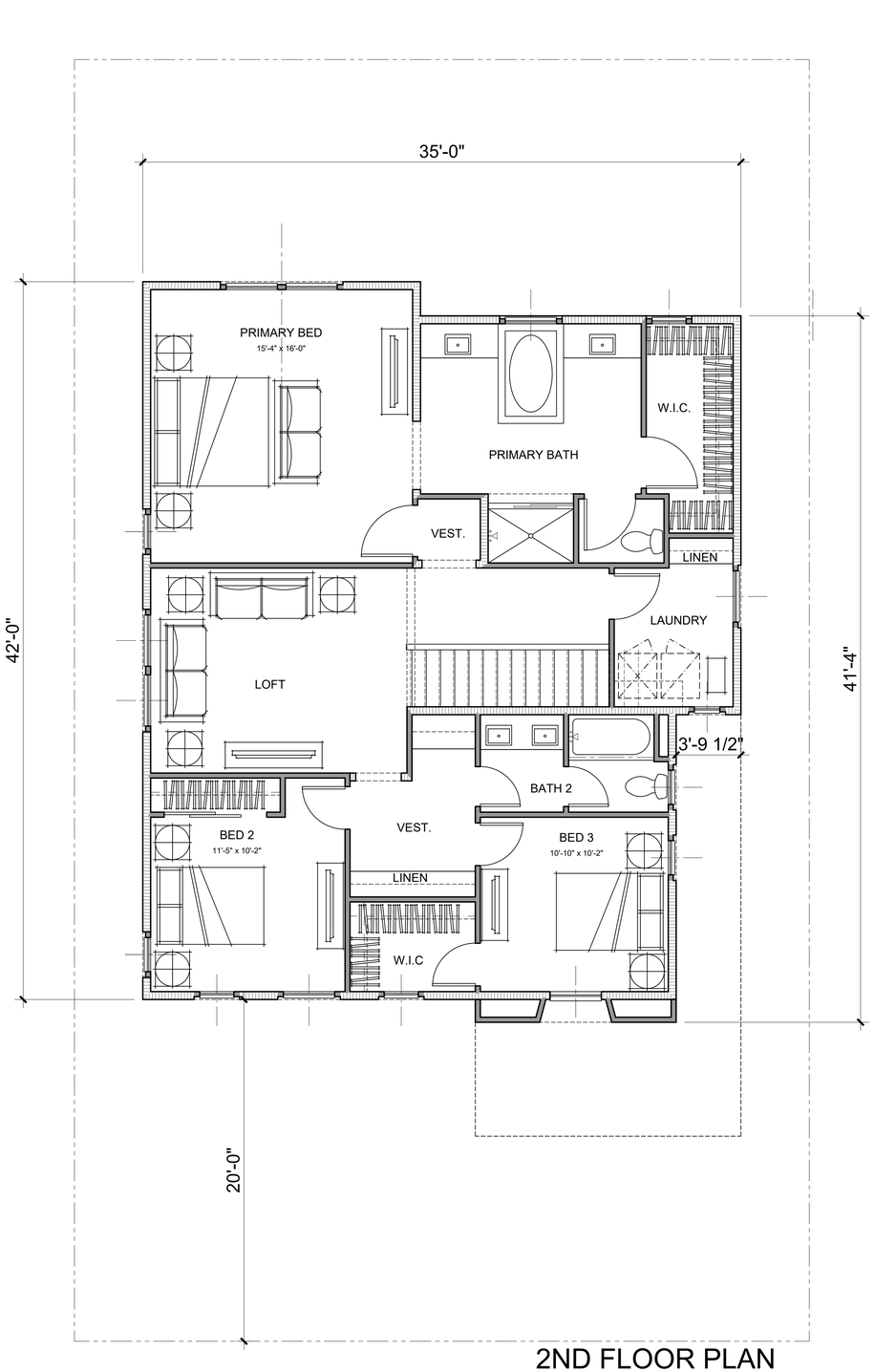
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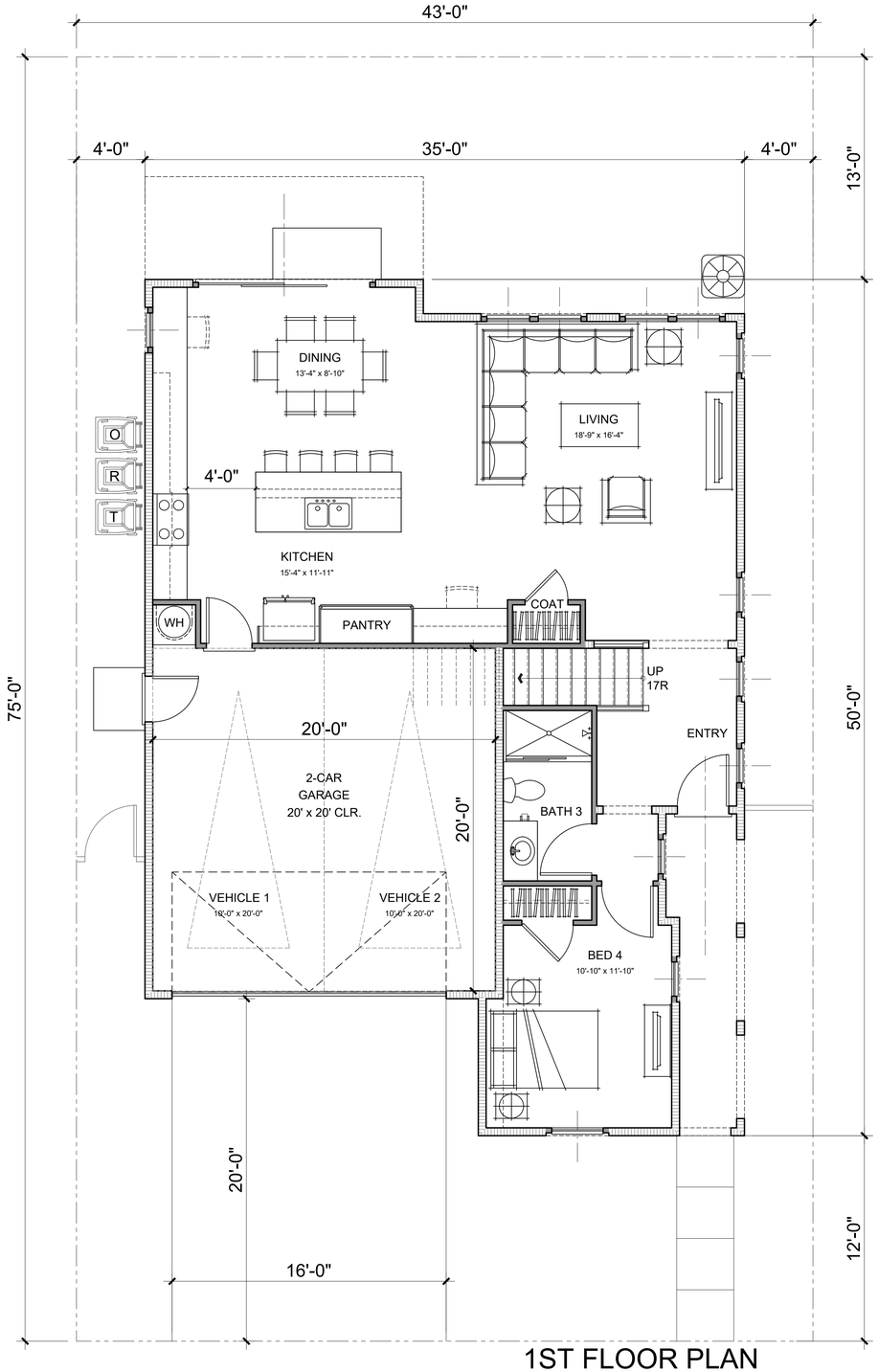
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PLAN 2 ELEVATIONS
B (ALT) - SANTA BARBARA

A4.0.3



2ND FLOOR PLAN



1ST FLOOR PLAN

P2 GROSS SF	
4 BED / 3 BATH	
1ST FLOOR	1071 SQ. FT.
2ND FLOOR	1331 SQ. FT.
TOTAL LIVING	2402 SQ. FT.
GARAGE	426 SQ. FT.

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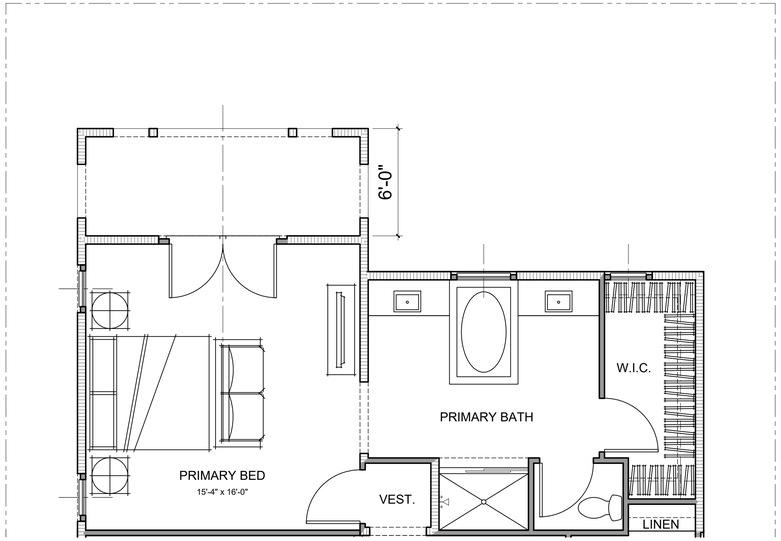
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PLAN 2 FLOOR PLANS

A4.1



2ND FLOOR PLAN - EA (ENHANCED)
FACING E. ROUTE 66

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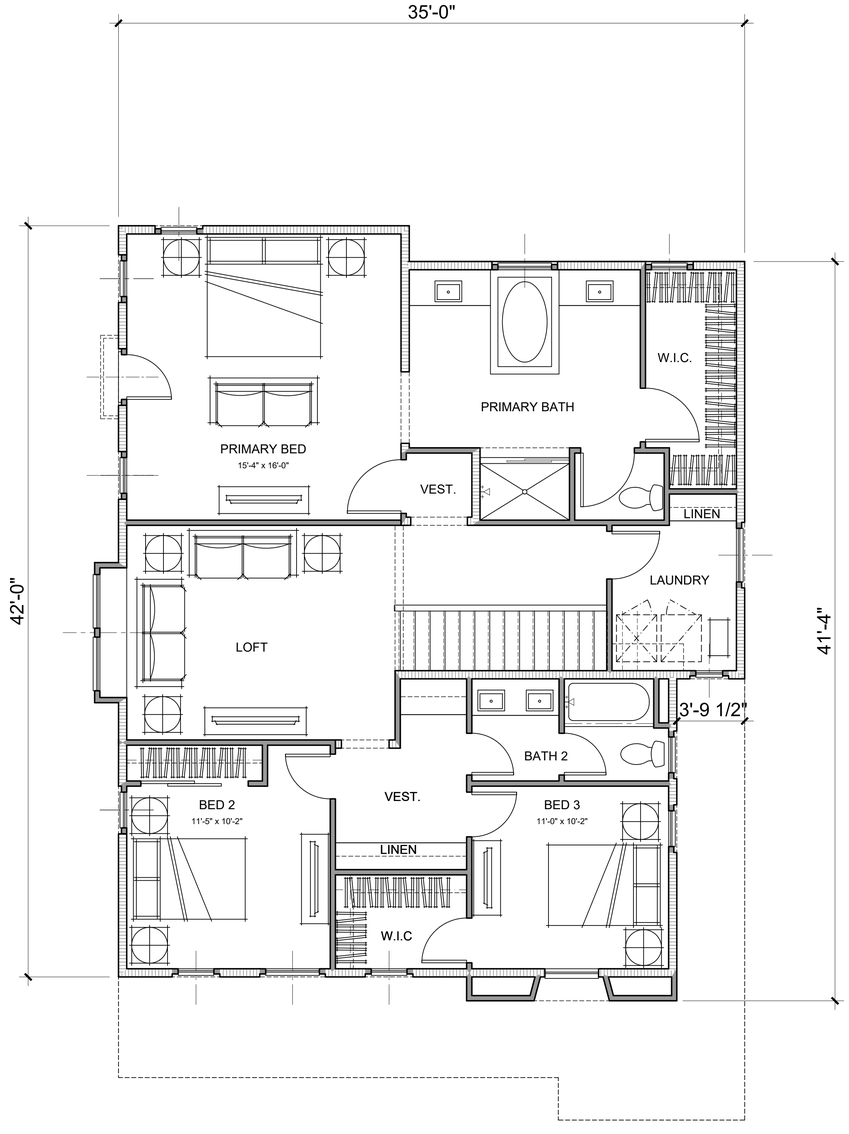
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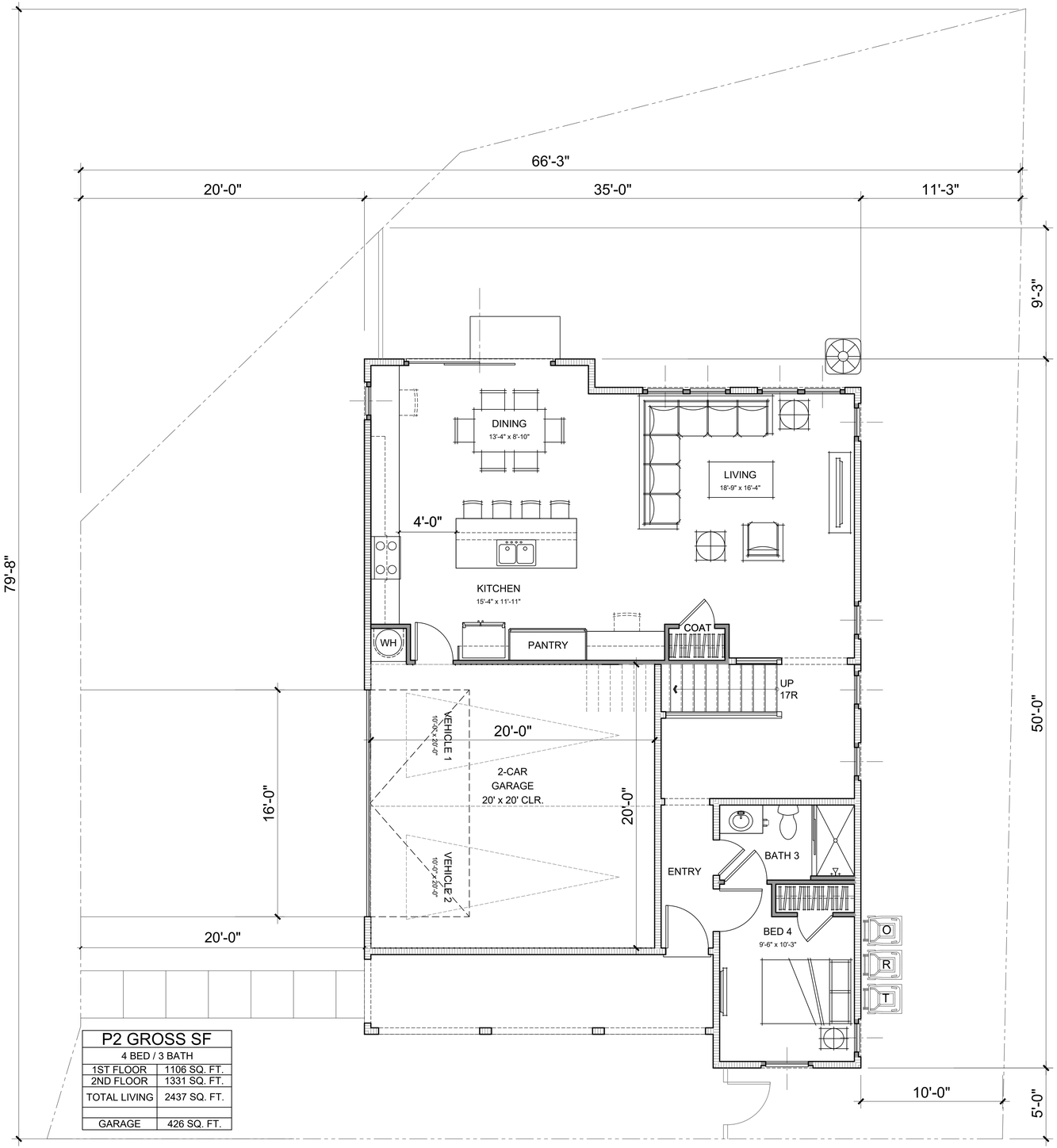
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PLAN 2 FLOOR PLANS
ENHANCED FLOOR PLANS

A4.2



2ND FLOOR PLAN (ALT) AT LOT 18



P2 GROSS SF	
4 BED / 3 BATH	
1ST FLOOR	1106 SQ. FT.
2ND FLOOR	1331 SQ. FT.
TOTAL LIVING	2437 SQ. FT.
GARAGE	426 SQ. FT.

1ST FLOOR PLAN (ALT) AT LOT 18

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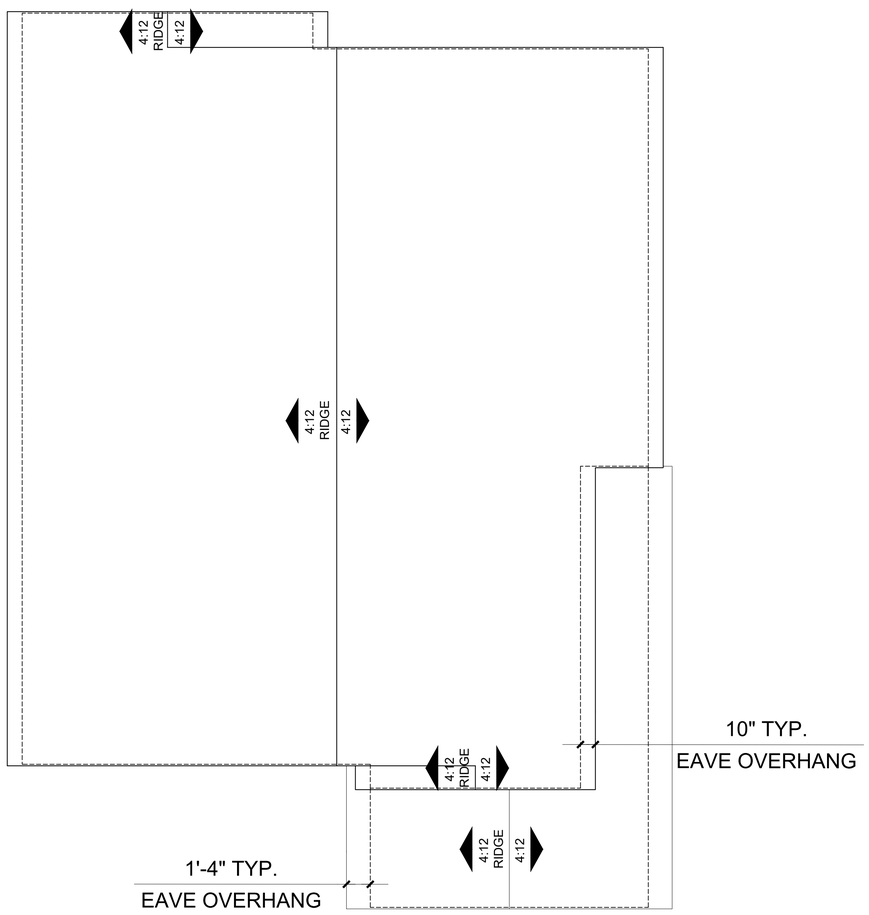
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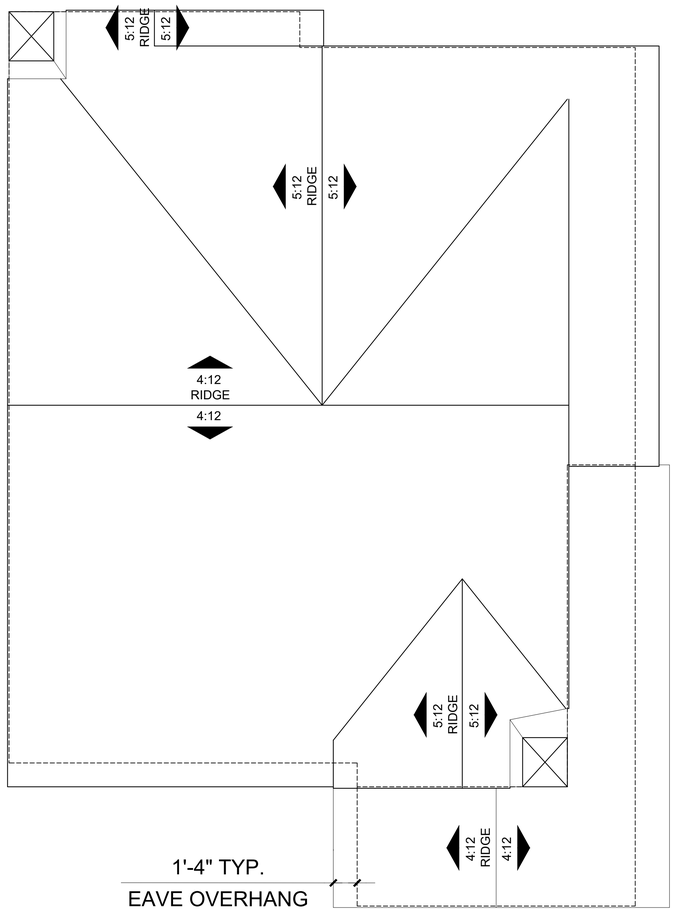
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PLAN 2 FLOOR PLANS
ALT FLOOR PLANS

A4.3



ROOF - STYLE B



ROOF - STYLE A

*NO MECHANICAL EQUIPMENT TO
BE PLACED ON ROOF

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PLAN 2 ROOF PLANS

A4.4



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

COLORS & MATERIALS LEGEND

STYLE A- COLONIAL

1. Stucco, Light Sand Finish
2. Concrete 'S' Tile Roofing
3. Stucco Finial / Faux Chimney (DET-3 / A1.8)
4. Vinyl Windows w/ Decorative Muntins
5. Fiberglass Entry Door
6. Decorative Exterior Lights & Raised Address Sign
7. Stucco Recess / Reveal at Windows/Doors
8. Stucco Basket-Handle Arch
9. Gable End Diamond Faux Vent Recess (DET-2 / A1.8)
10. Decorative Stucco Sill Trim (DET-4 / A1.8)
11. Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.8)
12. Fiber Cement Board at Bay Window (DET-9/ A1.8)
13. Simulated Wood Header Trim
14. Simulated Wood Corbel
15. Concrete Paver Caps At Shelf To Slope
16. Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-7 / A1.8)
17. Metal Juliet Balcony (DET-8 / A1.8)
18. Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.8)
19. Metal Grille & Decorative Scroll (DET-11 / A1.8)
20. Metal Sectional Garage Door w/ Pull Handles and Faux Hinge Hardware
21. Stucco Battered/Sloped Wing Wall (DET-10/ A1.8)
22. Canvas Awning w/ Metal Spear Brackets
23. Decorative Shutters (DET-4 / A1.8)
24. Garage Man Door
25. Metal Picket Railing
26. Simulated Wood Post
27. Stucco Faux Screen / Recess (DET-6 / A1.8)
28. Stucco Surround at Entry (DET-1 / A1.8)
29. Fiber Cement Panel Railing
30. Stucco Low Wall w/ Saltillo Tile Cap

SPOT ELEVATIONS

	LOT #	LOT 8	LOT 17	LOT 24	LOT 25
CORNER					
FRONT LEFT	(FL)	0.0'	0.0'	0.0'	0.0'
FRONT RIGHT	(FR)	-0.2'	-1.9'	-0.7'	+0.3'
REAR LEFT	(RL)	-0.9'	-0.4'	-0.7'	+0.0'
REAR RIGHT	(RR)	-1.1'	+0.7'	-1.4'	+0.4'

Elevations used at Lots 8, 17, 24, 25

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0 2 4 8

PLAN 3 ELEVATIONS
A - SPANISH COLONIAL

A5.0



30

Right Elevation - ENHANCED



25 29 14 8

Rear Elevation - ENHANCED
Facing E. Route 66



Left Elevation (ENHANCED)

COLORS & MATERIALS LEGEND

STYLE A- COLONIAL

1 Stucco, Light Sand Finish
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19 Metal Grille & Decorative Scroll (DET-11 / A1.8)
20 Metal Sectional Garage Door w/ Pull Handles and Faux Hinge Hardware
21 Stucco Battered/Sloped Wing Wall (DET-10/ A1.8)
22 Canvas Awning w/ Metal Spear Brackets
23 Decorative Shutters (DET-4 / A1.8)
24 Garage Man Door
25 Metal Picket Railing
26 Simulated Wood Post
27 Stucco Faux Screen / Recess (DET-6 / A1.8)
28 Stucco Surround at Entry (DET-1 / A1.8)
29 Fiber Cement Panel Railing
30 Stucco Low Wall w/ Saltillo Tile Cap

SPOT ELEVATIONS			
	LOT #	LOT 1	LOT 7
CORNER			
FRONT LEFT	(FL)	0.0'	0.0'
FRONT RIGHT	(FR)	+1.0'	+0.1'
REAR LEFT	(RL)	-0.6'	-0.6'
REAR RIGHT	(RR)	+0.1'	+1.0'

Elevations used at Lots 1, 7

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3rd Planning Submittal:	2026-03-24

0 2 4 8

PLAN 3 ELEVATIONS
A - SPANISH COLONIAL ENHANCED

A5.0.1



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

COLORS & MATERIALS LEGEND

STYLE B- SANTA BARBARA

1. Stucco, Light Sand Finish
2. Concrete 'S' Tile Roofing
3. Stucco Finial / Faux Chimney (DET-3 / A1.9)
4. Vinyl Windows
5. Fiberglass Entry Door
6. Decorative Exterior Lights & Raised Address Sign
7. Stucco Recess / Reveal at Windows/Doors
8. Stucco Arch
9. Gable End Half Pipe Faux Vent (DET-2 / A1.9)
10. Decorative Stucco Scalloped Sill Trim (DET-4 / A1.9)
11. Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.9)
12. Fiber Cement Board at Bay Window
13. Stucco Arch w/ Corbels
14. Stucco Decorative Foam Eaves (DET-7 / A1.9)
15. Concrete paver Caps At Shelf To Slope
16. Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-9 / A1.9)
17. Metal Juliet Balcony (DET-8 / A1.9)
18. Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.9)
19. Metal Grille & Decorative Scroll (DET-11 / A1.9)
20. Metal Sectional Garage Door w/ Rosette Dots and Faux Hinge Hardware
21. Stucco Battered/Sloped Wing Wall (DET-10/ A1.9)
22. Stucco Scalloped Hood w/ Corbels (DET-1/ A1.9)
23. Decorative Shutters (DET-4 / A1.9)
24. Garage Man Door
25. Metal Picket Railing w/ Decorative Scrolls
26. Simulated Wood Post
27. Stucco Low Wall w/ Saltillo Tile Cap
28. Scupper Drain
29. Stucco Faux Screen / Recess (DET-6 / A1.9)
30. Accent Ceramic Tile (DET-1 / A1.9)

SPOT ELEVATIONS			
	LOT #	LOT 19	LOT 20
CORNER			
FRONT LEFT	(FL)	0.0'	0.0'
FRONT RIGHT	(FR)	-0.6'	+1.3'
REAR LEFT	(RL)	-0.2'	-0.8'
REAR RIGHT	(RR)	-0.8'	-0.2'

Elevations used at Lots 19, 20

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MW INVESTMENTS, LLC.

MOUNTAIN VIEW CROSSING
GLENDORA, CA # 20241252

ENTITLEMENT SUBMITTAL
May 12, 2026

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PLAN 3 ELEVATIONS
B - SANTA BARBARA

A5.0.2



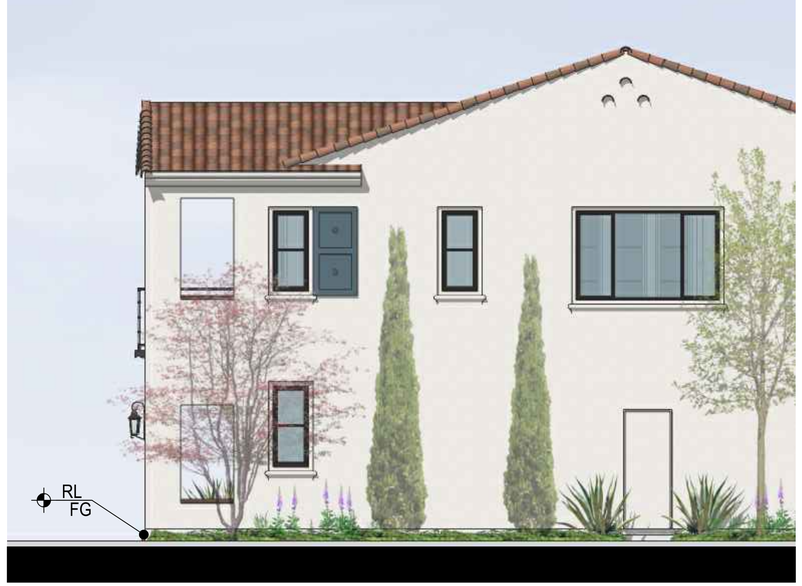
27

Right Elevation - ENHANCED



24 13

Rear Elevation - ENHANCED
Facing Site Entry



Left Elevation (ENHANCED)

COLORS & MATERIALS LEGEND

STYLE B- SANTA BARBARA

1 Stucco, Light Sand Finish
2 Concrete 'S' Tile Roofing
3 Stucco Finial / Faux Chimney (DET-3 / A1.9)
4 Vinyl Windows
5 Fiberglass Entry Door
6 Decorative Exterior Lights & Raised Address Sign
7 Stucco Recess / Reveal at Windows/Doors
8 Stucco Arch
9 Gable End Half Pipe Faux Vent (DET-2 / A1.9)
10 Decorative Stucco Scalloped Sill Trim (DET-4 / A1.9)
11 Low Stucco Barranca w/ Concrete Paver Cap (DET-12 / A1.9)
12 Fiber Cement Board at Bay Window
13 Stucco Arch w/ Corbels
14 Stucco Decorative Foam Eaves (DET-7 / A1.9)
15 Concrete paver Caps At Shelf To Slope
16 Exposed Decorative Truss Tails w/ 2x3 Fascia Board (DET-9 / A1.9)
17 Metal Juliet Balcony (DET-8 / A1.9)
18 Metal Pot Shelf w/ Scroll Brackets (DET-5 / A1.9)
19 Metal Grille & Decorative Scroll (DET-11 / A1.9)
20 Metal Sectional Garage Door w/ Rosette Dots and Faux Hinge Hardware
21 Stucco Battered/Sloped Wing Wall (DET-10/ A1.9)
22 Stucco Scalloped Hood w/ Corbels (DET-1/ A1.9)
23 Decorative Shutters (DET-4 / A1.9)
24 Garage Man Door
25 Metal Picket Railing w/ Decorative Scrolls
26 Simulated Wood Post
27 Stucco Low Wall w/ Saltillo Tile Cap
28 Scupper Drain
29 Stucco Faux Screen / Recess (DET-6 / A1.9)
30 Accent Ceramic Tile (DET-1 / A1.9)

SPOT ELEVATIONS		
	LOT #	LOT 28
CORNER		
FRONT LEFT	(FL)	0.0'
FRONT RIGHT	(FR)	-1.0'
REAR LEFT	(RL)	-0.7'
REAR RIGHT	(RR)	-1.8'

Elevations used at Lot 28

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MOUNTAIN VIEW CROSSING
GLENDORA, CA # 20241252

ENTITLEMENT SUBMITTAL
May 12, 2026

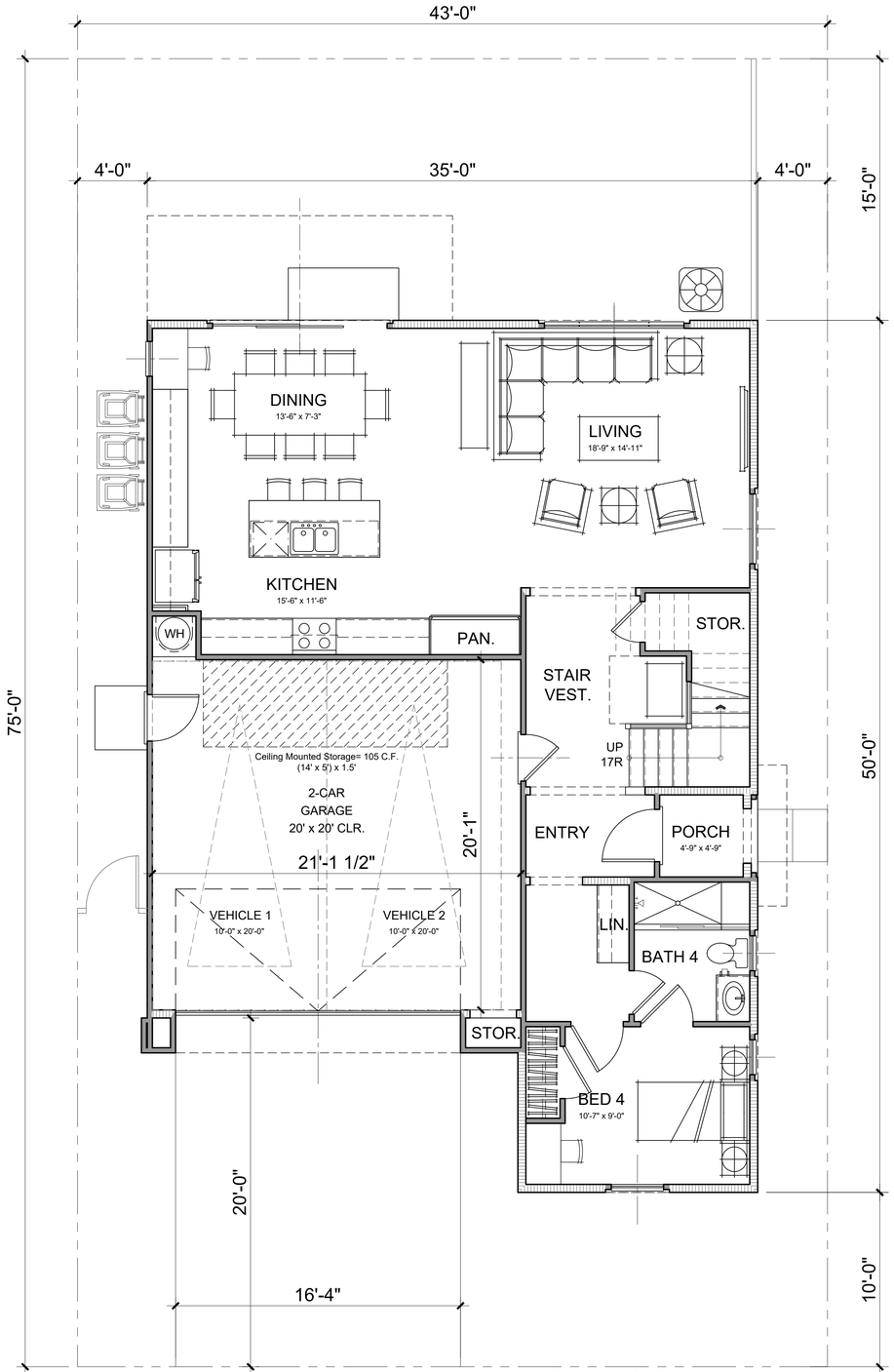
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PLAN 3 ELEVATIONS
B - SANTA BARBARA ENHANCED

A5.0.3



2ND FLOOR PLAN



1ST FLOOR PLAN

P3 GROSS SF	
4 BED / 4 BATH	
1ST FLOOR	1088 SQ. FT.
2ND FLOOR	1391 SQ. FT.
TOTAL LIVING	2479 SQ. FT.
GARAGE	454 SQ. FT.

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GLENDORA, CA # 20241252

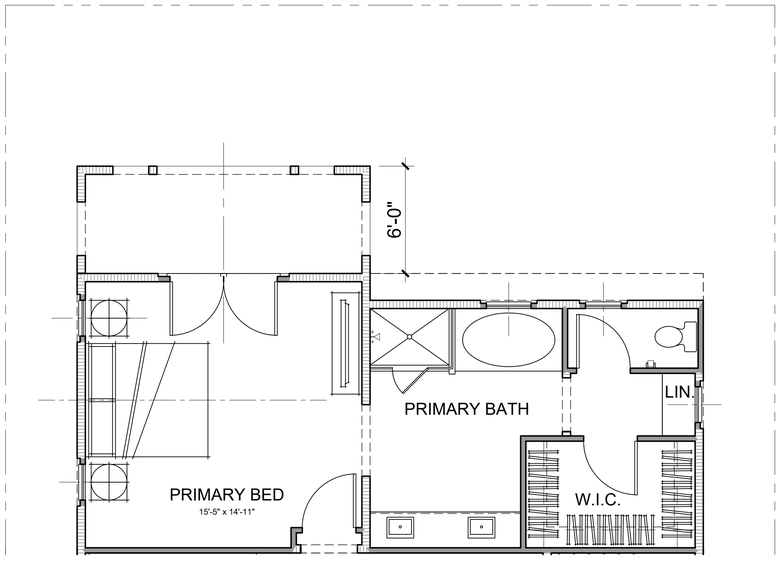
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0 2 4 8

PLAN 3 FLOOR PLANS

A5.1



2ND FLOOR PLAN - EA (ENHANCED)
FACING E. ROUTE 66

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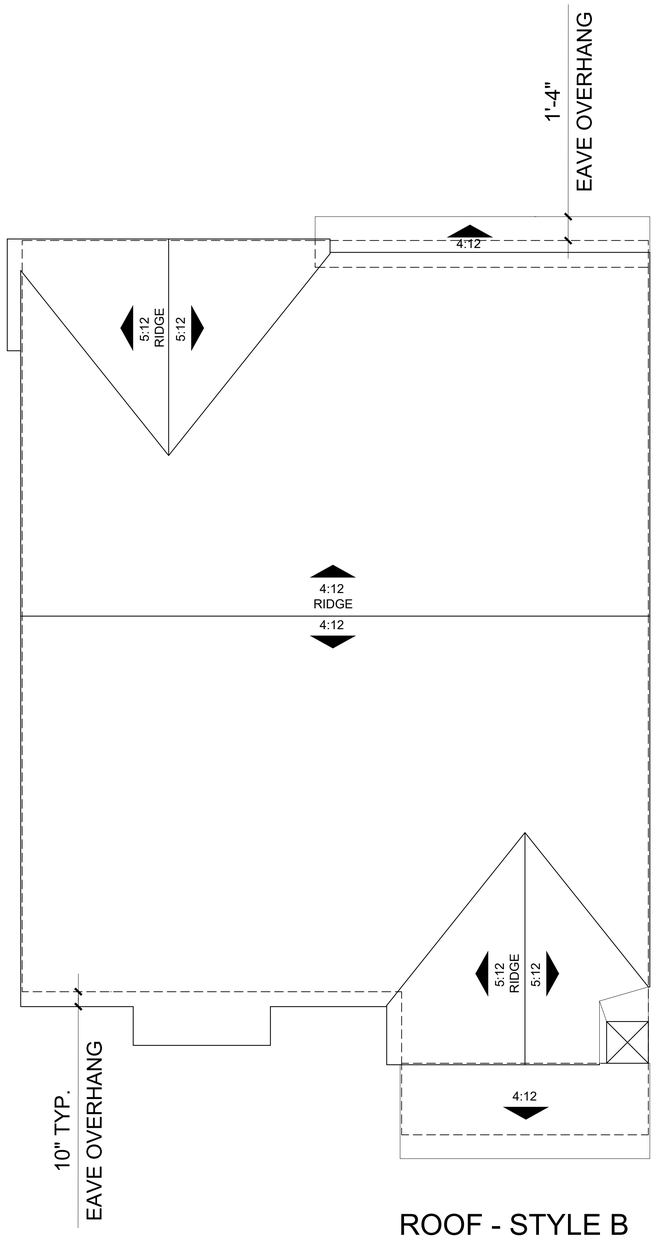
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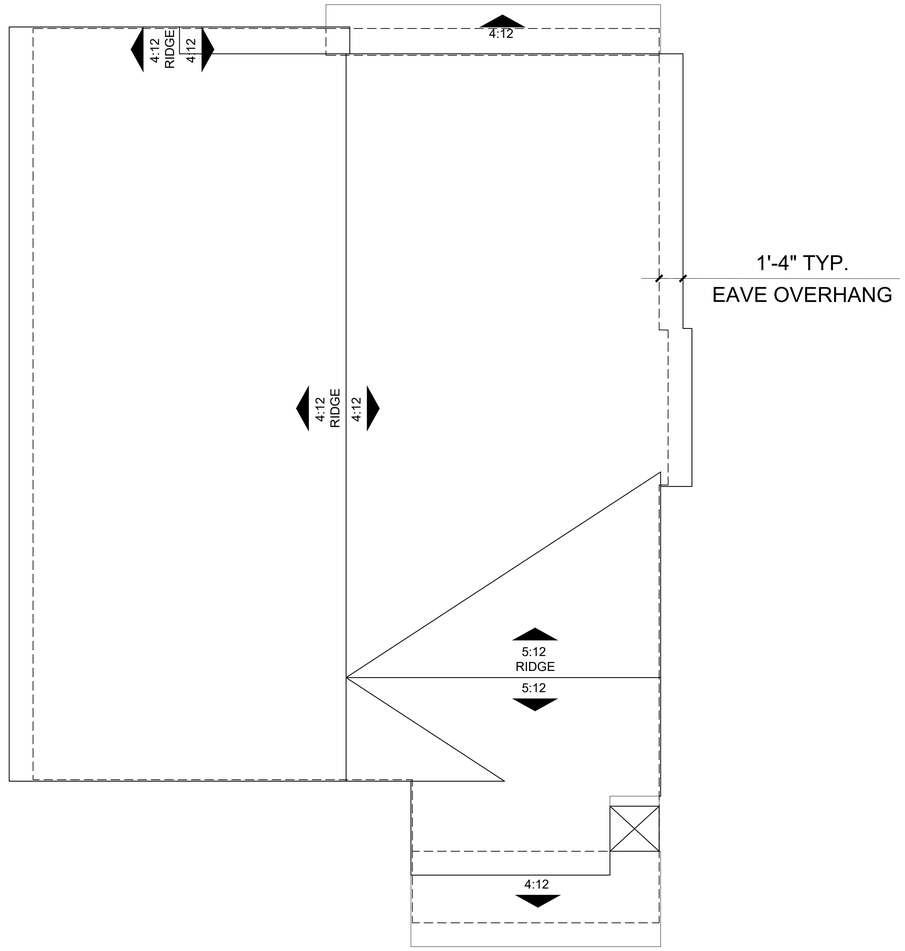
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PLAN 3 FLOOR PLANS
ENHANCED FLOOR PLANS

A5.2



ROOF - STYLE B



ROOF - STYLE A

*NO MECHANICAL EQUIPMENT TO BE PLACED ON ROOF

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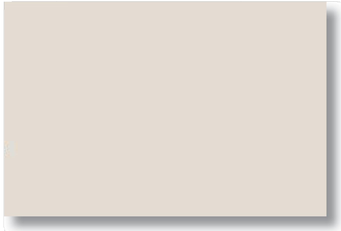
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PLAN 3 ROOF PLANS

A5.3

STYLE A - SPANISH COLONIAL

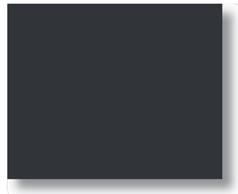
COLOR SCHEME 1



STUCCO BODY
SW7035 - AESTHETIC WHITE



BAY WINDOWS | SIMULATED WOOD BEAM | TRUSS TAILS
SW6013 - BITTER CHOCOLATE



ENTRY DOOR 1 | SHUTTERS
SW6992 - INKWELL



ENTRY DOOR 2 | SHUTTERS
SW6055 - FIERY BROWN



GARAGE DOORS
SW6012 - BROWSE BROWN



METALS RAILINGS | METAL BRACKETS
SW6990 - CAVIAR



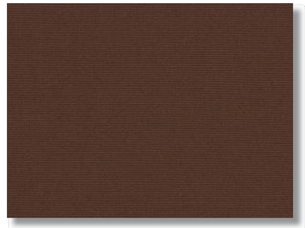
PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK



WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BARK

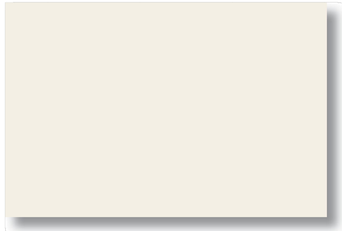


SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - CALIFORNIA MISSION BLEND



CANVAS
SUNBRELLA - TRUE BROWN

COLOR SCHEME 2



STUCCO BODY
SW7103 - WHITETAIL



BAY WINDOWS | SIMULATED WOOD BEAM | TRUSS TAILS
SW6082 - COBBLE BROWN



ENTRY DOOR 1 | SHUTTERS
SW6523 - DENIM



ENTRY DOOR 2 | SHUTTERS
SW6067 - MOCHA



GARAGE DOORS
SW9084 - COCOA WHIP



METALS RAILINGS | METAL BRACKETS
SW7048 - URBANE BRONZE



PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK



WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BARK

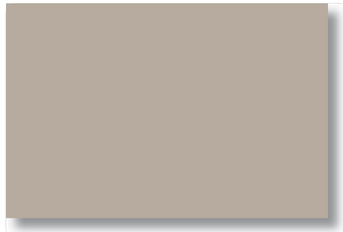


SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - CASA GRANDE BLEND



CANVAS
SUNBRELLA - NURTURE INDIGO

COLOR SCHEME 3



STUCCO BODY
SW6073 - PERFECT GREIGE



BAY WINDOWS | SIMULATED WOOD BEAM | TRUSS TAILS
SW6076 - TURKISH COFFEE



ENTRY DOOR 1 | SHUTTERS
SW7041 - VAN DYKE BROWN



ENTRY DOOR 2 | SHUTTERS
SW6047 - HOT COCOA



GARAGE DOORS
SW6075 - GARRET GRAY



METALS RAILINGS | METAL BRACKETS
SW7047 - PORPOISE



PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK



WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BLACK BEAN



SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - CALIFORNIA MISSION BLEND



CANVAS
SUNBRELLA - BLEND COAL

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COLOR & MATERIAL BOARD

A6.0

STYLE B - SPANISH SANTA BARBARA

COLOR SCHEME 4

STUCCO BODY
SW7005 - PURE WHITE

BAY WINDOWS | SIMULATED WOOD BEAM | TRUSS TAILS
SW7026 - GRIFFIN

ENTRY DOOR 1 | SHUTTERS
SW6335 - FRIED BRICK

ENTRY DOOR 2 | SHUTTERS
SW7604 - SMOKY BLUE

GARAGE DOORS
SW6159 - HIGH TEA

METALS RAILINGS | METAL BRACKETS
SW7020 - BLACK FOX

SPANISH TILE
MADRID TALAVERA
GROUT - ORCO MAC CREAM

PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BLACK BEAN

SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - COPPER MOUNTAIN BLEND

COLOR SCHEME 5

STUCCO BODY
SW6147 - PANDA WHITE

BAY WINDOWS | SIMULATED WOOD BEAM | TRUSS TAILS
SW7018 - DOVETAIL

ENTRY DOOR 1 | SHUTTERS
SW7068 - GRIZZLE GRAY

ENTRY DOOR 2 | SHUTTERS
SW7614 - ST.BART'S

GARAGE DOORS
SW7645 - THUNDER GRAY

METALS RAILINGS | METAL BRACKETS
SW7069 - IRON ORE

SPANISH TILE
TURQUOISE & BLUE LACE TALAVERA
GROUT - ORCO MAC CREAM

PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BLACK BEAN

SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - COPPER MOUNTAIN BLEND

COLOR SCHEME 6

STUCCO BODY
SW6078 - REALIST BEIGE

BAY WINDOWS | SIMULATED WOOD BEAM | TRUSS TAILS
SW6083 - SABLE

ENTRY DOOR 1 | SHUTTERS
SW2862 - BURMA JADE

ENTRY DOOR 2 | SHUTTERS
SW9177 - SALTY DOG

GARAGE DOORS
SW6082 - COBBLE BROWN

METALS RAILINGS | METAL BRACKETS
SW6991 - BLACK MAGIC

SPANISH TILE
DOLORES TALAVERA
GROUT - ORCO MAC CREAM

PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

WINDOWS
MILGARD ULTRA SERIES
FIBERGLASS - BARK

SPANISH 'S' TILE ROOF
WESTLAKE - BARCELONA - SMOKEY TOPAZ BLEND

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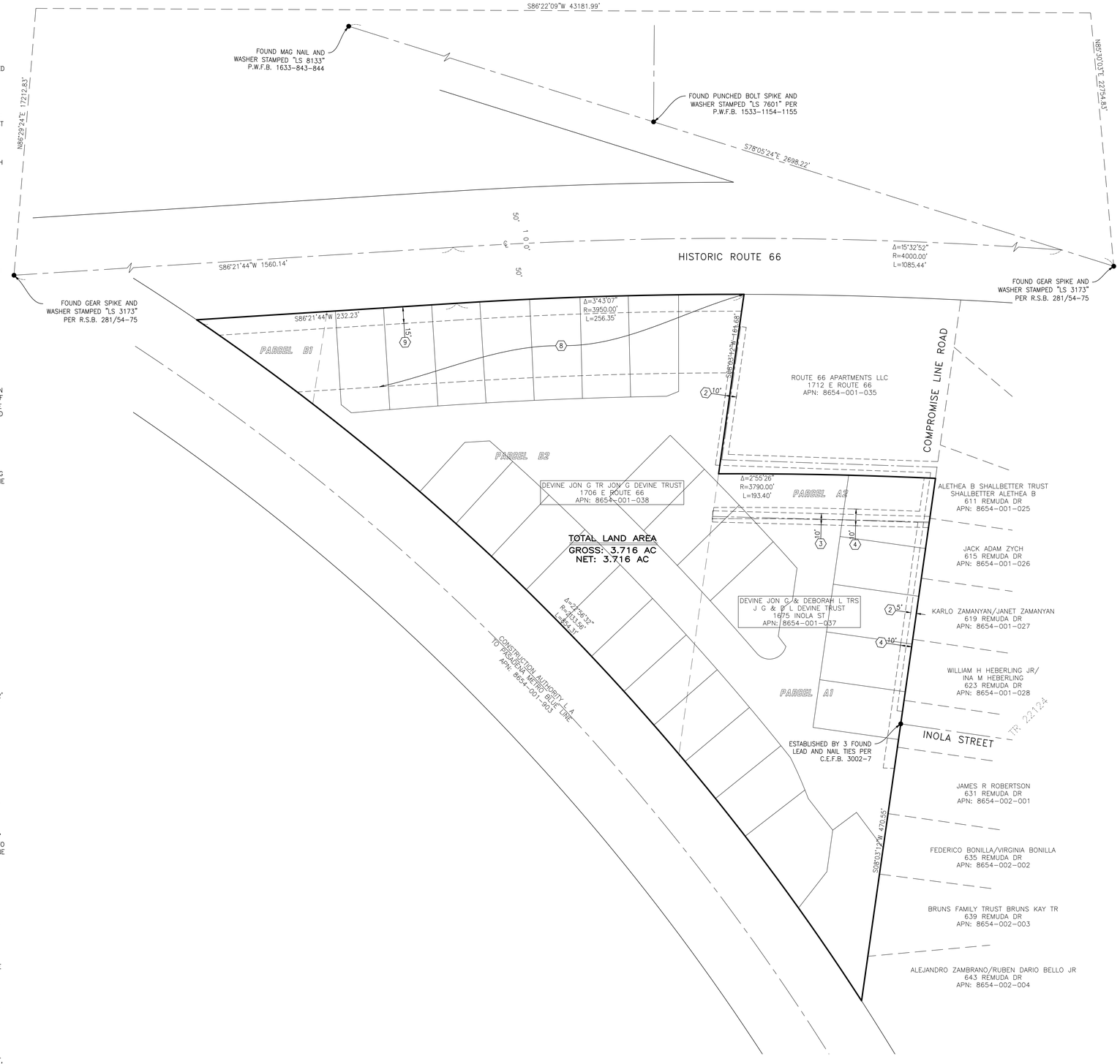
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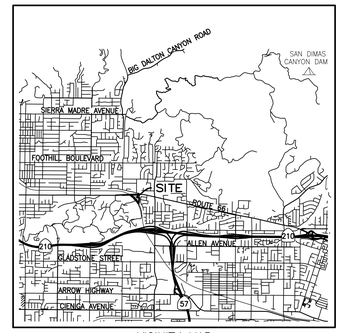
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COLOR & MATERIAL BOARD

ALTA / NSPS LAND TITLE SURVEY

MOUNTAIN VIEW CROSSING
GLENDORA, CALIFORNIA





VICINITY MAP
N.T.S.

TITLE INFORMATION:
THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO.: FBDO-2402822 DATED JUNE 11, 2025 AT 7:30 AM.

(#) DENOTES PLOTTED ITEM.

THE FOLLOWING MATTERS AFFECT PARCEL A:

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION. PURPOSE: RIGHT OF WAY FOR PUBLIC UTILITIES. RECORDING DATE: SEPTEMBER 23, 1963. RECORDING NO.: AS INSTRUMENT NO. 1963-4494, IN BOOK D-2191 PAGE 953 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND.

(3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION. PURPOSE: PUBLIC UTILITIES. RECORDING DATE: OCTOBER 28, 1963. RECORDING NO.: AS INSTRUMENT NO. 1963-5342 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND.

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: JON GARY DEVINE, AS TRUSTEE OF THE JON GARY DEVINE LIVING TRUST, DATED OCTOBER 16, 1991. PURPOSE: PRIVATE WATER SERVICE LINE. RECORDING DATE: JULY 14, 2020. RECORDING NO.: AS INSTRUMENT NO. 2020-771400 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND.

(5) A DEED: FROM: JON GARY DEVINE, AS TRUSTEE UNDER THE JON GARY DEVINE LIVING TRUST DATED OCTOBER 16, 1991. TO: JON GARY DEVINE AND DEBORAH LYNNE DEVINE, AS TRUSTEES UNDER THE JON GARY DEVINE AND DEBORAH LYNNE DEVINE LIVING TRUST DATED OCTOBER 31, 2005, TO BE HELD TWO-THIRDS (2/3) AS JON GARY DEVINE'S SEPARATE PROPERTY, AND ONE-THIRD (1/3), AD DEBORAH LYNNE DEVINE'S SEPARATE PROPERTY. DATED: APRIL 9, 2018. RECORDING DATE: MAY 16, 2018. RECORDING NO.: AS INSTRUMENT NO. 20180484841 OF OFFICIAL RECORDS. FOR INSURANCE PURPOSES, THE COMPANY IS NOT WILLING TO DIVEST THE INTEREST OF THE FOLLOWING PARTY(IES): PARTY(IES): JON GARY DEVINE, AS TRUSTEE UNDER THE JON GARY DEVINE LIVING TRUST DATED OCTOBER 16, 1991.

THE FOLLOWING MATTERS AFFECT PARCEL B:

7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES. RECORDING NO: IN BOOK 957 PAGE 170 AND IN BOOK 1004 PAGE 90, BOTH OF DEEDS. AFFECTS: A PORTION OF SAID LAND.
(BLANKET IN NATURE)

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF GLENDORA, A MUNICIPAL CORPORATION. PURPOSE: INGRESS AND EGRESS. RECORDING DATE: NOVEMBER 5, 1990. RECORDING NO.: AS INSTRUMENT NO. 1990-1859436 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND. AMONG OTHER THINGS, SAID PROVIDES FOR: THIS TEMPORARY EASEMENT TO REMAIN IN EFFECT UNTIL SUCH TIME AS AN ALTERNATE PERMANENT EASEMENT IS RECORDED, AT WHICH TIME THE CITY OF GLENDORA WILL QUITCLAIM THIS TEMPORARY EASEMENT.

(9) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF GLENDORA, A MUNICIPAL CORPORATION. PURPOSE: THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER. RECORDING DATE: NOVEMBER 5, 1990. RECORDING NO.: AS INSTRUMENT NO. 1990-1859437 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND.

LEGAL DESCRIPTION:
FOR APN/PARCEL ID(S): 8654-001-036 AND 8654-001-038

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1:

THE EASTERLY 192 FEET (MEASURED AT RIGHT ANGLES) OF THAT PORTION OF LOT 13 OF THE SUBDIVISION OF A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND SECTION 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, WITHIN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY FOR HIGHWAY PURPOSES, DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 12, 1928 IN BOOK 7323, PAGE 248, OFFICIAL RECORDS, WITH THE SOUTHWESTERLY LINE OF SAID LOT 13; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, NORTH 86° 22' 30" EAST 231. 21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, TANGENT TO THE LAST MENTIONED COURSE AND HAVING A RADIUS 3950 FEET; THENCE EASTERLY ALONG SAID CURVE 454.19 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO GEORGE F. KUDER AND WIFE, RECORDED MARCH 14, 1928 IN BOOK 7820, PAGE 244, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 08° 02' WEST 661.09 FEET, MORE OR LESS, TO SAID SOUTHWESTERLY LINE OF LOT 13; THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE 854.14 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 200 FEET (MEASURED RADIALLY) OF SAID LAND.

APN: 8654-001-037

PARCEL 2:

THE SOUTHERLY 40 FEET OF THE NORTHERLY 200 FEET OF THE EASTERLY 192 FEET, MEASURED AT RIGHT ANGLES, OF THAT PORTION OF LOT 13 OF THE SUBDIVISION OF A PORTION OF SECTION 33 AND 34, TOWNSHIP 1, NORTH RANGE 9 WEST, AND SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, WITHIN THE RANCHO SAN JOSE ADDITION, AS PER MAP RECORDED IN BOOK 60, PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY FOR HIGHWAY PURPOSES DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 12, 1928 IN BOOK 7323, PAGE 248, OFFICIAL RECORDS WITH THE SOUTHWESTERLY LINE OF SAID LOT 13; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, NORTH 86° 22' 30" EAST, 231.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, TANGENT TO THE LAST MENTIONED COURSE, AND HAVING A RADIUS OF 3950 FEET; THENCE EASTERLY ALONG SAID CURVE 454.19 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO GEORGE F. KUDER AND WIFE, RECORDED MARCH 14, 1928, IN BOOK 7820, PAGE 244 OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 08° 02' WEST 661.09 FEET, MORE OR LESS, TO SAID SOUTHWESTERLY LINE OF LOT 13; THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE, 854.14 FEET TO THE POINT OF BEGINNING.

APN: 8654-001-036

PARCEL B:

PARCEL 1:

THAT PORTION OF LOT 13 OF THE SUBDIVISION OF A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST AND SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, WITHIN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWEST LINE OF SAID LOT, WHICH BEARS SOUTH 61° 27' 6" EAST, A DISTANCE OF 793.55 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 13; THENCE NORTH 86° 22'30" EAST, A DISTANCE OF 116.98 FEET; THENCE SOUTH 08° 43' WEST, A DISTANCE OF 83.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 13; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2133.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 13 OF THE SUBDIVISION OF A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST AND SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, WITHIN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY FOR HIGHWAY PURPOSES DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 12, 1928 IN BOOK 7323, PAGE 248 OF OFFICIAL RECORDS, WITH THE SOUTHWESTERLY LINE OF SAID LOT 13; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, NORTH 86° 22' 30" EAST, 231.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, TANGENT TO THE LAST MENTIONED COURSE AND HAVING A RADIUS OF 3950 FEET; THENCE EASTERLY ALONG SAID CURVE 454.19 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO GEORGE F. KUDER AND WIFE, RECORDED MARCH 14, 1928 IN BOOK 7820, PAGE 244 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 08° 02' WEST, 661.09 FEET, MORE OR LESS, TO SAID SOUTHWESTERLY LINE OF LOT 13; THENCE NORTHWESTERLY ALONG THE SAID NORTHWESTERLY LINE, 854.14 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM, THAT PORTION OF SAID LOT 13, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWEST LINE OF SAID LOT, WHICH BEARS SOUTH 61° 27' 06" EAST, A DISTANCE OF 793.55 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 13; THENCE NORTH 86° 22'30" EAST, A DISTANCE OF 116.98 FEET; THENCE SOUTH 08° 43' WEST, A DISTANCE OF 83.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 13; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE ON A CURVE TO THE SOUTHWEST HAVING A RADIUS OF 2133.68 FEET, A DISTANCE OF 128.59 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE EASTERLY 192.00 FEET, MEASURED AT RIGHT ANGLES OF THE REMAINDER OF SAID LAND.

APN: 8654-001-038

VESTED OWNER:
JON GARY DEVINE & DEBORAH LYNNE DEVINE, AS TRUSTEES OF THE JON GARY DEVINE & DEBORAH LYNNE DEVINE LIVING TRUST DATED 10/31/2005, AS TO PARCEL A, SUBJECT TO ITEM NO. 5; AND JON GARY DEVINE, AS TRUSTEE UNDER THE JON GARY DEVINE LIVING TRUST DATED OCTOBER 16, 1991, AS TO PARCEL B

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S86°22'09"W BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "AZU1" AND "LORS".

DATUM STATEMENT:
ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.9999452202 WAS USED FOR THIS PROJECT AT NORTHING 1869476.221, EASTING 6612107.12. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:
LACDPW BENCHMARK NO. NG4979
ELEV: 848.676 FT (NAVD88)
DESCRIBED AS: DPW BM TAG IN S CB 3.3FT E/O BCR @SE COR ALOSTA AVE & ENT TO APT BLDG #1712 36FT S/O & 28FT E/O C/L INT (OPP COMPROMISE LINE RD). (TABLE A-5)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X – AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06037C1440F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008. (TABLE A-3)

TOPOGRAPHY NOTE:
TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMMETRY FLOWN BY C&V CONSULTING INC. ON DECEMBER 13, 2024. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS. (TABLE A-8 & 15)

SURVEYOR'S NOTES:
1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
3. ALL STREETS SHOWN HEREON ARE PUBLIC UNLESS OTHERWISE NOTED.
4. NO OBSERVED EVIDENCE OF CEMETERIES ON THE PROPERTY.
5. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS. (TABLE A-16)
6. NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES. (TABLE A-17)
7. NO OBSERVED EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION. (TABLE A-17)

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION. THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

C&V CONSULTING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY.

SURVEYOR'S CERTIFICATE:
TO: MW INVESTMENT GROUP, LLC; MJW INVESTMENTS, LLC, AND FIDELITY NATIONAL TITLE COMPANY:

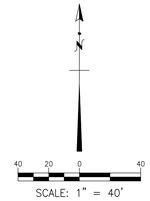
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 13, 14, 15, 16, 17, AND 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2024.

DATE OF MAP: OCTOBER 30, 2025

DRAFT

DANE P. MCDOUGALL, L.S. 9297
DMCDOUGALL@CVC-INC.NET

PROFESSIONAL LAND SURVEYOR DANE P. MCDOUGALL L.S. 9297 STATE OF CALIFORNIA



SCALE: 1" = 40'

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

ALTA / NSPS LAND TITLE SURVEY
MOUNTAIN VIEW CROSSING
GLENDORA, CALIFORNIA

PROJECT NO. MWIG-009
SHEET 1 OF 2

Drawing Name: P:\CV\MWIG-009\dwg\Sheets\ALTA\ALTA-01.dwg

ALTA / NSPS LAND TITLE SURVEY

MOUNTAIN VIEW CROSSING
GLENDORA, CALIFORNIA



LEGEND:

AP	ANGLE POINT
ASPH	ASPHALT PAVEMENT
BC	BUILDING CORNER
BEG	BEGIN
BO	BLOW-OFF VALVE
BLDG	BUILDING
BW	BLOCK WALL
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CMF	CORRUGATED METAL FENCE
CONC	CONCRETE PAVEMENT
CONT	CONTAINER
DDCA	DOUBLE DETECTOR CHECK ASSEMBLY
DI	DRAIN INLET
DWY	DRIVEWAY
FH	FIRE HYDRANT
GM	GAS METER
INT	INTERSECTING
LS	LANDSCAPING
MH	MANHOLE
PKWY	PARKWAY
PED	PEDESTAL
℄	PROPERTY LINE
RET	RETAINING
ROW	RIGHT-OF-WAY
SFH	SINGLE-FAMILY HOME
ST LT	STREET LIGHT
TE	TRASH ENCLOSURE
TEMP	TEMPORARY
TF	TRANSFORMER
WF	WOOD FENCE
WFT	WALL FOOTING
WL	WALL
WM	WATER METER
V	VALVE

IN ℄	INSIDE OF PROPERTY LINE
OUT ℄	OUTSIDE OF PROPERTY LINE
IN R/W	INSIDE OF ROW (OFF SITE)
OUT R/W	OUTSIDE OF ROW (ON SITE)

N/F	NORTH FACE
S/F	SOUTH FACE
E/F	EAST FACE
W/F	WEST FACE

SYMBOLS:

BO	BLOW-OFF VALVE
DI	DRAIN INLET
FH	FIRE HYDRANT
	LIGHT STANDARD
	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
	SIGN POST
GM	GAS METER
WM	WATER METER
V	UTILITY VALVE
	UTILITY/POWER POLE
	BLOCK/RETAINING SCREEN WALL
	BLOCK/RETAINING LOW WALL
	PLANTER/DECORATIVE WALL
OH-E	OVERHEAD WIRE
	EDGE OF ASPHALT PAVEMENT
	WOOD/WROUGHT IRON FENCE
X	CHAIN LINK FENCE
	DIRECTION OF FLOW
93	MINOR CONTOUR (1' INTERVAL)
100	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION

BUILDING OVERHANG NOTE:

ALL BUILDING LINES SHOWN HEREON ARE REFLECTIVE OF THE BUILDING ROOF LINES AND OVERHANGS AS OBSERVED FROM AERIAL PHOTOGRAMMETRY AND MAY NOT REPRESENT A BUILDING LOCATION AT GROUND LEVEL.

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

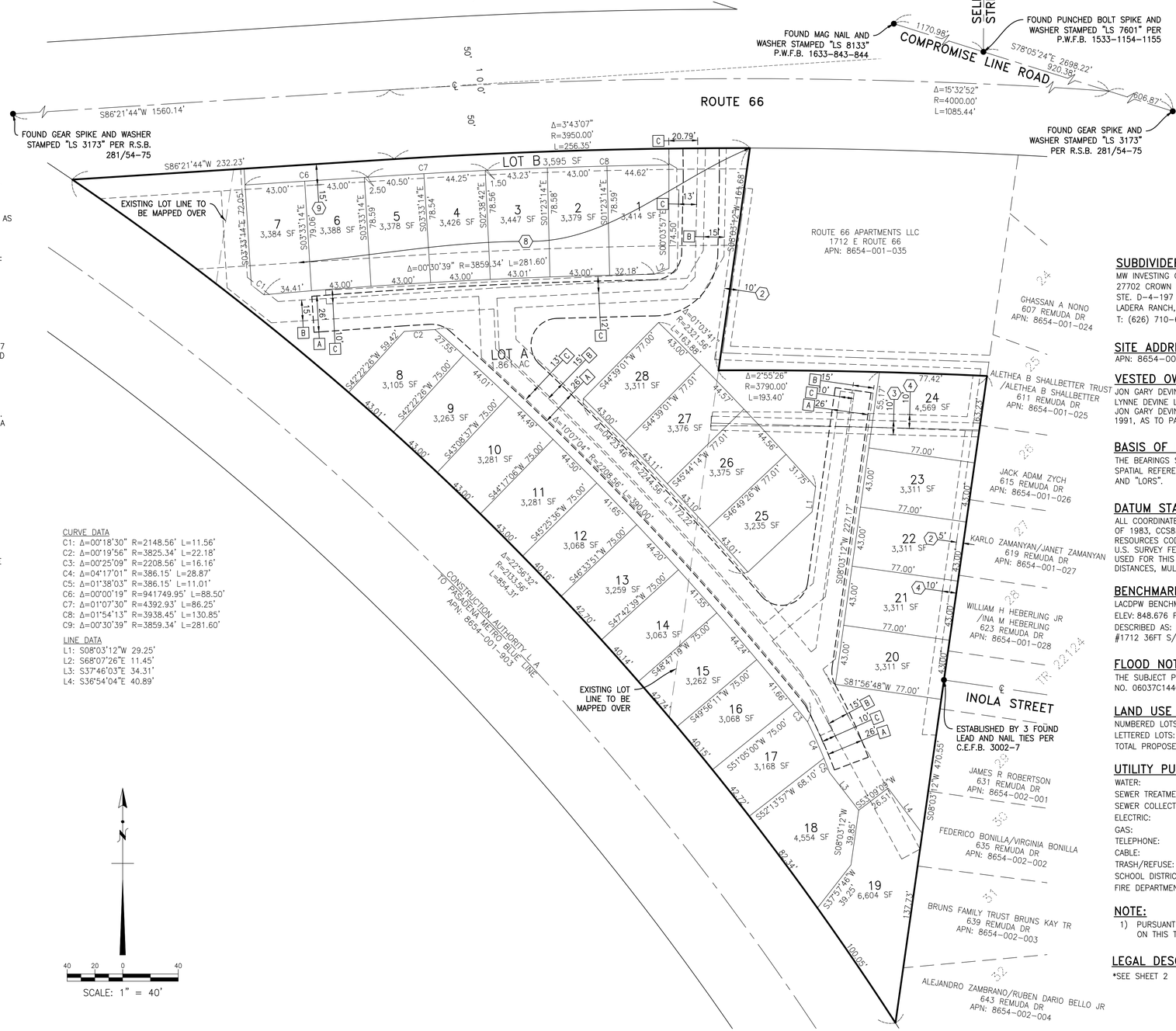
9830 IRVINE CENTER DRIVE
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(949) 916-3800
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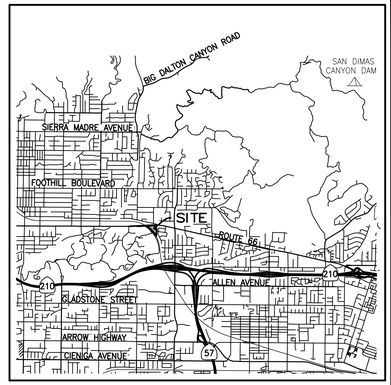
Drawing Name: P:\MWIG-009\dwg\Sheets\ALTA\ALTA-01.dwg

VESTING TENTATIVE TRACT MAP NO. 84970

FOR SINGLE FAMILY HOME PURPOSES

IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA





VICINITY MAP
SCALE: NONE

EXISTING EASEMENTS:

TITLE INFORMATION:
THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO.: FBDO-2402822 REVISION 2 DATED NOVEMBER 25, 2025 AT 7:30 AM.

(#) DENOTES PLOTTED ITEM.

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION. PURPOSE: RIGHT OF WAY FOR PUBLIC UTILITIES. RECORDING DATE: SEPTEMBER 23, 1963. RECORDING NO.: AS INSTRUMENT NO. 1963-4494, IN BOOK D-2191 PAGE 953 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND.

(3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION. PURPOSE: PUBLIC UTILITIES. RECORDING DATE: OCTOBER 28, 1963. RECORDING NO.: AS INSTRUMENT NO. 1963-5342 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND.

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: JON GARY DEVINE, AS TRUSTEE OF THE JON GARY DEVINE LIVING TRUST, DATED OCTOBER 16, 1991. PURPOSE: PRIVATE WATER SERVICE LINE. RECORDING DATE: JULY 14, 2020. RECORDING NO.: AS INSTRUMENT NO. 2020-771400 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND.

5 A DEED: FROM: JON GARY DEVINE, AS TRUSTEE UNDER THE JON GARY DEVINE LIVING TRUST DATED OCTOBER 16, 1991. TO: JON GARY DEVINE AND DEBORAH LYNNE DEVINE, AS TRUSTEES UNDER THE JON GARY DEVINE AND DEBORAH LYNNE DEVINE LIVING TRUST DATED OCTOBER 31, 2005, TO BE HELD TWO-THIRDS (2/3) AS JON GARY DEVINE'S SEPARATE PROPERTY, AND ONE-THIRD (1/3), AD DEBORAH LYNNE DEVINE'S SEPARATE PROPERTY. DATED: APRIL 9, 2018. RECORDING DATE: MAY 16, 2018. RECORDING NO.: AS INSTRUMENT NO. 20180484841 OF OFFICIAL RECORDS. FOR INSURANCE PURPOSES, THE COMPANY IS NOT WILLING TO DIVEST THE INTEREST OF THE FOLLOWING PARTY(IES): PARTY(IES): JON GARY DEVINE, AS TRUSTEE UNDER THE JON GARY DEVINE LIVING TRUST DATED OCTOBER 16, 1991.
(BLANKET IN NATURE)

7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES. RECORDING NO: IN BOOK 957 PAGE 170 AND IN BOOK 1004 PAGE 90, BOTH OF DEEDS. AFFECTS: A PORTION OF SAID LAND.
(BLANKET IN NATURE)

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF GLENDORA, A MUNICIPAL CORPORATION. PURPOSE: INGRESS AND EGRESS. RECORDING DATE: NOVEMBER 5, 1990. RECORDING NO.: AS INSTRUMENT NO. 1990-1859436 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND. AMONG OTHER THINGS, SAID PROVIDES FOR: THIS TEMPORARY EASEMENT TO REMAIN IN EFFECT UNTIL SUCH TIME AS AN ALTERNATE PERMANENT EASEMENT IS RECORDED, AT WHICH TIME THE CITY OF GLENDORA WILL QUITCLAIM THIS TEMPORARY EASEMENT.

(9) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF GLENDORA, A MUNICIPAL CORPORATION. PURPOSE: THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER. RECORDING DATE: NOVEMBER 5, 1990. RECORDING NO.: AS INSTRUMENT NO. 1990-1859437 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND.

PROPOSED EASEMENTS:

[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF GLENDORA.

[B] INDICATES AN EASEMENT FOR SEWER PURPOSES DEDICATED TO THE CITY OF GLENDORA.

[C] INDICATES AN EASEMENT FOR DOMESTIC WATER PURPOSES DEDICATED TO THE CITY OF GLENDORA.

CURVE DATA
C1: Δ=00°18'30" R=2148.56' L=11.56'
C2: Δ=00°19'56" R=3825.34' L=22.18'
C3: Δ=00°25'09" R=2208.56' L=16.16'
C4: Δ=04°17'01" R=386.15' L=28.87'
C5: Δ=01°38'03" R=386.15' L=11.01'
C6: Δ=00°00'19" R=941749.95' L=88.50'
C7: Δ=01°07'30" R=4392.93' L=86.25'
C8: Δ=01°54'13" R=3938.45' L=130.85'
C9: Δ=00°30'39" R=3859.34' L=281.60'

LINE DATA
L1: S08°03'12"W 29.25'
L2: S68°07'26"E 11.45'
L3: S37°46'03"E 34.31'
L4: S36°54'04"E 40.89'

SUBDIVIDER:

MW INVESTING GROUP, LLC
27702 CROWN VALLEY PARKWAY
STE. D-4-197
LADERA RANCH, CA 92694
T: (626) 710-6377

ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949) 916-3800

SHEET INDEX:

1 – TENTATIVE TRACT MAP
2 – LEGAL DESCRIPTION
3 – CONCEPTUAL GRADING PLAN
4 – SECTIONS
5 – CONCEPTUAL UTILITY PLAN
6 – EARTHWORK PLAN
7 – PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
8 – FIRE FLOW TEST RESULTS

SITE ADDRESS:

APN: 8654-001-036, 8654-001-037, & 8654-001-038

VESTED OWNER:

JON GARY DEVINE & DEBORAH LYNNE DEVINE, AS TRUSTEES OF THE JON GARY DEVINE & DEBORAH LYNNE DEVINE LIVING TRUST DATED 10/31/2005, AS TO PARCEL A, SUBJECT TO ITEM NO. 5; AND JON GARY DEVINE, AS TRUSTEE UNDER THE JON GARY DEVINE LIVING TRUST DATED OCTOBER 16, 1991, AS TO PARCEL B

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S86°22'09"W BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "AZU1" AND "LORS".

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.9999452202 WAS USED FOR THIS PROJECT AT NORTHING 1869476.221, EASTING 6612107.12. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

LACDPW BENCHMARK NO. NG4979
ELEV: 848.676 FT (NAVD88)
DESCRIBED AS: DPW BM TAG IN S CB 3.3FT E/O BCR @SE COR ALOSTA AVE & ENT TO APT BLDG #1712 36FT S/O & 28FT E/O C/L INT (OPP COMPROMISE LINE RD). (TABLE A-5)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X – AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06037C1440F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008. (TABLE A-3)

LAND USE SUMMARY:

NUMBERED LOTS: 28
LETTERED LOTS: 2
TOTAL PROPOSED LOTS: 30
LOTS 1-28: RESIDENTIAL
LOT A: OPEN SPACE/PRIVATE ACCESS
LOT B: OPEN SPACE

UTILITY PURVEYORS & SERVICES:

WATER:	CITY OF GLENDORA WATER DIVISION	(626) 852-4838
SEWER TREATMENT:	LA COUNTY SANITATION DISTRICT	(562) 908-4288
SEWER COLLECTION:	CONSOLIDATED SEWER MAINT. DISTRICT(CSMD)	(562) 908-4288
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(909) 592-3757
GAS:	THE SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
TELEPHONE:	FRONTIER COMMUNICATIONS	(855) 973-4082
CABLE:	SPECTRUM	(833) 949-0036
TRASH/REFUSE:	ATHENS SERVICES	(888) 336-6100
SCHOOL DISTRICT:	GLENDORA UNIFIED SCHOOL DISTRICT	(626) 963-1611
FIRE DEPARTMENT:	LOS ANGELES COUNTY FIRE DEPARTMENT	(626) 963-2733

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

LEGAL DESCRIPTION:

*SEE SHEET 2

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON DECEMBER 17, 2024.

DANE P. MCDOUGALL, L.S. 9297

PROFESSIONAL LAND SURVEYOR DANE P. MCDOUGALL L.S. 9297 STATE OF CALIFORNIA

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON MAY 11, 2026.

DANE P. MCDOUGALL, R.C.E. 80705

REGISTERED PROFESSIONAL ENGINEER DANE P. MCDOUGALL C 80705 CIVIL STATE OF CALIFORNIA

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
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PREPARED FOR:
MW INVESTMENT GROUP
MW INVESTMENT, LLC
27702 CROWN VALLEY PARKWAY, STE. D-4-197
LADERA RANCH, CA 92694
(626) 710-6377

CITY OF GLENDORA
PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84970
APN: 8654-001-036, 8654-001-037, & 8654-001-038
GLENDORA, CA

PROJECT NO. MWIG-009
SHEET 1 OF 8
PLAN SET: X
DATE: XX/XX/XXXX
P:\PW\MWIG-009\DWG\SHEET\TTM-01.DWG
BY: SHAWN GILADA

LEGAL DESCRIPTION:

FOR APN/PARCEL ID(S): 8654-001-036 AND 8654-001-038

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
PARCEL 1:

THE EASTERLY 192 FEET (MEASURED AT RIGHT ANGLES) OF THAT PORTION OF LOT 13 OF THE SUBDIVISION OF A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND SECTION 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, WITHIN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY FOR HIGHWAY PURPOSES, DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 12, 1928 IN BOOK 7323, PAGE 248, OFFICIAL RECORDS, WITH THE SOUTHWESTERLY LINE OF SAID LOT 13; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, NORTH 86° 22' 30" EAST 231. 21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH TANGENT TO THE LAST MENTIONED COURSE AND HAVING A RADIUS 3950 FEET; THENCE EASTERLY ALONG SAID CURVE 454.19 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO GEORGE F. KUDER AND WIFE, RECORDED MARCH 14, 1928 IN BOOK 7820, PAGE 244, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 08° 02' WEST 661.09 FEET, MORE OR LESS, TO SAID SOUTHWESTERLY LINE OF LOT 13; THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE 854.14 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 200 FEET (MEASURED RADIALLY) OF SAID LAND.

APN: 8654-001-037

PARCEL 2:

THE SOUTHERLY 40 FEET OF THE NORTHERLY 200 FEET OF THE EASTERLY 192 FEET, MEASURED AT RIGHT ANGLES, OF THAT PORTION OF LOT 13 OF THE SUBDIVISION OF A PORTION OF SECTION 33 AND 34, TOWNSHIP 1, NORTH RANGE 9 WEST, AND SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, WITHIN THE RANCHO SAN JOSE ADDITION, AS PER MAP RECORDED IN BOOK 60, PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY FOR HIGHWAY PURPOSES DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 12, 1928 IN BOOK 7323, PAGE 248, OFFICIAL RECORDS WITH THE SOUTHWESTERLY LINE OF SAID LOT 13; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, NORTH 86° 22' 30" EAST, 231.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, TANGENT TO THE LAST MENTIONED COURSE, AND HAVING A RADIUS OF 3950 FEET; THENCE EASTERLY ALONG SAID CURVE 454.19 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO GEORGE F. KUDER AND WIFE, RECORDED MARCH 14, 1928, IN BOOK 7820, PAGE 244 OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 08° 02' WEST 661.09 FEET, MORE OF LESS, TO SAID SOUTHWESTERLY LINE OF LOT 13; THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE, 854.14 FEET TO THE POINT OF BEGINNING.

APN: 8654-001-036

PARCEL B:
PARCEL 1:

THAT PORTION OF LOT 13 OF THE SUBDIVISION OF A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 1
NORTH, RANGE 9 WEST AND SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, WITHIN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWEST LINE OF SAID LOT, WHICH BEARS SOUTH 61° 27' 6" EAST, A DISTANCE OF 793.55 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 13; THENCE NORTH 86° 22'30" EAST, A DISTANCE OF 116.98 FEET; THENCE SOUTH 08° 43' WEST, A DISTANCE OF 83.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 13; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2133.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 13 OF THE SUBDIVISION OF A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST AND SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, WITHIN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY FOR HIGHWAY PURPOSES DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 12, 1928 IN BOOK 7323, PAGE 248 OF OFFICIAL RECORDS, WITH THE SOUTHWESTERLY LINE OF SAID LOT 13; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, NORTH 86° 22' 30" EAST, 231.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, TANGENT TO THE LAST MENTIONED COURSE AND HAVING A RADIUS OF 3950 FEET; THENCE EASTERLY ALONG SAID CURVE 454.19 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO GEORGE F. KUDER AND WIFE, RECORDED MARCH 14, 1928 IN BOOK 7820, PAGE 244 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 08° 02' WEST, 661.09 FEET, MORE OR LESS, TO SAID SOUTHWESTERLY LINE OF LOT 13; THENCE NORTHWESTERLY ALONG THE SAID NORTHWESTERLY LINE, 854.14 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM, THAT PORTION OF SAID LOT 13, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWEST LINE OF SAID LOT, WHICH BEARS SOUTH 61° 27' 06" EAST, A DISTANCE OF 793.55 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 13; THENCE NORTH 86° 22'30" EAST, A DISTANCE OF 116.98 FEET; THENCE SOUTH 08° 43' WEST, A DISTANCE OF 83.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 13; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE ON A CURVE TO THE SOUTHWEST HAVING A RADIUS OF 2133.68 FEET, A DISTANCE OF 128.59 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE EASTERLY 192.00 FEET, MEASURED AT RIGHT ANGLES OF THE REMAINDER OF SAID LAND.

APN: 8654-001-038

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:

MW INVESTMENT GROUP

MW INVESTMENT, LLC
27702 CROWN VALLEY PARKWAY,
STE. D-4-197
LADERA RANCH, CA 92694
(626) 710-6377

CITY OF GLENDORA
PLANNING DIVISION

PROJECT NO. MWIG-009

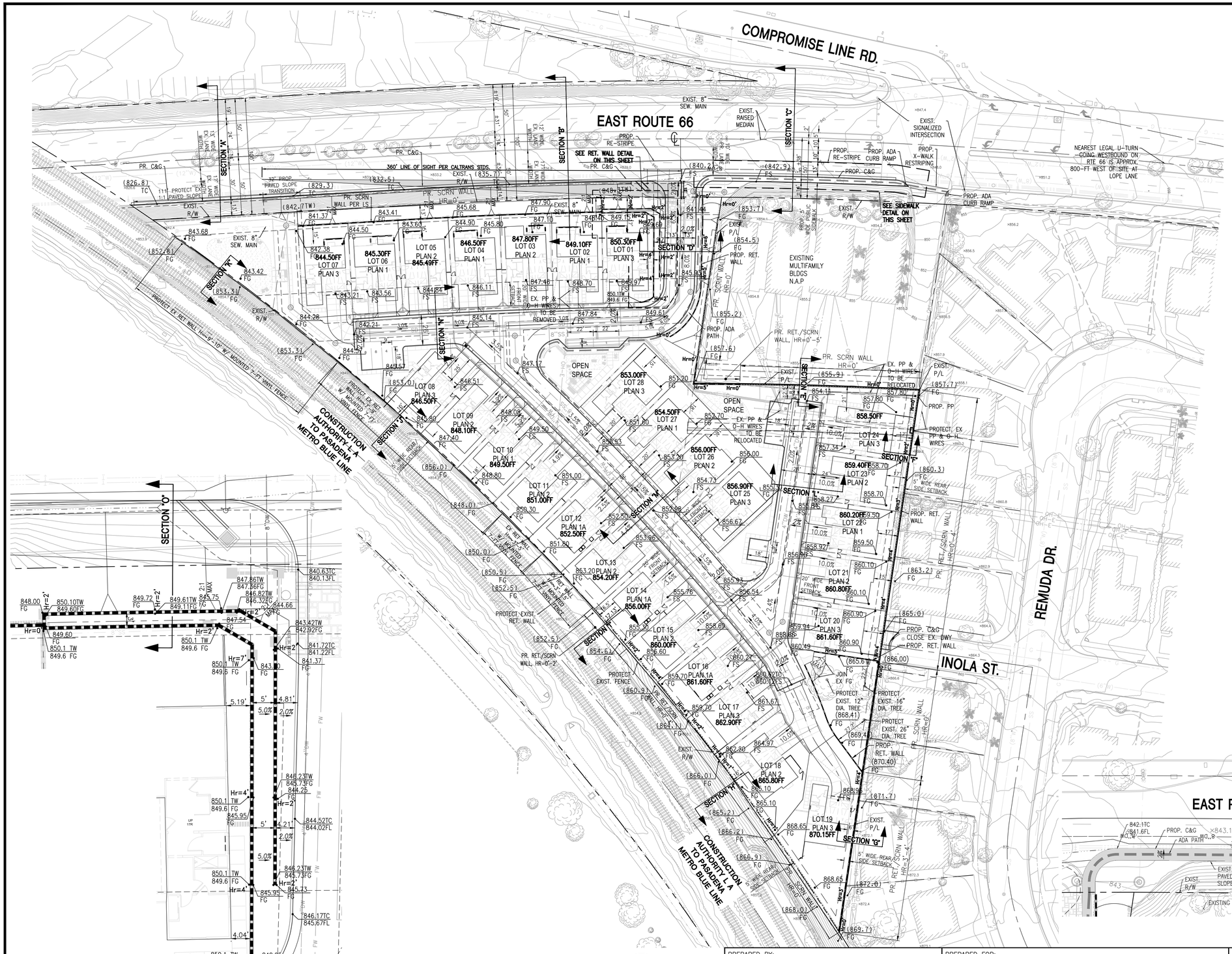
VESTING TENTATIVE TRACT MAP NO. 84970
APN: 8654-001-036, 8654-001-037, & 8654-001-038
GLENDORA, CA

EASEMENT NOTES

SHEET 2 OF 8

PLAN SET: X
DATE: XX/XX/XXXX
BY: SHAWN SAJADI

D:\WORK\-GW\DWG\SHEETS\TM-01.DWG



1" = 40'

0 20 40 80

EARTHWORK CALCULATIONS

C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE IRVINE, CA. 92618
(949)916-3800 WWW.CVC-INC.NET INFO@CVC-INC.NET

PROJECT: *[MWIG-009]*
TRACT No: [84970]
[MOUNTAIN VIEW CROSSING]
DEVELOPER: [MW INVESTMENT GROUP]

GENERAL EARTHWORK QUANTITIES

			Shrink (%)*	Shrink (CY)	Total		
Raw Cut	18990	CY	10%	1899	17091	CY	
Raw Fill	(1809)	(CY)			(1809)	(CY)	
				Sub-Total General	15282	(CY)	Export

ADDITIONAL REMOVAL AND RECOMPACTION

	Area (AC)		Shrink (%)		Total		
Removal Depth*	6	FT	3.7	10%	(3582)	CY	
Subsidence*	0.10	FT	3.7		(597)	CY	
				Sub-Total Removals	(4179)	CY	

SPOILS GENERATION

	Factor		Units		Total		
N/A	0	CY	1	EA	0	CY	
N/A	0	CY	1	EA	0	CY	
N/A	0	CF	1	EA	0	CY	
				Sub-Total Spoils	0	CY	

*PER SOILS REPORT

Running Total **11103** **CY** **Export**

PUBLIC IMPROVEMENTS NOTES:

1. A STREET IMPROVEMENT PLAN (INCLUDING A SIGNING AND STRIPING PLAN) FOR ROUTE 66 IMPROVEMENTS AND RE-PAVING ALONG THE FRONTAGE AND FROM THE PROJECT DRIVEWAY TO THE EAST SIDE OF THE ROUTE 66/COMPROMISE LINE ROAD INTERSECTION WILL BE PROVIDED FOR PLAN CHECK AND PERMITTING. THE PROPOSED PRIVATE DRIVEWAY FOR THE PROJECT SITE SHALL NOT BE DESIGNED AT A PROFILE SLOPE STEEPER THAN 2 PERCENT WITHIN THE PUBLIC RIGHT OF WAY.
2. THE SLOPE AREA IN THE RTE 66 PUBLIC RIGHT OF WAY AND WITHIN THE TRACT WILL BE MAINTAINED BY THE HOA UNDER AGREEMENT WITH THE CITY

PREPARED BY:

C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618
(949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET

PREPARED FOR:

MW INVESTMENT GROUP
MW INVESTMENT, LLC
27702 CROWN VALLEY PARKWAY, STE. D-4-197
LADERA RANCH, CA 92694
(626) 710-6377

CITY OF GLENDORA
PLANNING DIVISION

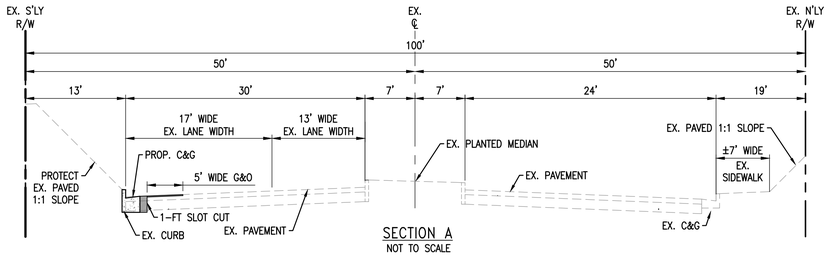
PROJECT NO. MWIG-009

VESTING TENTATIVE TRACT MAP NO. 84970
APN: 8654-001-036, 8654-001-037, & 8654-001-038
GLENDORA, CA
ENTITLEMENT SUBMITTAL GRADING PLAN

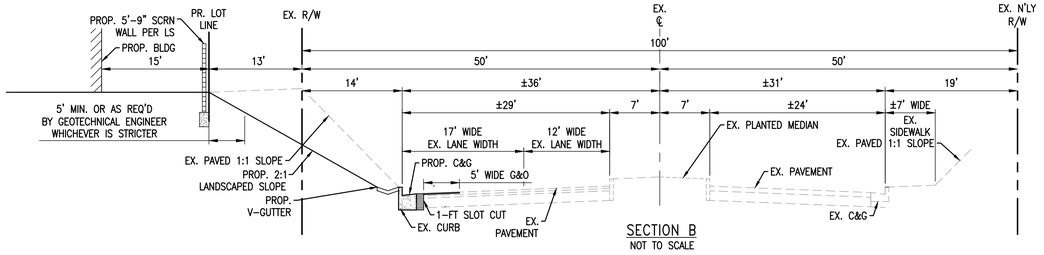
SHEET 3 OF 8

PLAN SET: X
DATE: XX/XX/XXXX

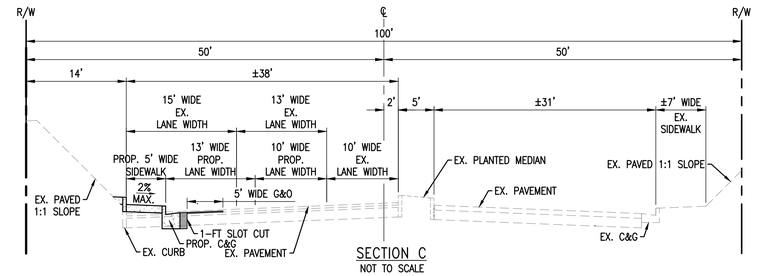
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BY: SHAWN GALADE



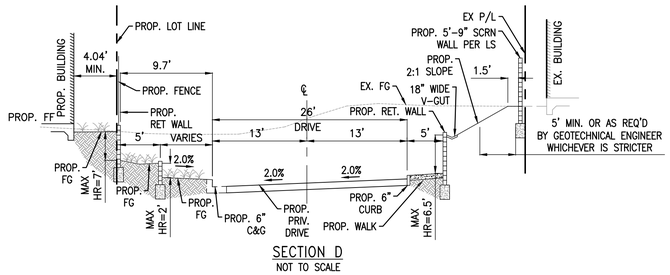
SECTION A
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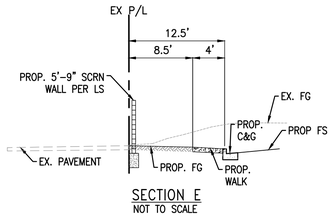
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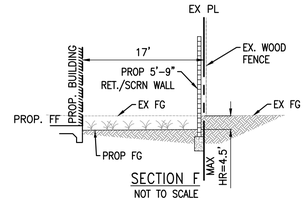
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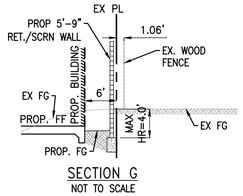
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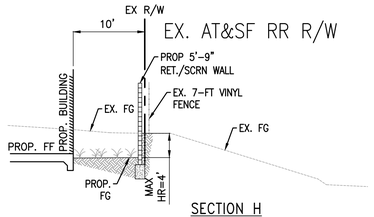
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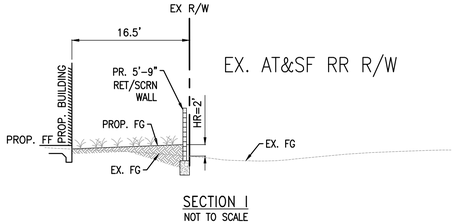
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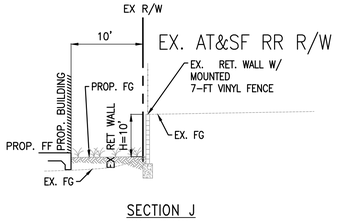
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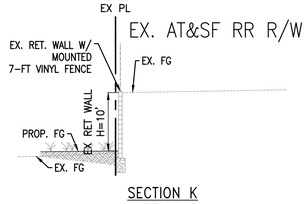
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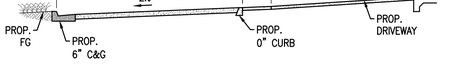
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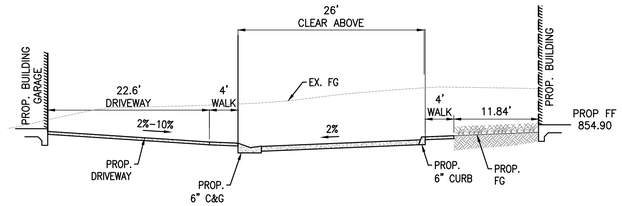
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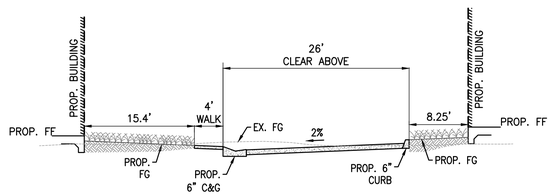
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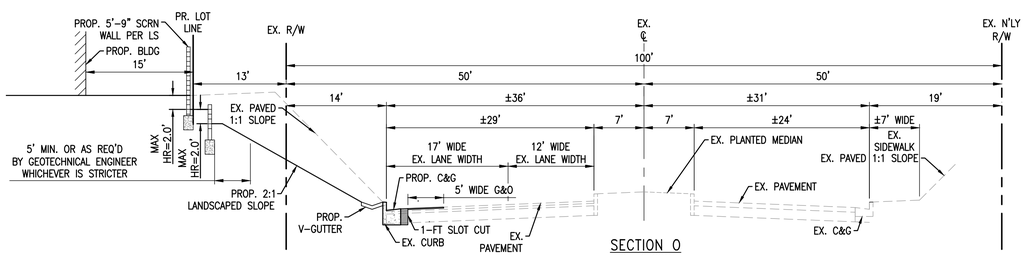
SECTION L
NOT TO SCALE



SECTION M
NOT TO SCALE



SECTION N
NOT TO SCALE



SECTION O
NOT TO SCALE

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:

MW INVESTMENT GROUP

MW INVESTMENT, LLC
27702 CROWN VALLEY PARKWAY,
STE. D-4-197
LADERA RANCH, CA 92694
(626) 710-6377

CITY OF GLENDORA
PLANNING DIVISION

PROJECT NO. MWIG-009

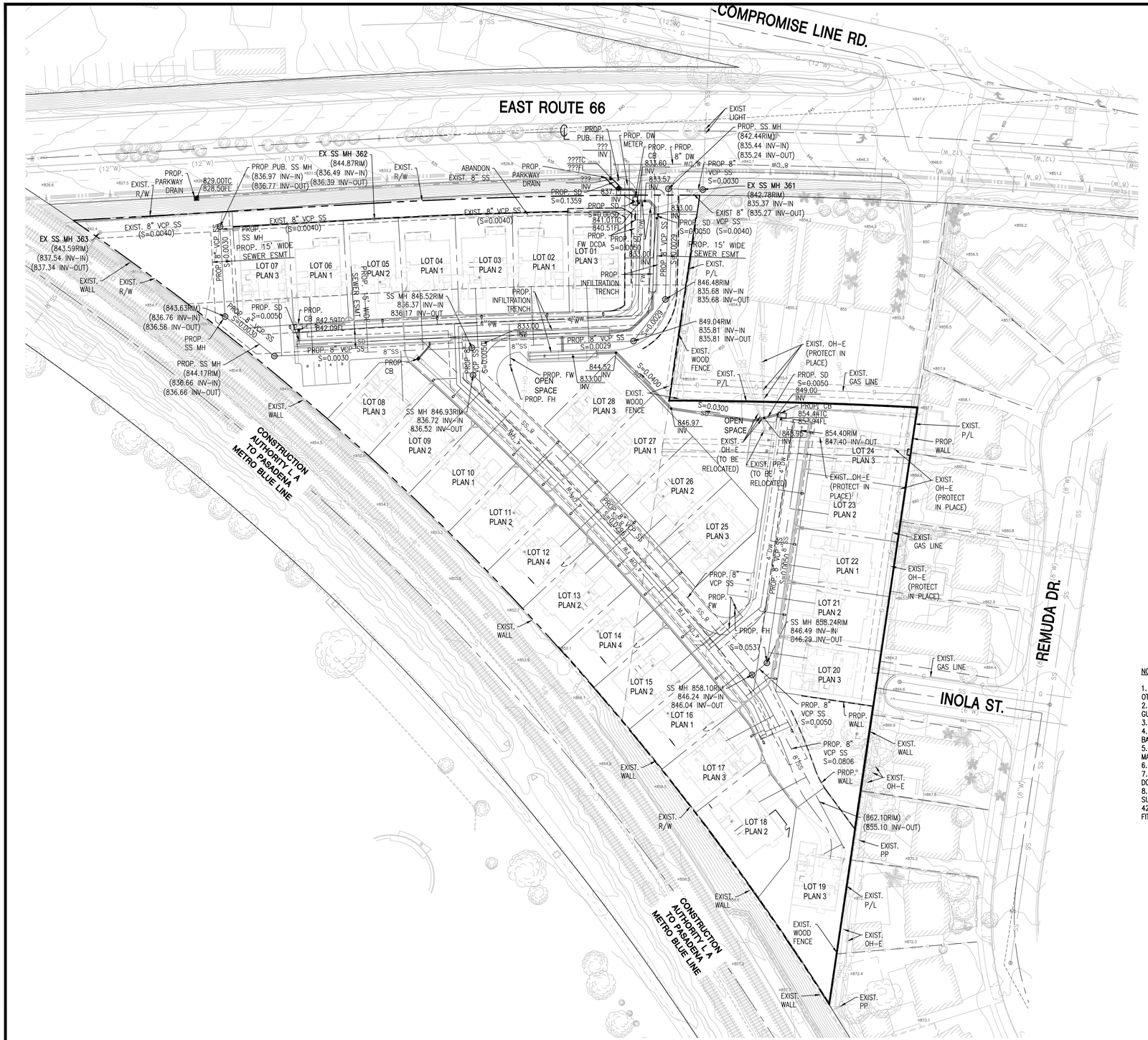
VESTING TENTATIVE TRACT MAP NO. 84970
APN: 8654-001-036, 8654-001-037, & 8654-001-038
GLENDORA, CA

ENTITLEMENT SUBMITTAL SECTIONS

SHEET 4 OF 8

PLAN SET: X
DATE: XX/XX/XXXX

X:\PJCVMWIG-009\SHEETS\TM\TM-04-SEC.DWG
BY: SHAWN SALAZAR



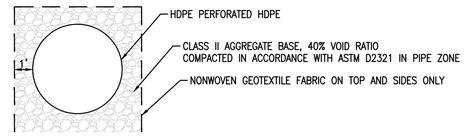
UTILITIES SUMMARY:

SEWER:
AN EXISTING PUBLIC 8-INCH SEWER LINE RUNS ALONG THE NORTH EDGE OF THE SITE WITHIN AN EXISTING EASEMENT. THE PROJECT PROPOSES TO RELOCATE THIS PUBLIC SEWER THROUGH THE PRIVATE DRIVE. THE ON-SITE SEWER MAIN WILL BE PUBLIC AND LOCATED WITHIN A 15-FOOT-WIDE PUBLIC EASEMENT.

ALL PUBLIC SEWER LINES AND LATERAL CONNECTIONS WITHIN THE PUBLIC RIGHT OF WAY AND EASEMENTS MUST BE VCP. THE MINIMUM SEWER SLOPE FOR MAIN LINES IS 0.4%. ALL LATERALS SHALL CONNECT AT RIGHT ANGLES AND BE INSTALLED PERPENDICULAR TO THE MAIN LINE WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENT. CLEANOUTS WILL BE REQUIRED AT THE PROPERTY LINE. LATERALS MUST BE INSTALLED WITH MINIMUM 5 FEET SEPARATION AND SHALL NOT BE INSTALLED CLOSER THAN 5 FEET TO A MANHOLE.

WATER:
TO OUR KNOWLEDGE, THERE IS NO EXISTING PRIVATE WATER SYSTEM ON-SITE. WE PROPOSE TWO NEW CONNECTIONS TO THE PUBLIC WATER MAIN IN ROUTE 66. ONE FOR DOMESTIC WATER AND ONE FOR FIRE SERVICE. THE DOMESTIC WATER CONNECTION WILL INCLUDE A MASTER METER AND BACKFLOW PREVENTION DEVICE. THE FIRE SERVICE WILL INCLUDE A SEPARATE BACKFLOW PREVENTION DEVICE. ALL PUBLIC METERS AND BACKFLOW PREVENTION DEVICES WILL BE LOCATED WITHIN EASEMENTS. THE REMAINDER OF THE DOMESTIC AND FIRE WATER SYSTEMS, INCLUDING FIRE HYDRANTS, WILL BE PRIVATE.

STORM DRAIN:
THE STORM DRAIN SYSTEM WILL BE ENTIRELY PRIVATE. IT WILL UTILIZE AN UNDERGROUND INFILTRATION SYSTEM WITH AN OVERFLOW OUTLET DISCHARGING THROUGH A PARKWAY CULVERT TO ROUTE 66.



NOTE:

CONTRACTOR TO VERIFY ALL ELEVATIONS OF DETENTION SYSTEM (OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC SHALL BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE. THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER.
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UPTO 36" DIAMETER PIPE AND 24" OF COVER OR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. MAXIMUM FILL HEIGHT LIMITED TO 8-FT OVER FITTINGS FOR STANDARD INSTALLATIONS. CONTACT A SALES REPRESENTATIVE WHEN MAXIMUM FILL HEIGHTS EXCEED 8-FT FOR INSTALLATION CONSIDERATIONS.

TYPICAL UNDERGROUND INFILTRATION TRENCH
NOT TO SCALE
TO BE FINALIZED IN FINAL ENGINEERING

1" = 40'
0 20 40 80

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
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(626) 710-6377

CITY OF GLENDORA
PLANNING DIVISION

PROJECT NO. MWIG-009

VESTING TENTATIVE TRACT MAP NO. 84970
APN: 8654-001-036, 8654-001-037, & 8654-001-038
GLENDORA, CA
ENTITLEMENT SUBMITTAL UTILITY PLAN

SHEET 5 OF 8

PLAN SET: X
DATE: XX/XX/XXXX
X:\JOB\MWIG-GDR\SHEETS\TM\TM-PDA-UTILITIES
BY: SHAWN SALAZAR

EARTHWORK CALCULATIONS

C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CA. 92618
(949)916-3800
WWW.CVC-INC.NET
INFO@CVC-INC.NET

PROJECT: *[MWIG-009]*
TRACT No.: [84970]
[MOUNTAIN VIEW CROSSING]
DEVELOPER: [MW INVESTMENT GROUP]

GENERAL EARTHWORK QUANTITIES

			Shrink (%)*	Shrink (CY)	Total		
Raw Cut	18990	CY	10%	1899	17091	CY	
Raw Fill	(1809)	(CY)			(1809)	(CY)	
				Sub-Total General	15282	(CY)	Export

ADDITIONAL REMOVAL AND RECOMPACTION

			Area (AC)	Shrink (%)	Total		
Removal Depth*	6	FT	3.7	10%	(3582)	CY	
Subsidence*	0.10	FT	3.7		(597)	CY	
				Sub-Total Removals	(4179)	CY	

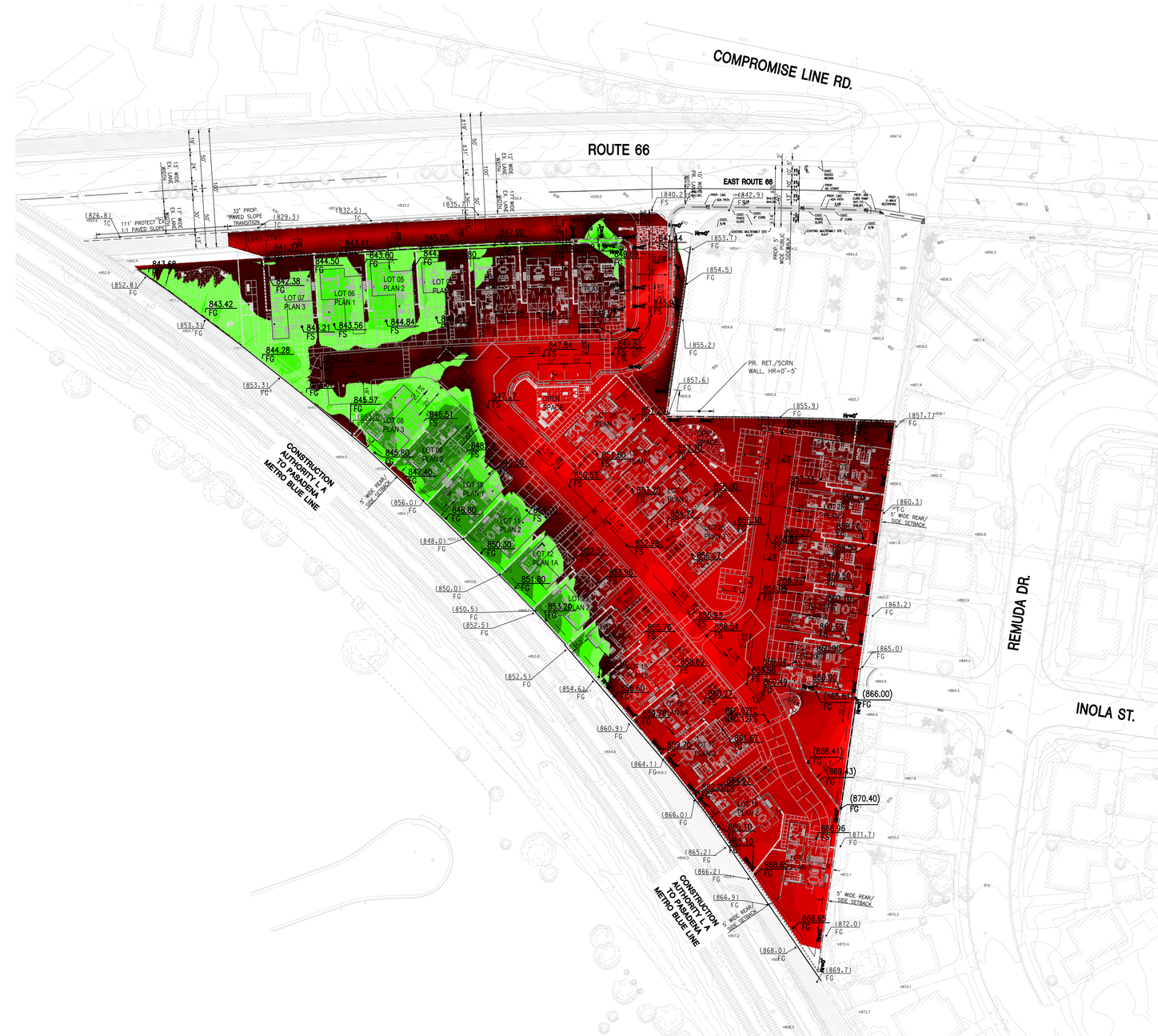
SPOILS GENERATION

	Factor		Units		Total		
N/A	0	CY	1	EA	0	CY	
N/A	0	CY	1	EA	0	CY	
N/A	0	CF	1	EA	0	CY	
				Sub-Total Spoils	0	CY	
*PER SOILS REPORT				**Running Total**	**11103**	**CY**	**Export**

ASSUMPTIONS:

P:\M\MWIG-009\dwg\Sheets\EH\EW\M009-EW-PE-CALCS

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	−11.000	−10.000	
2	−10.000	−9.000	
3	−9.000	−8.000	
4	−8.000	−7.000	
5	−7.000	−6.000	
6	−6.000	−5.000	
7	−5.000	−4.000	
8	−4.000	−3.000	
9	−3.000	−2.000	
10	−2.000	−1.000	
11	−1.000	0.000	
12	0.000	1.000	
13	1.000	2.000	
14	2.000	3.000	
15	3.000	4.000	
16	4.000	5.000	



PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	MW INVESTMENT GROUP MW INVESTMENT, LLC 27702 CROWN VALLEY PARKWAY, STE. D-4-197 LADERA RANCH, CA 92694 (626) 710-6377	**CITY OF GLENDORA** PLANNING DIVISION	PROJECT NO. MWIG-009
		VESTING TENTATIVE TRACT MAP NO. 84970 **APN: 8654-001-036, 8654-001-037, & 8654-001-038** GLENDORA, CA **ENTITLEMENT SUBMITTAL EARTHWORK PLAN**	SHEET 6 OF 8

P:\MWIG-009\DWG\SHEETS\EW\TM-SE-PE.DWG
PLAN SET: X
DATE: XX/XX/XXXX BY: SHAWN SALAZAR

PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2022 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. THE BUILDING HEIGHTS ARE APPROXIMATELY 28'-6" FEET MAX.
6. ALL BUILDINGS ON THE SITE WILL BE SPRINKLERED PER FULL NFPA-13.
7. APPROVEED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH AND A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
8. THE SITE WILL BE OPEN WITHOUT A GATE.
9. THE REQUIRED FIRE FLOW FOR THE FIRE HYDRANTS AT THIS LOCATION IS 1,250 GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 1 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
10. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
11. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

FIRE ACCESS PLAN NOTES:

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4.
2. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING – FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR.
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6. (NO ENTRY GATE PROPOSED ON THIS PROJECT.)
4. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1.
5. PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.3.
6. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
7. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.

CONSTRUCTION NOTES:

1. FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 1 HEREON.
2. INSTALL "FIRE LANE" SIGN PER DETAIL 2 HEREON.
3. INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
4. PROPOSED PRIVATE FIRE HYDRANT LOCATION

LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- HOSE PULL
- PROPERTY LINE
- FIRE TRUCK
- UNIT NUMBER
- PLAN TYPE
- FIRE LANE

FH	FIRE HYDRANT
PROP.	PROPOSED
EX.	EXISTING
℄	CENTER LINE
ℙ	PROPERTY LINE
R/W	RIGHT OF WAY

PROPOSED EASEMENTS:

[B] PROPOSED EASEMENT FOR EMERGENCY VEHICLE ACCESS TO THE CITY OF GLENDORA.



BUILDING CODE INFORMATION:

BUILDING CODE OCCUPANCY TYPE: R-1

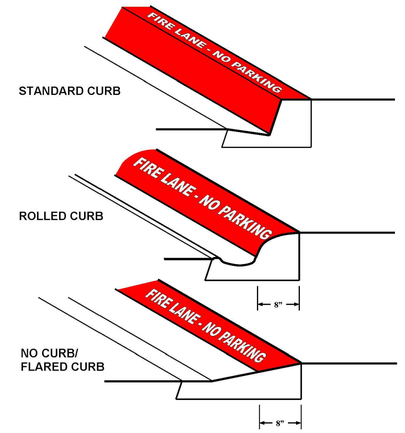
BUILDING CODE CONSTRUCTION TYPE: VB (FULLY SPRINKLERED)

NOTE:

ALL FIRE ACCESS AREAS TO HAVE 5' CLEAR LOW GROUNDCOVER PLANTING.

ATTACHMENT 9

Fire Lane Identification – Red Curbs

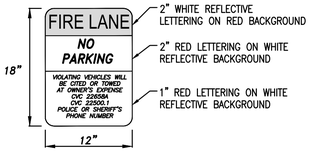


1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3' WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

1 RED CURB PAVEMENT MARKING

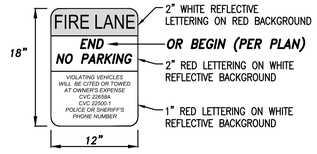
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

2 NO PARKING SIGN



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

3 BEGIN & END NO PARKING SIGN

1" = 40'

0 20 40 80

PREPARED BY:
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:
MW INVESTMENT GROUP
MW INVESTMENT, LLC
27702 CROWN VALLEY PARKWAY, STE. D-4-197
LADERA RANCH, CA 92694
(626) 710-6377

CITY OF GLENDORA
PLANNING DIVISION

PROJECT NO. MWIG-009

VESTING TENTATIVE TRACT MAP NO. 84970
APN: 8654-001-036, 8654-001-037, & 8654-001-038
GLENDORA, CA
ENTITLEMENT SUBMITTAL FIRE ACCESS & HYDRANT LOCATION PLAN

SHEET 7 OF 8

PLAN SET: X
DATE: XX/XX/XXXX
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BY: SHAN SALAZAR

FORM 195
Rev. 02/22

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Unit's

INSTRUCTIONS:

Complete parts I, II (A), & II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: 1706 E. Route 66 & 1675 Inola Street

City or Area: Glendora, CA APN: 8654-001-038 & 8654-001-037

Nearest Cross Street: Route 66 and Compromise Line Rd

Distance of Nearest Cross Street: 0.6 miles

Property Owner: Matt Waken Telephone: (626) 710-6377

Address: 27702 Crown Valley Parkway, STE. D-4-197

City: Ladera Ranch, CA Zip Code 92694

Occupancy (Use of Building): Residential Sprinklered: Yes ☐ No ☐

Type of Construction Residential

Square Footage: 85,226 SF Number of Stories: 2 & 3

Applicant's Signature

05/27/2025
Date

PART II **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II to be completed by Water Purveyor)

Location of hydrant ON E. Route 66 & Compromise Line Rd

Hydrant Number H188-01

Distance from Nearest Property Line 243 Size of Hydrant 6 X 4.5 X 2.5 Size of Water main 8"

Static PSI 91 Residual PSI 82 Orifice size 2.5 Pitot 65

Fire Flow at 20 PSI 4127 Duration _____ ☒ Flow Test Date / Time 14:00 ☐ Hydraulic model

Location of hydrant 631 Remuda DR

Hydrant Number H188-07

Distance from Nearest Property Line 165' Size of Hydrant 6X4.5X2.5 Size of Water main 8"

Static PSI 93 Residual PSI 88 Orifice size 2.5 Pitot 55

Fire Flow at 20 PSI 4832 Duration _____ ☒ Flow Test Date / Time 14:30 ☐ Hydraulic model

☐ (Check box if Simultaneous/ Dual flow test was performed) Combined flow at 20 psi _____

Location of hydrant _____

Hydrant Number _____

Distance from Nearest Property Line _____ Size of Hydrant _____ Size of Water main _____

Static PSI _____ Residual PSI _____ Orifice size _____ Pitot _____

Fire Flow at 20 PSI _____ Duration _____ ☐ Flow Test Date / Time _____ ☐ Hydraulic model

☐ (Check box if Simultaneous/ Triple flow test was performed) Combined flow at 20 psi _____

CITY OF GLENDORA
Water Purveyor

Signature

626 914-8200
Phone Number

6-24-25
Date

WATER PRODUCTION LEAD
Title

This Information is Considered Valid for Twenty Four Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	MW INVESTMENT GROUP MW INVESTMENT, LLC 27702 CROWN VALLEY PARKWAY, STE. D-4-197 LADERA RANCH, CA 92694 (626) 710-6377	**CITY OF GLENDORA** PLANNING DIVISION **VESTING TENTATIVE TRACT MAP NO. 84970** **APN: 8654-001-036, 8654-001-037, & 8654-001-038** GLENDORA, CA **FIRE FLOW TEST RESULTS**	PROJECT NO. MWIG-009 SHEET 8 OF 8

PLAN SET: X
DATE: XX/XX/XXXX
P:\PJ\MWIG-009\DWG\SHEETS\TM\TM-01-FLOW.DWG
BY: SHAWN GLAZIER



LEGEND

1. Central community open space area with electric bbq, bike rack, shade structure, tables, various seating, cornhole, and lawn spaces for social events and group gatherings. See Sheet L2 for enlargement.
2. Dog relief area with lawn space, dog bag station, and various seating. See Sheet L3 for enlargement.
3. Reading Nook.
4. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
5. Enhanced paving at main project entry.
6. Proposed tree, per Planting Plan.
7. 5' wide pedestrian path natural colored concrete, with light top-cast finish and saw-cut joints.
8. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
9. Natural colored concrete driveway, with light broom finish and tooled joints.
10. Short term bike parking (1 bike rack to accommodate 2 bike stalls).
11. Private patio / yard area, homeowner maintained.
12. Common area landscape, builder installed and HOA maintained.
13. Project monument signage. See Sheet L4 for elevations.
14. Property line.
15. Public street R.O.W.
16. Proposed public street sidewalk, per Civil plans.
17. Proposed AC condenser locations, per Architecture plans.
18. Transformer to be wrapped with landscape graphic, quantity and final locations to be determined.
19. 3'-4" wide unit entries.
20. Two community cluster mailboxes and one parcel lockers, per USPS review and approval.
21. City ROW planting area. See Sheet L4 for enlargement.
22. Line of Sight.
23. Quiet space with DG, adirondack seating, and a seat wall.
24. Colored concrete crosswalks.
25. Guest parking stall.
26. Utilities, per other.











*Conceptual images (provided herein are conceptual and subject to change)



0 20' 40' 80'
Scale: 1" = 40'

Conceptual Landscape Plan

MW INVESTMENT GROUP

3rd City Submittal | Project No.: MJW13
Date: Mar. 23, 2026

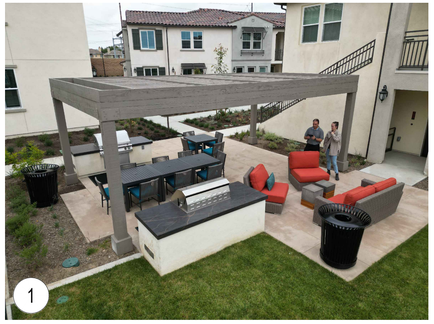
L-1

Mountain View Crossing

studio PAD Landscape Architecture
23195 La Cadena Drive (Ste 103) Laguna Hills, CA 92653 www.studio-PAD.com

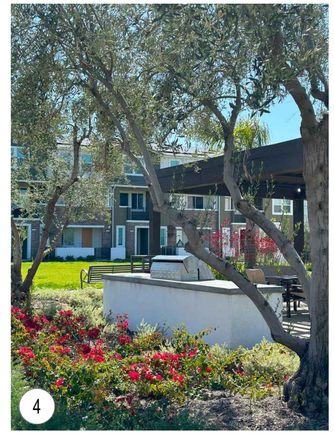


Community Gathering Space Enlargement

















*Conceptual images (provided herein are conceptual and subject to change)

0 5' 10' 20'
Scale: 1" = 10'

Conceptual Landscape Plan - Community Gathering Space Enlargement

3rd City Submittal | Project No.: MJW13
Date: Mar. 23, 2026

L-2

MW INVESTMENT GROUP

Mountain View Crossing

studio PAD
Landscape Architecture
21195 La Cadena Drive (Ste 103)
Laguna Hills CA 92653 (www.studio-PAD.com)











*Conceptual images (provided herein are conceptual and subject to change)

Dog Park Enlargement

0 5' 10' 20'
Scale: 1" = 10'

Conceptual Landscape Plan - Dog Park Enlargement

3rd City Submittal | Project No.: MJW13 | Date: Mar. 23, 2026

L-3

MW INVESTMENT GROUP

Mountain View Crossing

studio PAD
Landscape Architecture
23195 La Cadena Drive Ste 103, Laguna Hills CA 92653 (www.studio-PAD.com)



City ROW Enlargement

0 7.5' 15' 30'

Scale: 1" = 15'



Dimensioned Elevation

Scale: 1" = 1'



Rendered Elevation

Scale: NTS

*Conceptual images (provided herein are conceptual and subject to change)

Conceptual Landscape Plan - City ROW Enlargement

3rd City Submittal | Project No.: MJW13
Date: Mar. 23, 2026

L-4

MW INVESTMENT GROUP

Mountain View Crossing

studio PAD
Landscape Architecture
23180 La Cadena Drive (Ste 103)
Laguna Hills CA 92653 (www.studio-PAD.com)

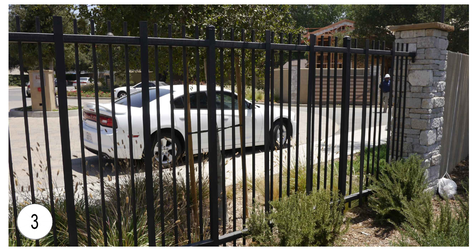


PROPOSED WALL LEGEND

- Existing Property Line wall with vinyl fence on top, to remain (ht. & retaining, per Civil Engineer).
- New Project monument signage.
- 1 — New 5'-9" High (min. on high side) stucco over CMU wall (on public side), retaining per civil, with stucco cap.
- 2 — New 5'-9" High precision CMU, with 2" concrete cap, retaining per civil, (tan color).
- 3 — New 5'-0" High tube steel fence (black color).
- 4 — New Varying Height stucco over CMU wall (retaining, per civil), with stucco cap
- 5 — New 2'-0" High stucco over CMU or smooth concrete seat wall (retaining, per civil).
- 6 — New 6'-0" High stucco over CMU pilaster 18 sq., with 2" high terra cotta cap.
- 7 — New 6'-0" High stucco over CMU pilaster 14"Wx18"L rectangular, with 2" high terra cotta cap.
- 8 — New 5'-0Existing Property Line wall with vinyl fence on top, to remain (ht. & retaining, per Civil Engineer). - 2nd



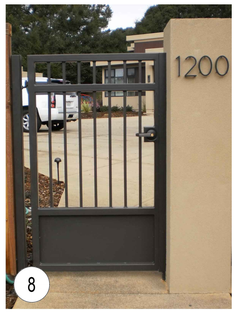












*Conceptual images (provided herein are conceptual and subject to change)

0 20' 40' 80'
Scale: 1" = 40'

Conceptual Wall & Fences Plan

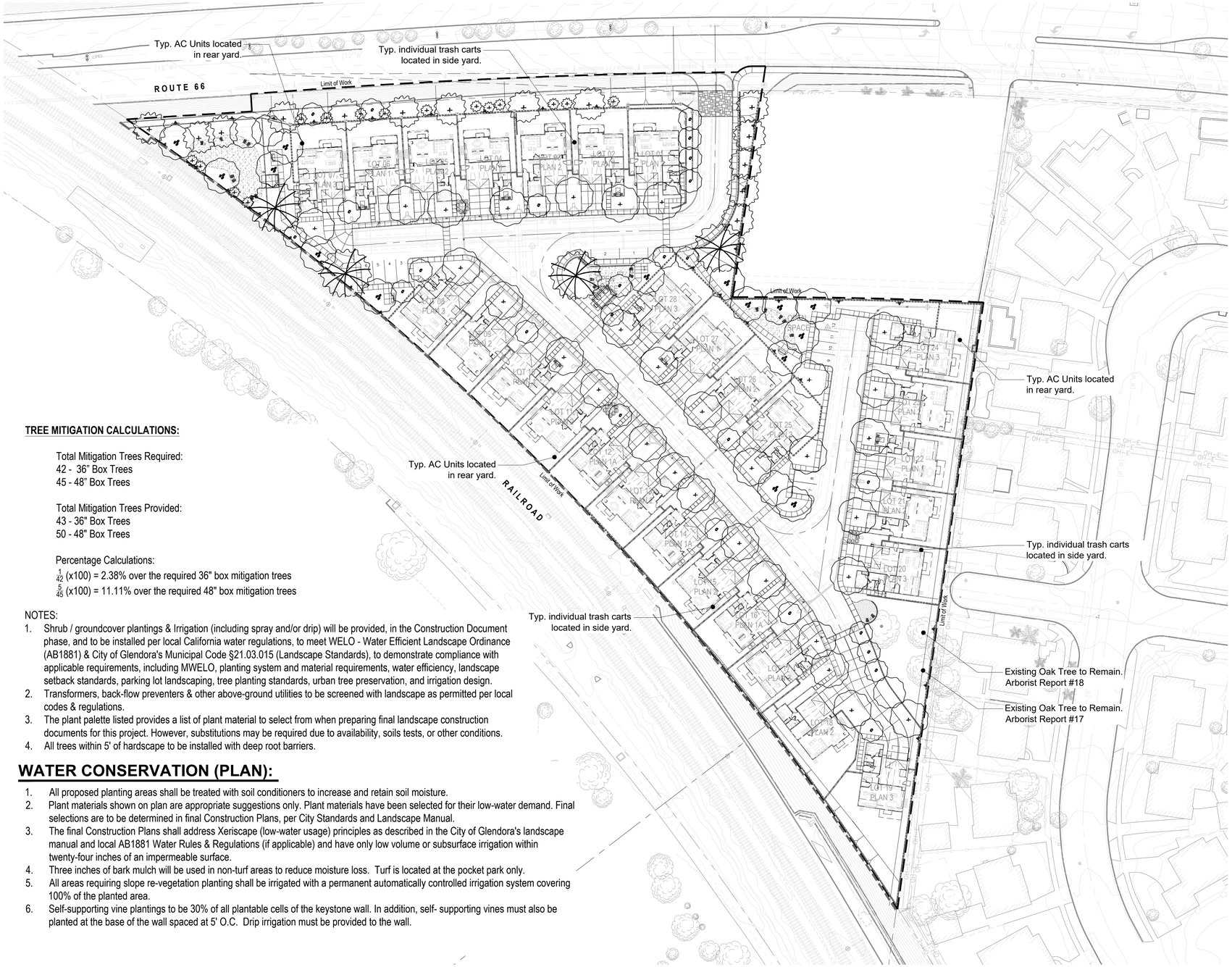
MW INVESTMENT GROUP

3rd City Submittal | Project No.: MJW13
Date: Mar. 23, 2026

L-5

Mountain View Crossing

studio PAD
Landscape Architecture
23196 La Cadena Drive (Ste 105)
Laguna Hills CA 92653 (www.studio-PAD.com)



TREE MITIGATION CALCULATIONS:

Total Mitigation Trees Required:
42 - 36" Box Trees
45 - 48" Box Trees

Total Mitigation Trees Provided:
43 - 36" Box Trees
50 - 48" Box Trees

Percentage Calculations:
$\frac{1}{42}$ (x100) = 2.38% over the required 36" box mitigation trees
$\frac{5}{45}$ (x100) = 11.11% over the required 48" box mitigation trees

NOTES:
1. Shrub / groundcover plantings & Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations, to meet WELO - Water Efficient Landscape Ordinance (AB1881) & City of Glendora's Municipal Code §21.03.015 (Landscape Standards), to demonstrate compliance with applicable requirements, including MWELO, planting system and material requirements, water efficiency, landscape setback standards, parking lot landscaping, tree planting standards, urban tree preservation, and irrigation design.
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
4. All trees within 5' of hardscape to be installed with deep root barriers.

WATER CONSERVATION (PLAN):

1. All proposed planting areas shall be treated with soil conditioners to increase and retain soil moisture.
2. Plant materials shown on plan are appropriate suggestions only. Plant materials have been selected for their low-water demand. Final selections are to be determined in final Construction Plans, per City Standards and Landscape Manual.
3. The final Construction Plans shall address Xeriscape (low-water usage) principles as described in the City of Glendora's landscape manual and local AB1881 Water Rules & Regulations (if applicable) and have only low volume or subsurface irrigation within twenty-four inches of an impermeable surface.
4. Three inches of bark mulch will be used in non-turf areas to reduce moisture loss. Turf is located at the pocket park only.
5. All areas requiring slope re-vegetation planting shall be irrigated with a permanent automatically controlled irrigation system covering 100% of the planted area.
6. Self-supporting vine plantings to be 30% of all plantable cells of the keystone wall. In addition, self- supporting vines must also be planted at the base of the wall spaced at 5' O.C. Drip irrigation must be provided to the wall.

PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R4)	Qty.
	TREES					
	*Specimen	Quercus agrifolia (Coast Live Oak)	Multi	48" Box	Low	4
	*Canopy Deciduous	Platanus racemosa (California Sycamore)*	Single	48" Box	Mod.	15
	*Street	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single	48" Box	Mod.	31
	Evergreen Buffer	Tristania conferta (Brisbane Box)	Single	36" Box	Mod.	14
	Medium Flowering	Lagerstroemia ixf (Natchez)	Single	36" Box	Mod.	23
	Medium Evergreen	Geijera parvilflora (Australian Willow)	Single / Multi	36" Box	Mod.	3
	Columnar	Cupressus sempervirens (Italian Cypress) Magnolia grandiflora (Little Gem)	Single	24" Box	Low	15
					Total =	109
	SHRUBS					
	Utility Screen	Westringia fruticosa 'Wynabbie Gem' (Coast Rosemary)	Single	15 Gal.	Low	25
		Ligustrum japonicum (Japanese privet)	Single	15 Gal.	Mod.	
	VINES					
	Vines	Macfadyena unguis-cati (Cat's Claw)	-	5 Gal.	Low	31

SHRUBS and GROUND COVER		WUCOLS (R4)
Anigozanthos	Kangaroo Paw	Low
Agave spp.	Agave	Low
Aloe spp.	Aloe	Low
Bougainvillea spp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasylirion longissimum	Mexican Grass Tree	Low
Delosperma spp.	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Grevillea lanigera 'Prostrate'	Prostrate Woolly Grevillea	Low
Hesperaloe parviflora	Red / Yellow Yucca	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Muhlenbergia capillaris	Pink / Hairy Awn Muhly	Low
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Low
Westringia spp.	Westringia	Low
Yucca gloriosa	Spanish Dagger	Low

VINES & ESPALIERS		
Antigonon leptopus	Coral Vine	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low

0 20' 40' 80'
Scale: 1" = 40'

Conceptual Planting Plan

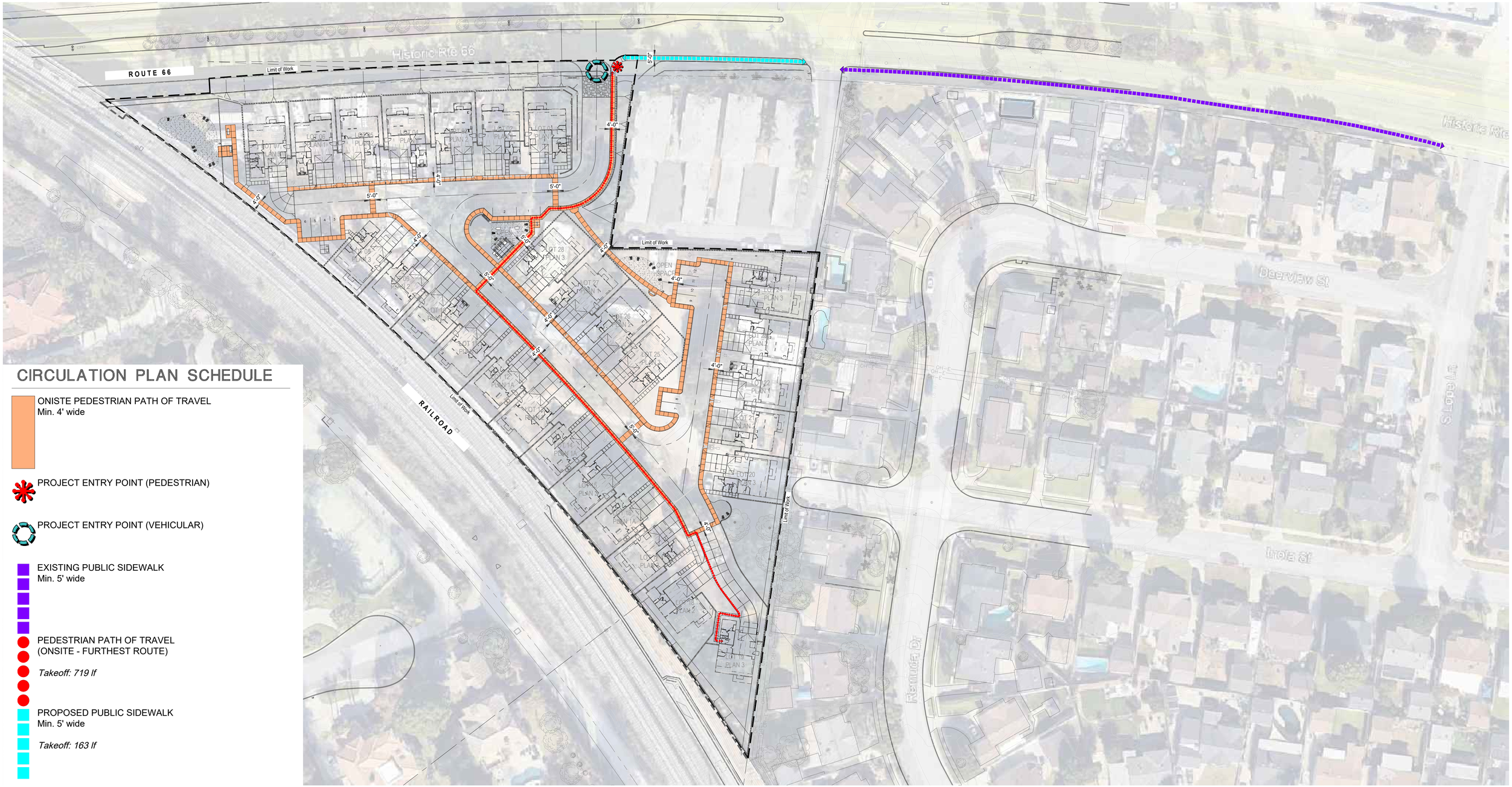
MW INVESTMENT GROUP

3rd City Submittal | Project No.: MJW13
Date: Mar. 23, 2026

L-6

Mountain View Crossing

studio PAD
Landscape Architecture
23195 La Cadena Drive (Ste 103)
Laguna Hills, CA 92653 (www.studio-PAD.com)



CIRCULATION PLAN SCHEDULE

ONISTE PEDESTRIAN PATH OF TRAVEL
Min. 4' wide

PROJECT ENTRY POINT (PEDESTRIAN)

PROJECT ENTRY POINT (VEHICULAR)

EXISTING PUBLIC SIDEWALK
Min. 5' wide

PEDESTRIAN PATH OF TRAVEL
(ONSITE - FURTHEST ROUTE)

Takeoff: 719 lf

PROPOSED PUBLIC SIDEWALK
Min. 5' wide

Takeoff: 163 lf

0 20' 40' 80'
Scale: 1" = 40'

Conceptual Pedestrian Circulation Plan

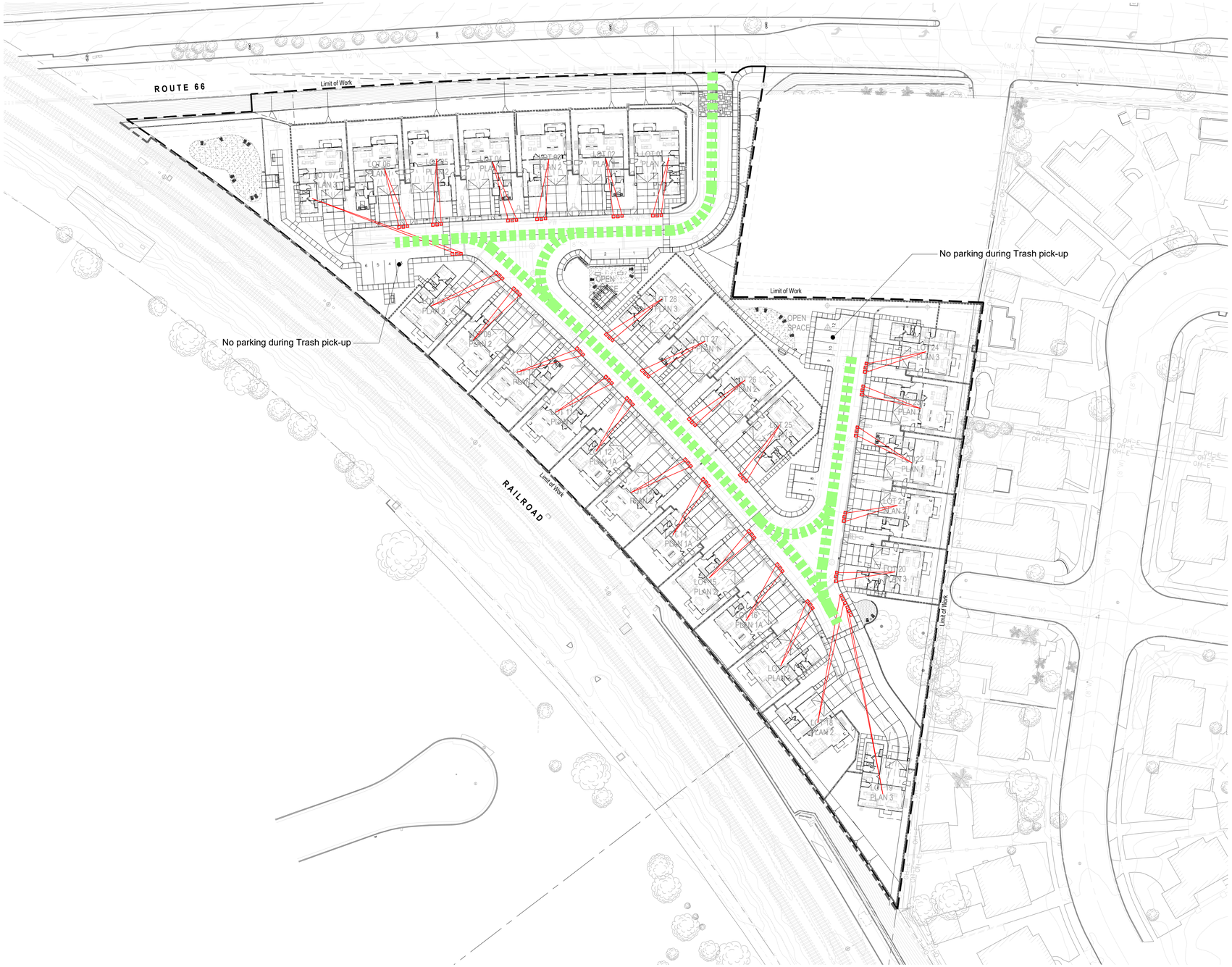
MW INVESTMENT GROUP

3rd City Submittal | Project No.: MJW13
Date: Mar. 23, 2026

L-7

Mountain View Crossing

studio PAD
Landscape Architecture
23186 La Glorieta Drive (Ste 103)
Laguna Hills CA 92653 (www.studio-PAD.com)



LEGEND

- Regular trash cart (65 gal).
- Recycle cart (65 gal).
- Organic waste cart (65 gal).
  (Option for smaller 35 gal cart is available)
- Trash hauler path of travel.



*Conceptual image of trash pick-up signage to be posted at guest parking spaces

0 20' 40' 80'
Scale: 1" = 40'

Conceptual Trash and Circulation Exhibit

MW INVESTMENT GROUP

3rd City Submittal | Project No.: MJW13
Date: Mar. 23, 2026

L-8

Mountain View Crossing

studio PAD
Landscape Architecture
23195 La Cadena Drive (Ste 103)
Laguna Hills, CA 92653 (www.studio-PAD.com)

LIGHTING SCHEDULE (12V LOW VOLTAGE)

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		FX Luminaire FB Fits well into tight spaces. 7.5in. H x 2.0in. Dia. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, 3-Prong Spike Lamp: FB-3LED, 4.2W / 4.5VA, 2700K, Beamspread: Spot	29



B

DSAP20

(Formerly DSAP1)

Patent pending



C

E11A19D927/JA8S



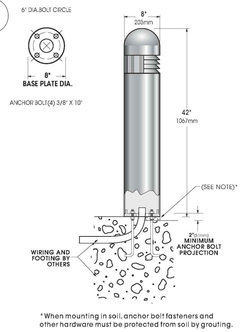
Order# 105481



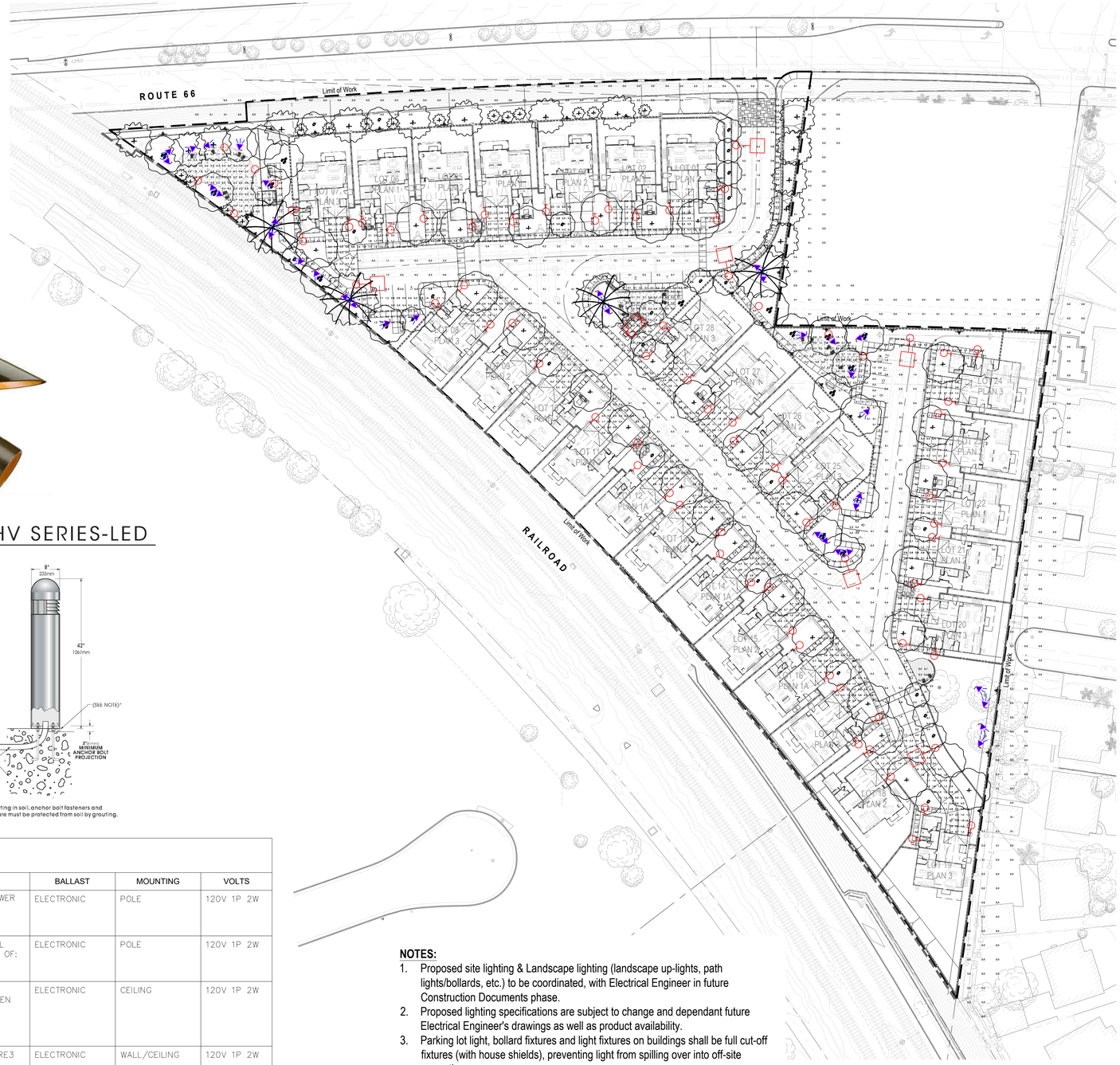
D

BDA8-HV SERIES-LED

A



*When mounting in soil, anchor bolt fasteners and other hardware must be protected from soil by grouting.



ROADSWAY & PARKING PHOTOMETRIC SCHEDULE		AMENITY AREAS PHOTOMETRIC SCHEDULE		WALKS & DRIVEWAYS PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	0.61	AVERAGE FOOT-CANDLES	0.87	AVERAGE FOOT-CANDLES	1.15
MAXIMUM FOOT-CANDLES	4.1	MAXIMUM FOOT-CANDLES	7.7	MAXIMUM FOOT-CANDLES	5.2
MINIMUM FOOT-CANDLES	0.1	MINIMUM FOOT-CANDLES	0.1	MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01	MINIMUM TO MAXIMUM FC RATIO	0.01	MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	66.95	MAXIMUM TO MINIMUM FC RATIO	98.31	MAXIMUM TO MINIMUM FC RATIO	84.35
AVERAGE TO MINIMUM FC RATIO	10.00	AVERAGE TO MINIMUM FC RATIO	11.17	AVERAGE TO MINIMUM FC RATIO	18.60

LUMINAIRE SCHEDULE

	SYMBOL	CALLOUT	QUANTITY	MODEL	NOTE 1	NOTE 2	LAMP	DESCRIPTION	BALLAST	MOUNTING	VOLTS
A		Bollard	8	U.S. ARCHITECTURAL LIGHTING, BDA8-HV-LED-CL-24LED-350mA-CW.	Set on concrete footing.		(24) WHITE LED, 164 RATED LUMENS PER LED AT 350MA;	Bollard. 6-EXTRUSION VERTICAL POWER ARRAY (VPA).	ELECTRONIC	POLE	120V 1P 2W
B		Pole	6	U.S. ARCHITECTURAL LIGHTING, DSAP20-PLED-III-W-36LED-350mA-WW-HS.	Arm: 'XPK'. Pole: 12ft, RTNS-124-11.	Provide House-shields to minimize light from spilling off property.	(36) 36 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	Area Pole Fixture. FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	ELECTRONIC	POLE	120V 1P 2W
C		Sconce (Arm)	63	Maxlite Inc., E11A19D927/JA8S. Trans Globe Lighting 51630 Fixture (1 bulb).	Lumens 1150. 3000K. 1-8 Lamp/Watts. Aluminum; 9x8x14". Glass: Frosted Seeded Glass Panels.	Keep 6'-6" min. clearance when fixture is above hardscape. Provide House-shields to minimize light from spilling off property.	(1) A19 AC 120V/60Hz 15W 2700K	Wall Sconce. LED 80 SERIES. ARM MOUNT UNIT.OPAL ACRYLIC LENS. OPEN BOTTOM40 WATTS.	ELECTRONIC	CEILING	120V 1P 2W
D		Structure Down-Light	4	FX LUMINAIRE, JB-3LED-BZ.	12V, Low Voltage.	Provide flange attachment.	(1) Structure Down-light. COOL WHITE LED	2-3/8"DIA. X 9"H. UPLIGHT LUMINAIRE3 COOL WHITE LED, CUSTOM CHROME PLATED PARABOLIC REFLECTOR AND TEXTURED LENSFLAT TEMPERED GLASS LENS	ELECTRONIC	WALL/CEILING	120V 1P 2W

NOTES:

1. Proposed site lighting & Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated, with Electrical Engineer in future Construction Documents phase.
2. Proposed lighting specifications are subject to change and dependant future Electrical Engineer's drawings as well as product availability.
3. Parking lot light, bollard fixtures and light fixtures on buildings shall be full cut-off fixtures (with house shields), preventing light from spilling over into off-site properties.
4. Outdoor lighting standards to conform to City's "Exterior Lighting" development code standards and current state green code standards.

0 20' 40' 80'

Scale: 1" = 40'

Conceptual Photometrics & Low Voltage Lighting Plan

MW INVESTMENT GROUP

3rd City Submittal | Project No.: MJW13 | Date: Mar. 23, 2026

L-9

Mountain View Crossing

studio PAD Landscape Architecture
21195 La Cadena Drive (Ste 103) Laguna Hills CA 92653 (www.studio-PAD.com)

NOTICE OF PUBLIC HEARING
Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Glendora will hold a public hearing pursuant to §21.01.030 (E) and §21.02.040, of the Glendora Municipal Code in the City Council Chamber of City Hall, 116 E. Foothill Boulevard, Glendora, California, to receive and consider all evidence and reports relating to the following application/project:

Hearing Date:	**Tuesday, June 2, 2026, at 7:00 p.m.**
File Number:	PLN25-5043
Subject Property:	1706 E. Route 66 & 1675 Inola Street
Request:	Development Plan Review (DPR) and Tentative Tract Map (TTM) No. 84970 to subdivide and develop the property with a two-story, 28-unit detached single-family residential development.
Applicant:	Matthew Waken
General Plan Land Use / Zoning:	*Low/Medium Density Residential (3.1-6 du/acre) / R-1 (Single Family Residential)*
Environmental:	A Categorical Exemption is being recommended for this project, pursuant to §15332 of the California Environmental Quality Act Guidelines.
Contact Person:	Yalini Siva, Senior Planner (626) 914-8213 or *ysiva@cityofglendora.gov*

All interested parties are invited to attend said hearing and express their views on this matter. Should you be unable to attend the public hearing, your testimony must be made in writing and delivered prior to the scheduled hearing date as follows: City Clerk Department, 116 E. Foothill Blvd, Glendora, CA, 91741, City_Clerk@cityofglendora.gov.

Further information on this item will be posted to the city's website at *CityofGlendora.gov/citymeetings* and will be on file for public inspection and copying for the cost of duplication, at the office of the City Clerk, 116 E. Foothill Blvd, Glendora, CA, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays, for agenda posting and public inspection as required by the Ralph M. Brown Act, California Government Code § 54950 et seq. as applicable to this meeting.

Further information on the above application may be obtained or viewed at the Community Development Department Planning Division, located at 116 E. Foothill Blvd, Glendora, CA, 91741 or by telephone at

(626) 914-8214.

If you challenge this action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, prior to, the public hearing.

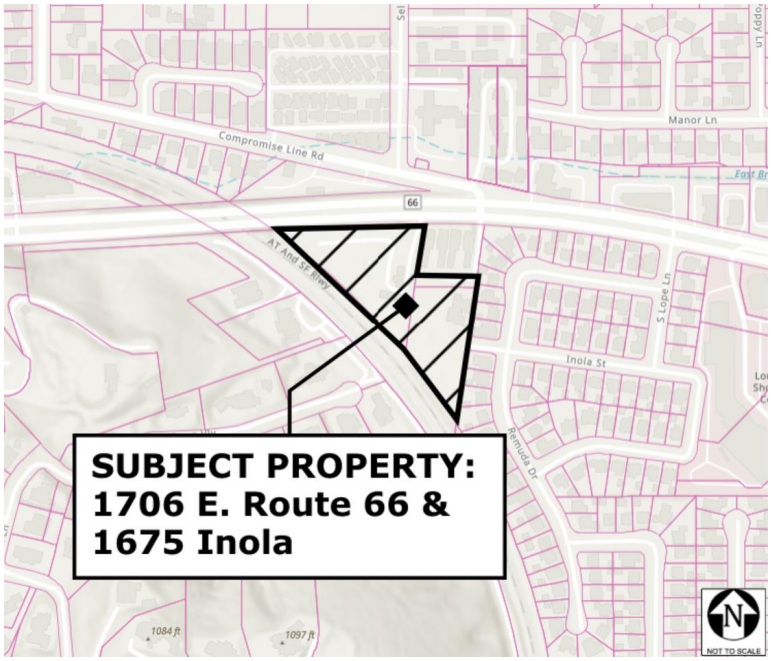
Kathleen R. Sessman, MMC
City Clerk

Mailed: May 21, 2026
Published: May 21, 2026 (*San Gabriel Valley Examiner*)

CERTIFICATION

I, hereby certify that I posted a copy of this Notice on the bulletin board outside the City Hall Council Chamber, 116 E. Foothill Boulevard on May 21, 2026.

Kathleen R. Sessman, MMC
City Clerk



DEVELOPMENT PLAN REVIEW AND TENTATIVE TRACT MAP

1706 E ROUTE 66 & 1675 INOLA ST

COMMUNITY DEVELOPMENT

PLANNING COMMISSION

JUNE 2, 2026

YALINI SIVA, SENIOR PLANNER

PROJECT / REQUEST

- Tentative Tract Map (TTM) No. 84970 to subdivide land to create 28 residential detached, single-family homes.
- Development Plan Review (DPR) for approval of the project's development plans.
- SB 330 for early vesting for overall fees, streamlining of process, and replacement of existing residential units.
- CEQA Notice of Categorical Exemption.

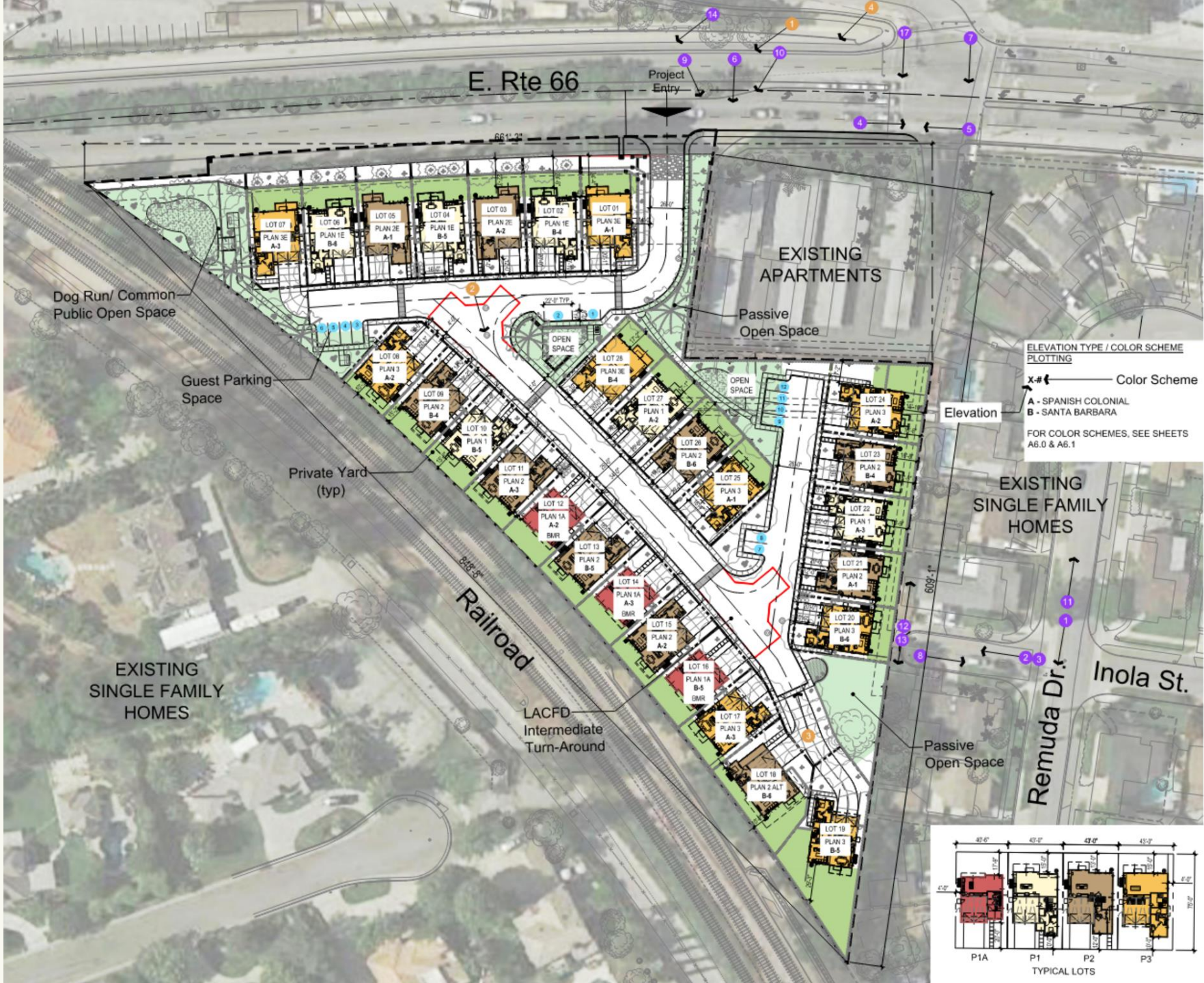
PROJECT LOCATION



AFFORDABLE HOUSING

- Three of the 28 homes will be available for purchase to low income qualified buyers. State law allows developers to request concessions, waivers and incentives.
  - Reduced parking, pursuant to Govt State Code 65915(p)(1)
  - Reduced lot area, lot width, depth, setbacks; higher heights
  - Reduced number of parking spaces

SITE PLAN


E. Rte 66
Project Entry
EXISTING APARTMENTS
Passive Open Space
Dog Run/ Common Public Open Space
Guest Parking Space
Private Yard (typ)
OPEN SPACE
Railroad
LACFD Intermediate Turn-Around
EXISTING SINGLE FAMILY HOMES
EXISTING SINGLE FAMILY HOMES
Elevation
ELEVATION TYPE / COLOR SCHEME PLOTTING
X-# Color Scheme
A - SPANISH COLONIAL
B - SANTA BARBARA
FOR COLOR SCHEMES, SEE SHEETS A6.0 & A6.1
Remuda Dr.
Inola St.
Passive Open Space
P1A
P1
P2
P3
TYPICAL LOTS

LANDSCAPE PLAN – (CONCEPTUAL



HOUSE TYPES - FRONT ELEVATIONS



INTERIOR SITE RENDERING





STREET VIEW RENDERINGS





PUBLIC NOTICE

On May 21, 2026:

- Notices were sent out to all property owners within 300 feet of the site per GMC;
- Notice was published in the *San Gabriel Valley Examiner;*
- Notices were posted to site notification boards.

RECOMMENDATIONS

That the Planning Commission:

Recommend to the City Council approval of the following:

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32, In-Fill Development Projects, and direct staff to file a notice of exemption; and
2. Adopt A City Council Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 84970 AND DEVELOPMENT PLAN REVIEW FOR THE SUBDIVISION AND DEVELOPMENT OF TWENTY-EIGHT (28) SINGLE-FAMILY RESIDENTIAL UNITS ON CERTAIN PROPERTY LOCATED AT 1706 EAST ROUTE 66 AND 1675 INOLA STREET (AIN#S 8654-001-038, 8654-001-037 AND 8654-001-036) (FILE NO. PLN25-5043)."

STAFF REPORT

TO:	**Chair and Commissioners**	**DATE:**	**June 2, 2026**
FROM:	**Community Development**	**DISTRICT(S):**	**1**

SUBJECT: Conditional Use Permit (CUP) request to allow the operation of massage therapy services, in conjunction with an existing beauty spa on certain property located at 1311 South Grand Avenue, Suite 130, Glendora, California (File No. PLN25-5034)

RECOMMENDATION

That the Planning Commission:

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, approve the following for Project File No. PLN25-5034:

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities; and
2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA WITHIN AN EXISTING COMMERCIAL TENANT SPACE, LOCATED AT 1311 SOUTH GRAND AVENUE, SUITE 130, GLENDORA, CALIFORNIA (FILE NO. PLN25-5034)."

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

The applicant, Shengnan Zhang, on behalf of V Spa, filed an application requesting approval of a Conditional Use Permit (CUP) to allow the operation of massage therapy services, in conjunction with an existing beauty spa located at 1311 South Grand Avenue, Suite 130 ("V Spa").

Project Summary:

- **Application:** CUP to allow the operation of massage therapy services, in conjunction with an existing beauty spa pursuant to the requirements of Glendora Municipal Code (GMC) §21.02.020 and Appendix 21.A, Table C, and subject to applicable operational requirements under GMC Chapter 5.10.
- **Date of Application:** September 11, 2025
- **Property Owner/Applicant:** Shengnan Zhang, V Spa
- **Property Address:** 1311 South Grand Avenue, Suite 130
- **Assessor Parcel/ Identification Number(s):** 8632-017-021

Description of Property:

The subject property is located within an existing multi-tenant commercial shopping center located at the northwest corner of West Gladstone Street and South Grand Avenue. The massage therapy services will operate inside an existing beauty spa, within Suite 130 of the northern building in the Glendora Promenade shopping center.

General Plan Designation:

The General Plan Land Use designation is retail and commercial and is consistent with the property's zoning designation.

Zoning:

The zoning district designation is *C-3 (retail commercial)* zone.

Surrounding Uses:

Table A -	***Project Surroundings***		
	Existing Uses	**General Plan**	**Zoning**
North	Commercial Office	*General Commercial*	*PR*
South	Single-family residential	*Low/Medium and Medium/High Density*	*R-1*
East	Single-family residential and multi-family residential	*Low/Medium and Medium/High Density*	*R-1 and R-2*
West	Single-family residential	*Low/Medium Density*	*R-1*

ANALYSIS

Description:

The Applicant requests approval of a Conditional Use Permit to allow the operation of massage therapy services in conjunction with an existing beauty spa, pursuant to GMC §21.02.020 and Appendix 21.A, Table C. Massage therapy services are also subject to applicable facilities, operations, license, permit, certification, inspection, and related requirements under GMC Chapter 5.10. The business currently operates as a licensed facial and skincare service provider. The applicant proposes to expand services to include massage therapy, specifically Swedish, deep tissue, hot stone, aromatherapy, and foot massage.

All massage services will be provided by massage therapists, holding all certifications, permits, licenses, or other authorizations required by applicable law. The business will operate daily from 10:00 a.m. to 9:00 p.m. with a total of two to three employees holding cosmetology and massage therapy licenses. The spa is expected to serve approximately four to five customers per hour, depending on staffing, room availability, and service type.

No modifications, demolitions, or new construction are proposed. The expanded services will be conducted entirely within the existing commercial tenant space.

Zone Development Standards:

The subject property is located within the C-3 Retail Commercial zoning district, which is intended to provide retail services, restaurants, and other pedestrian-oriented commercial activities. Pursuant to Appendix 21.A, Table C, massage therapy in conjunction with a beauty/health spa or gym is permitted subject to the approval of a Conditional Use Permit. The proposed massage therapy services will be ancillary to the existing beauty spa and will not require exterior changes to the existing building. The proposed massage therapy area is approximately 240 square feet within the 1,219-square-foot tenant space, which is less than 30 percent of the gross floor area of the primary beauty spa use. No exterior changes, demolition, or new construction are proposed. Therefore, the proposed ancillary massage therapy services are consistent with the applicable development standards as conditioned. In addition to the applicable Title 21 zoning requirements, the proposed massage therapy services must comply with the applicable massage establishment regulations set forth in GMC Chapter 5.10.

Circulation:

The circulation of the existing commercial center will not be changed as part of the expanded services. The proposed massage therapy services will be conducted within the existing tenant space. Therefore, the proposed use is not expected to create new circulation impacts or require changes to existing access, parking, or on-site circulation.

Community Outreach and Public Input:

As of preparation of this report, staff has not received written comments, neighborhood input, or other public comments regarding the Project.

Public Hearing Notice:

A Notice of Public Hearing was published in the *San Gabriel Valley Examiner* and mailed to all property owners within 300 feet of the proposed site. As of preparation of this report, staff has not received any inquiries regarding the project.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find the proposed project categorically exempt from CEQA pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities. The proposed project involves the approval of ancillary massage therapy services within an existing commercial tenant space. No exterior modifications, demolition, new construction, or expansion of the existing building is proposed. The proposed use will operate entirely within the existing tenant space and will involve negligible or no expansion of the existing use. Therefore, the project qualifies for the Class 1 categorical exemption. A Notice of Exemption has been prepared as Attachment B.

Prepared By:	Yalini Siva, Senior Planner
Concurs With:	Not Applicable
Reviewed By:	Mark Carnahan, City Planner Sean McPherson, Assistant Director of Community Development Jeff Kugel, Community Development Director
Certified to Availability of Funds:	Not Applicable
Approved By:	Moises Lopez, Assistant City Manager
Legal Review:	Jessica Santiago, Assistant City Attorney
CEQA Review:	Jeff Kugel, Community Development Director

Attachments

A_Draft_Resolution.pdf
B_NOE_-_CEQA_Categorical_Exemption.pdf
C_Project_Plans.pdf
D_Public_Notice_51426.pdf
E_Staff_Presentation_51426.pdf

RESOLUTION PC 2026-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA WITHIN AN EXISTING COMMERCIAL TENANT SPACE, LOCATED AT 1311 SOUTH GRAND AVENUE, SUITE 130, GLENDORA, CALIFORNIA (PROJECT FILE NO. PLN25-5034)

THE PLANNING COMMISSION
City of Glendora, California

WHEREAS, on September 11, 2025, Shengnan Zhang, on behalf of V Spa (Applicant), filed an application requesting approval of Conditional Use Permit (CUP) No. PLN25-5034 to allow the operation of massage therapy services in conjunction with an existing beauty spa business (Project) located at 1311 South Grand Avenue, Suite 130 (Subject Property); and

WHEREAS, the Subject Property has a Glendora General Plan land use designation of *Retail and Commercial* and a zoning district designation of *Retail Commercial (C-3)* and is developed with an existing multi-tenant commercial shopping center; and

WHEREAS, pursuant to Glendora Municipal Code ("GMC") §21.02.020 and Appendix 21.A, Table C, massage therapy in conjunction with a beauty/health spa or gym requires approval of a Conditional Use Permit in the C-3 Zone; and

WHEREAS, the proposed ancillary massage therapy use is also subject to applicable requirements of GMC Chapter 5.10, including facilities, operations, inspection, license, permit, and certification requirements; and

WHEREAS, GMC §21.02.020 establishes procedures and findings for the review of CUP applications; and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora on June 2, 2026, following proper notice as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division staff of the City of Glendora.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference as findings of fact.

SECTION 2. The Planning Commission has reviewed and considered the staff report and all written and oral evidence presented in connection with the Project. Based on the whole of the record, the Planning Commission finds that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Class 1, Existing Facilities. The Project involves the operation of ancillary massage therapy services within an existing commercial tenant space, with no exterior modifications, demolition, new construction, or expansion of the existing building. The Planning Commission hereby directs City staff to file a Notice of Exemption.

SECTION 3. The Planning Commission hereby makes the following Findings of Facts, regarding CUP No. PLN25-5034, which are hereby incorporated in full:

FINDINGS OF FACTS FOR CONDITIONAL USE PERMIT

1. The use is authorized by the Conditional Use Permit (CUP) pursuant to this title.

FACT: The Project proposes ancillary massage therapy services in conjunction with an existing beauty spa. Pursuant to Glendora Municipal Code (GMC) §21.02.020 and the applicable commercial zoning regulations, the use may be authorized through approval of a Conditional Use Permit. As conditioned, the Project will comply with applicable GMC requirements, including the operational and facility standards applicable to massage establishments and the development standards for ancillary massage therapy uses in conjunction with a beauty/health spa.

2. The use is consistent with the General Plan and other applicable plans.

FACT: The General Plan Land Use designation for the Subject Property is *Retail and Commercial.* The subject property is located in the *C-3 Retail Commercial zoning district*, within an existing multi-tenant commercial shopping center located near the intersection of West Gladstone Street and South Grand Avenue. The proposed massage therapy services will operate within an existing beauty spa located in Suite 130 of the northern building of the Glendora Promenade shopping center. Thus, the project is consistent with the General Plan and compatible with the commercial nature of the site and surrounding commercial uses. There are no other applicable plans for the subject property.

3. The site can accommodate the development standards of this title or as is otherwise required.

FACT: The addition of ancillary massage therapy services to the existing beauty spa at the proposed location does not require any exterior changes to the existing building. No modifications, demolitions, or new construction are proposed. The expanded services will be conducted entirely within the existing commercial tenant space. The total tenant space is 1,219 square feet and the proposed massage space is 240 square feet, which is less than the allowable 30 percent maximum gross floor area requirement. The use is located on the ground floor. Based on this information, the site can accommodate the development standards of this title or as otherwise required.

4. The site is adequately served by streets, utilities, and other services, facilities, and improvements.

FACT: Vehicular access to the site is provided from South Grand Avenue and West Gladstone Street. The subject property is served by existing streets, utilities, and services, including Athens Services, the Glendora Police Department, the Los Angeles County Fire Department, Southern California Edison, and the City of Glendora Water Division.

5. The use will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety, and welfare of the public.

FACT: The proposed ancillary massage therapy will be conducted within an existing tenant space located within an existing multi-tenant commercial center. Other uses in the commercial center include restaurants, beauty salons, medical facilities, retail shops, and other related uses. The additional services would be considered personal services, which align with the permitted land use that is ancillary to the beauty spa. The use will operate within the existing tenant space, with no exterior modifications or expansion of the existing building. As conditioned, the use must comply with all applicable requirements of the GMC, including conditions limiting the area used for massage therapy services, hours of operation, storefront visibility, inspections, and facilities and operations requirements. Therefore, the proposed massage therapy use will not adversely affect the character and integrity of the area, the utility and value of properties in the area, or the health, safety, and welfare of the public.

SECTION 4. The Planning Commission hereby approves the CUP (Project File No. PLN25-5034) for the operation of massage therapy services in conjunction with an existing beauty spa located at 1311 South Grand Avenue, Suite 130, as described and depicted in the Project plans and description attached to the Planning Commission Agenda, and after determining that the Project meets the requirements of GMC §21.02.020 (Conditional Use Permits) subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

General

1. The Applicant shall submit a signed statement to the Planning Division indicating agreement with and acceptance of the adopted Conditions of Approval prior to issuance of permits and/or commencement of any uses proposed by the Project.

2. The subject property shall be developed and operated in substantial conformance with plans, reviewed and included herein.

3. The City shall have the right of entry to inspect the premises to verify compliance with these Conditions of Approval and the GMC.

4. Any amendment, modification, or revocation of this approved CUP shall be regulated by applicable provisions of the GMC.

5. The City shall retain the right and the jurisdiction to review the Conditional Use Permit (PLN25-5034) in the event of any modification, change in scope, or the owner or operator seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the City's authority to modify or revoke the PLN25-5034 due to any violation of these Conditions of Approval, or any applicable regulations.

6. The Applicant agrees as a condition of approval, to indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement or the environmental review conducted under the California Environmental Quality Act, Public Resources Code §21000 et seq., for this entitlement and related actions.

Planning Division

7. This CUP approves massage therapy services that are ancillary to the primary operation of a beauty spa and shall not occupy more than 366 square feet, or 30% of the gross floor area of the beauty spa establishment, whichever is less. Any expansion of the massage therapy area, increase beyond the approved scope of operations, change in primary use, or other modification shall require prior City review and approval in accordance with the GMC.

8. Curtains or blackened windows that obscure retail storefronts or retail windows containing beauty spa or ancillary massage therapy uses shall not be allowed.

9. The hours of operation shall be limited to Monday through Sunday between the hours of 10:00A.M. and 9:00P.M.

Building Division

10. Building permits are required for all tenant improvements. Plans must be submitted through the City's Civic Access portal for review and approval. See link below. https://cityofglendoraca-energovweb.tylerhost.net/apps/selfservice#/home

11. All required inspections and final approval must be completed prior to occupancy.

12. The project shall comply with the applicable California Building Standards Code, as adopted by the City. For questions regarding the City's plan submittal process, please contact the Building Division at (626) 914-8222.

Police Department

13. The Applicant must comply with the facilities and operations requirements pursuant to GMC §5.10.060 and all other applicable requirements of GMC Chapter 5.10.

14. Each door shall be labeled with the service provided for each room and no locks shall be installed on any doors leading to rooms within which massage therapy services shall be offered.

15. The Applicant shall schedule an inspection with Code Enforcement prior to operating the subject massage therapy use. Contact Code Enforcement at (626) 852-4825.

Term

16. The approved use shall commence within 18 months after the effective date of the approval, or such other period specified as a condition of approval and shall be carried on diligently to completion. If the use or construction work is not started within the required time and carried on diligently to completion, the permit shall become void; however, the reviewing body may extend the time limit in the case of unavoidable delay. The Applicant must submit a written request to the reviewing body for a time extension before the original time limit expires. (GMC §21.02.020(H)).

Enforcement

17. The Applicant and Property Owner shall pay the costs of any code enforcement activities, including attorneys' fees, resulting from the violation of any conditions of approval or any provision of the Glendora Municipal Code. (GMC §1.18).

18. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed One Thousand Dollars ($1,000.00) and/or by imprisonment in the County jail for a period not to exceed six (6) months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided by the GMC. (GMC §21.01.030 (H)).

SECTION 5. The City Clerk shall certify the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SECTION 6. The Chair of the Planning Commission shall sign this Resolution, and the Secretary shall attest and certify the passage and adoption of this Resolution, and the same shall become effective upon expiration of the 15 calendar-day appeal period, unless a timely appeal is filed in accordance with the Glendora Municipal Code.

PASSED, APPROVED and **ADOPTED** by the Planning Commission of the City of Glendora this _____day of _____, 2026.

BY: _____
TIMOTHY CREMINS
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

JESSICA SANTIAGO
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the ____ day of _____, 2026, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

Dated:

LORENA CORDOVA
City Clerk Specialist

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

Project Title: PLN25-5034

Project Location: 1311 South Grand Avenue, Suite 130, Glendora, CA 91740 ("V Spa")

Project Sponsor: Shengnan Zhang (Applicant)

Mailing Address: 1311 South Grand Avenue, Suite 130, Glendora, CA 91740

General Plan Land Use Designation: Retail and Commercial

Zoning Designation: C-3 (Retail and Commercial)

Project Description: Approval of a Conditional Use Permit (CUP) to allow the operation of massage therapy services, in conjunction with an existing beauty spa.

Surrounding Land Uses and Setting: The surrounding land uses include Planned redevelopment to the north, Single-family and Restricted multiple-family residential uses to the east, Single-family residential to the west and Cemetery to the south.

The Planning Commission recommends the following exempt status / findings:

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269(a))
- ☐ Emergency Project (Sec. 15269(b) and (c))
- ☒ Categorical Exemption
  Type: Class 1 - Section: 15301 – The proposed project involves the operation and permitting of ancillary massage therapy services within an existing commercial tenant space. No exterior modifications, demolition, new construction, or expansion of the existing building is proposed. Any interior work would be limited to minor alterations within the existing tenant space, if required. Existing public services and facilities are available to the project site, and approval of the project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.
- ☐ Statutory Exemption. Code Number: _____

Reasons why project is exempt: The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities). The proposed use is to add massage therapy services in conjunction with the existing beauty spa, expanding the range of services offered by the business. The project will operate entirely within an existing commercial tenant space and will not involve exterior modifications, demolition, new construction, or expansion of the existing building. The project involves negligible or no expansion of the existing use.

_____ Date: _____

Jeff Kugel, Director of Community Development

The above recommended exempt status and findings were adopted by the following body:

_____ on _____

_____ Date: _____

Earvin Adolfo, Planning Technician (626) 914-8214

PROPERTY ADDRESS: 1311 S GRAND AVE, SUITE 130
GLENDORA, CA 91740

ZONE INFORMATION: C-3 RETAIL AND COMMERCIAL
ZONE: AHSP C-C3

APN NUMBER: 8631-009-023

PROJECT DIRECTORY:

PROPERTY OWNER:
SHENGNAN ZHANG
6132 N HANLIN AVE,
AZUSA, CA 91702

DESIGN CONSULTANT:
N/A

ARCHITECT:
N/A

ENGINEERS:
N/A

BUSINESS OPERATION PLAN:

HOURS OF OPERATION: MONDAY - SUNDAY: 10AM-9PM

NUMBERS OF EMPLOYEES: 2-3 EMPLOYEES(BOTH HOLD COSMETOLOGY AND MASSAGE THERAPY LICENSES.)

SERVICE PROVIDED:

DEEP TISSUE MASSAGE
SWEDISH MASSAGE
SPORTS MASSAGE
HOT STONE THERAPY
BODY RELAXATION THERAPY
FOOT REFLEXOLOGY
BODY SCRUB
FOOT SCRUB

BASIC CLEANSING FACIAL
DEEP CLEANSING FACIAL
PORE REFINING FACIAL
BLACKHEAD REMOVAL FACIAL
HYDRATING FACIAL
DEEP HYDRATION FACIAL
ANTI-AGING FACIAL
FIRMING & LIFTING FACIAL
HAND SKIN CARE

AVAILABLE ROOMS: 4

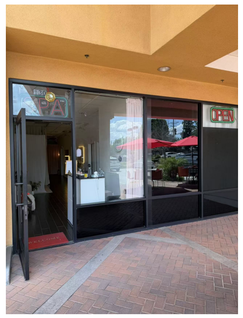
NUMBER OF CUSTOMERS PER HOUR: APPROXIMATELY 4-5 CUSTOMERS PER HOUR, DEPENDING ON STAFFING, ROOM AVAILABILITY, AND SERVICE TYPE



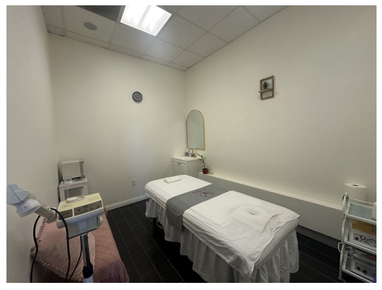
ENTRANCE VIEW 1



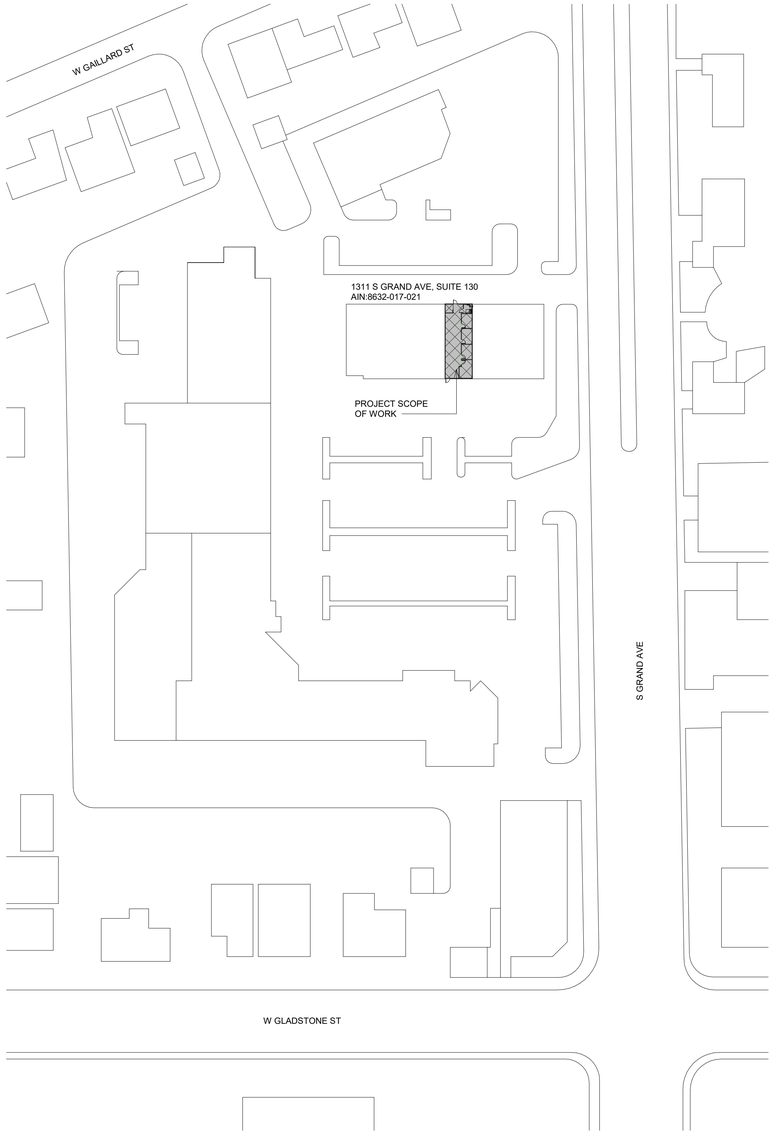
ENTRANCE VIEW 2



ENTRANCE VIEW 3



MASSAGE ROOM



GENERAL NOTES

1. Massage establishments shall comply with all applicable code requirements.
2. A minimum of one toilet and wash basin shall be provided in every massage establishment.
3. Cabinets or other covered space shall be provided for the storage of clean linen. Approved receptacles shall be provided for the storage of all soiled linen and paper towels.
4. Minimum ventilation shall be provided in accordance with the applicable building codes of the city. To allow for adequate ventilation in cubicles, rooms and areas provided for patrons' use, which are not serviced directly by required windows or mechanical systems of ventilation, partitions shall be constructed so that the height of partition does not exceed the greater of seventy-five percent of the floor-to-ceiling height of the area in which they are located or sixty inches.
5. All plumbing and electrical installations shall be installed under permit and inspection of the buildings inspection department and such installations shall be installed in accordance with the applicable provisions of the Uniform Building Code, Uniform Plumbing Code and other applicable codes.
6. The walls in all rooms where water or steam baths are given shall have a washable, mold-resistant surface.
7. All lavatories or wash basins shall be provided with hot and cold running water, soap and single service towels in wall-mounted dispensers.
8. All massage establishments shall be provided with clean and sanitary towels, sheets and linens in sufficient quantity. Towels, sheets and linens shall not be used by more than one person. Reuse of such linen is prohibited unless the same has first been laundered. Heavy white paper may be substituted for sheets; provided that such paper is used once for each person and then discarded into a sanitary receptacle.9. All walls, ceilings, floors, pools, showers, bathtubs, steam rooms and all other physical
facilities including appliances and apparatuses of the establishment must be in good repair and maintained in a clean and sanitary condition. Wet and dry heat rooms, steam or vapor rooms, or steam or vapor cabinets, shower compartments and toilet rooms shall be thoroughly cleaned and disinfected each day the business is in operation. Bathtubs shall be thoroughly cleaned and disinfected after each use.
10. Disinfecting agents and sterilizing equipment shall be provided for any instruments used in performing any massage and said instruments shall be disinfected and sterilized after each use.
11. Pads used on massage tables shall be covered with durable, washable plastic or other acceptable waterproof material.
12. To assure patrons' health, safety, sanitation and comfort, all employees, massage technicians and massage practitioners shall be clean and dressed appropriately when performing services upon the premises. All patrons shall be appropriately draped while receiving such services.
13. Each service offered, the price thereof and the minimum length of time such service shall be performed shall be posted in a conspicuous public location in each massage establishment. All letters and numbers shall be capitals not less than one inch in height. No services shall be performed and no sums shall be charged for such services other than those posted. All arrangements for services to be performed shall be made in a room in the massage establishment which is not used for administration of massages, baths or health treatments, unless no other room exists in the establishment. No massage technician or practitioner shall, after the commencement of any service for any patron, advise, suggest or otherwise indicate to such patron that any additional service is available, or ask or inquire of such patron whether such patron desires any additional service to be performed. No massage technician or practitioner shall perform any service for any patron which was not ordered by such patron prior to the commencement of performance of any service rendered.
14. No massage establishment shall be kept open for business between the hours of nine p.m. and seven a.m.
15. No alcoholic beverages shall be sold, served, furnished, kept or possessed on the premises of any massage establishment.
16. No communication devices shall be installed or used in any manner on the premises so as to interfere with or hinder inspections by law enforcement officers or city officials.
17. Residing in massage establishments prohibited. No person or persons shall be allowed to live, reside or dwell inside the massage establishment at any time.
18. Doors. All front, reception, hallway or front exterior doors (except back or rear exterior doors used for employee entrance to and exit from the massage establishment) shall be kept unlocked during business hours. No massage may be given within any cubicle, room, booth or any area within a massage establishment which is fitted with a door capable of being locked, unless the only door is an exterior door.
19. Notices. The chief of police may require that the following notice be posted in the event that any person or employee of the massage establishment or any person who has been aided and abetted by an employee of the massage establishment has been found, after full hearing by administrative proceeding or court conviction, to have violated any of the provisions listed in this chapter.

CONDITIONAL USE PERMIT(CUP) TO ADD MASSAGE USE TO EXISTING BEAUTY SPA

1311 S GRAND AVE SUITE 130, GLENDORA, CA, 91740

PROFESSIONAL SEAL

REVISIONS

ISSUES

FILE NAME

SITE PLAN

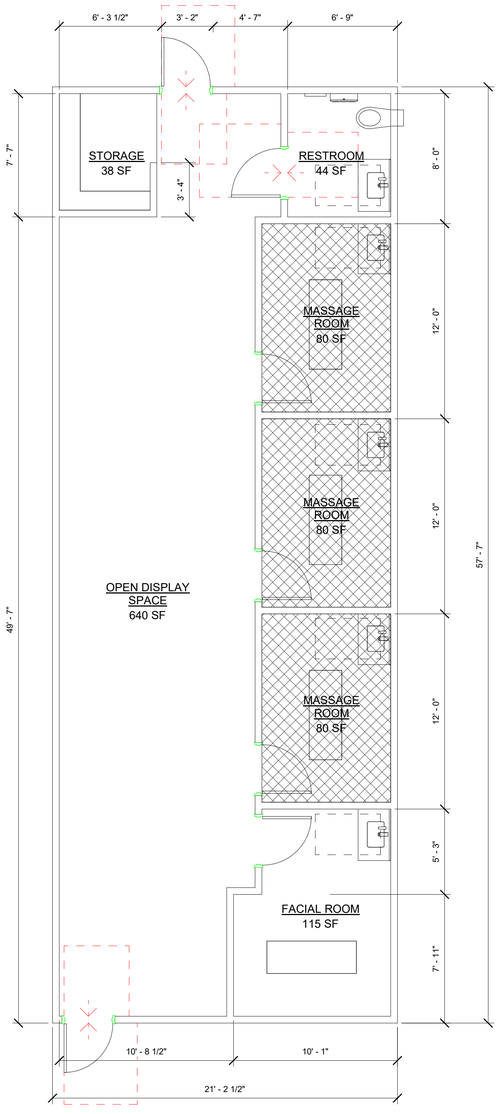
JOB NUMBER	SCALE	DATE	PACKAGE
PLN25-5034	1" = 50'-0"	4/1/2026 2:25:03 PM	

SUBMITTED BY

APPROVED BY

DWG NO.

A00



1 FLOOR PLAN
1/4" = 1'-0"

PROJECT ADDRESS: 1311 S GRAND AVE SUITE 130, GLENDORA, CA 91740
TENANT SPACE: 1,219 SF
MASSAGE SPACE: 240 SF. (30% OF THE OVERALL TENANT SPACE)

N

GENERAL NOTES

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7. All lavatories or wash basins shall be provided with hot and cold running water, soap and single service towels in wall-mounted dispensers.
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19. Notices. The chief of police may require that the following notice be posted in the event that any person or employee of the massage establishment or any person who has been aided and abetted by an employee of the massage establishment has been found, after full hearing by administrative proceeding or court conviction, to have violated any of the provisions listed in this chapter.

CONDITIONAL USE PERMIT(CUP) TO ADD MASSAGE USE TO EXISTING BEAUTY SPA

1311 S GRAND AVE SUITE 130, GLENDORA, CA, 91740

PROFESSIONAL SEAL

REVISIONS		ISSUES	

FILE NAME

FLOOR PLAN

JOB NUMBER	SCALE	DATE	PACKAGE
PLN25-5034		3/30/2026 9:39:42 PM	

SUBMITTED BY

APPROVED BY

DWG NO.

A01

NOTICE OF PUBLIC HEARING
Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Glendora will hold a public hearing pursuant to §21.01.030 (E) and §21.02.020, of the Glendora Municipal Code in the City Council Chamber of City Hall, 116 E. Foothill Boulevard, Glendora, California, to receive and consider all evidence and reports relating to the following application/project:

Hearing Date:	**Tuesday, June 2, 2026, at 7:00 p.m.**
File Number:	PLN25-5034
Subject Property:	1311 South Grand Avenue, Suite 130, Glendora, CA 91740
Request:	Approval of a Conditional Use Permit (CUP) to allow the operation of massage therapy services, in conjunction with an existing beauty spa.
Applicant:	Shengnan Zhang (Applicant - V Spa)
General Plan Land Use / Zoning:	*General Commercial / Retail and commercial (C-3)*
Environmental:	To comply with the California Environmental Quality Act (CEQA), a Categorical Exemption is being recommended for this project pursuant to §15301 of the CEQA guidelines.
Contact Person:	Earvin Adolfo, Planning Technician (626) 852-4834 or *eadolfo@cityofglendora.gov*

All interested parties are invited to attend said hearing and express their views on this matter. Should you be unable to attend the public hearing, your testimony must be made in writing and delivered prior to the scheduled hearing date as follows: City Clerk Department, 116 E. Foothill Blvd, Glendora, CA, 91741, City_Clerk@cityofglendora.gov.

Further information on this item will be posted to the city's website at *CityofGlendora.gov/citymeetings* and will be on file for public inspection and copying for the cost of duplication, at the office of the City Clerk, 116 E. Foothill Blvd, Glendora, CA, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays, within those hours for agenda posting and public inspection as required by the Ralph M. Brown Act, California Government Code §54950 et seq. as applicable to this meeting.

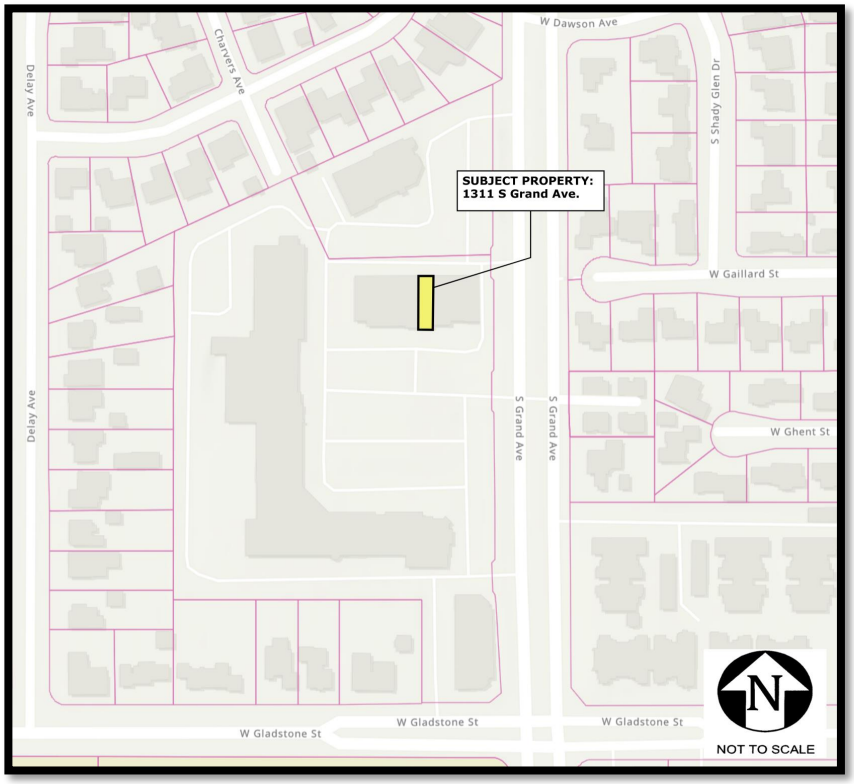
Further Information on the above application may be obtained or viewed at the Community Development Department Planning Division, located at 116 E. Foothill Blvd, Glendora, CA, 91741 or by telephone at

(626) 914-8214.

If you challenge this action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Mailed: May 21, 2026
Published: May 21, 2026 (*San Gabriel Valley Examiner*)



CONDITIONAL USE PERMIT
1311 S. GRAND AVE., SUITE 130

COMMUNITY DEVELOPMENT

PLANNING COMMISSION

JUNE 2, 2026

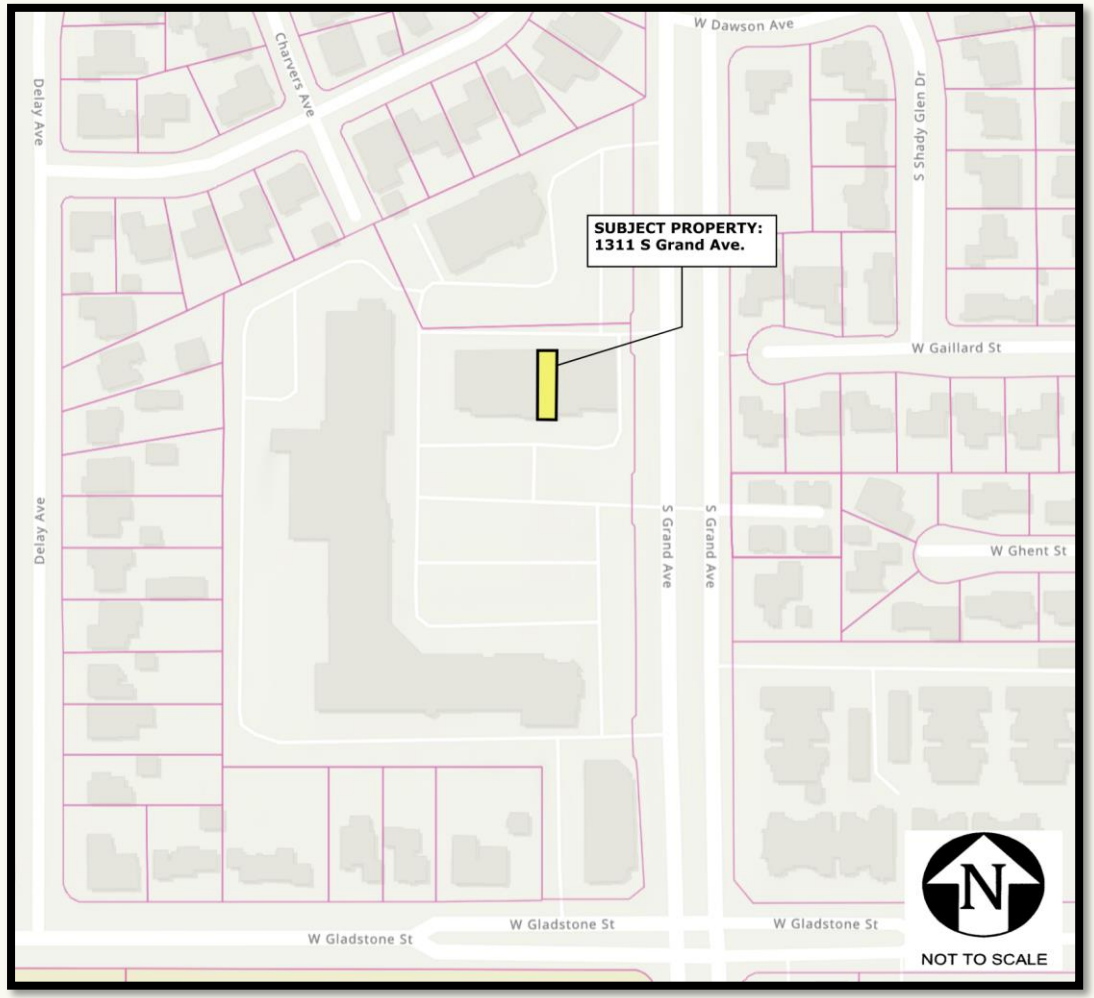
EARVIN ADOLFO, PLANNING TECHNICIAN

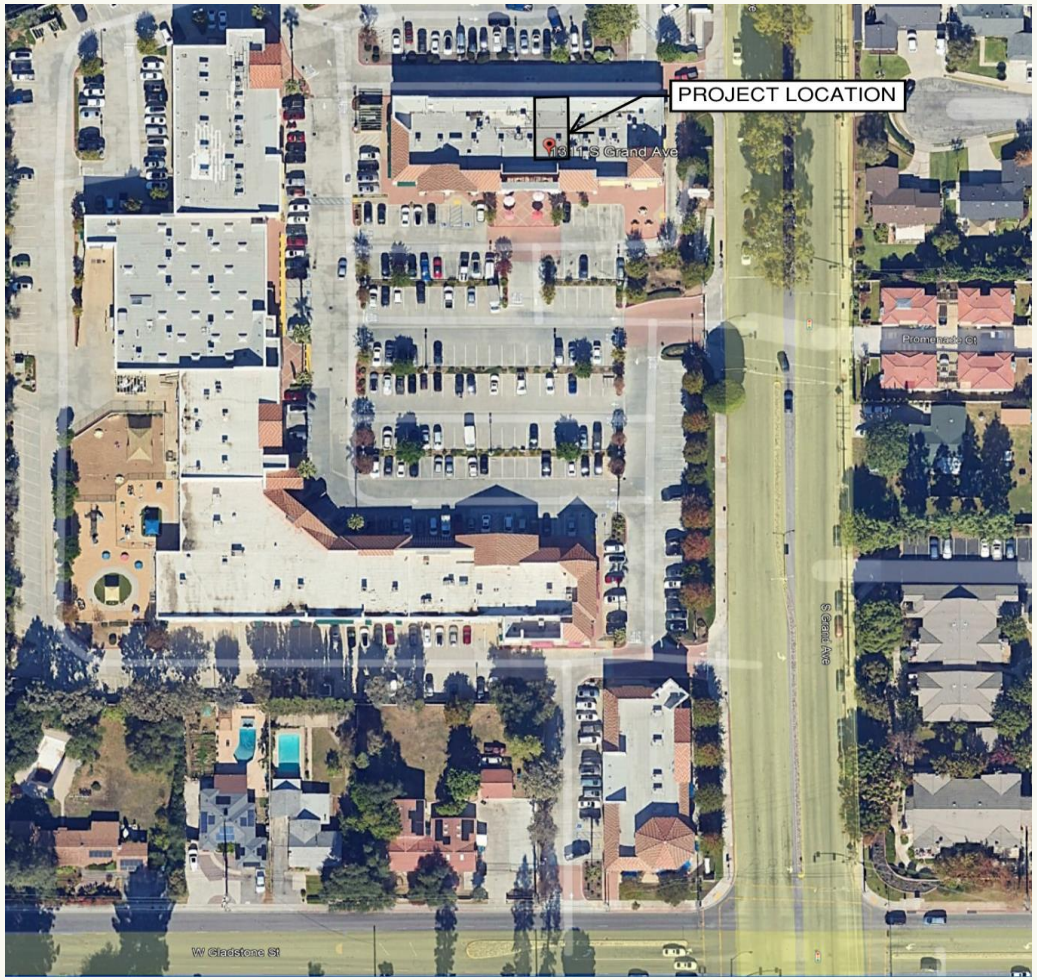
RECOMMENDATIONS

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities; and

2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA WITHIN AN EXISTING COMMERCIAL TENANT SPACE, LOCATED AT 1311 SOUTH GRAND AVENUE, SUITE 130, GLENDORA, CALIFORNIA (FILE NO. PLN25-5034)."

PROJECT LOCATION

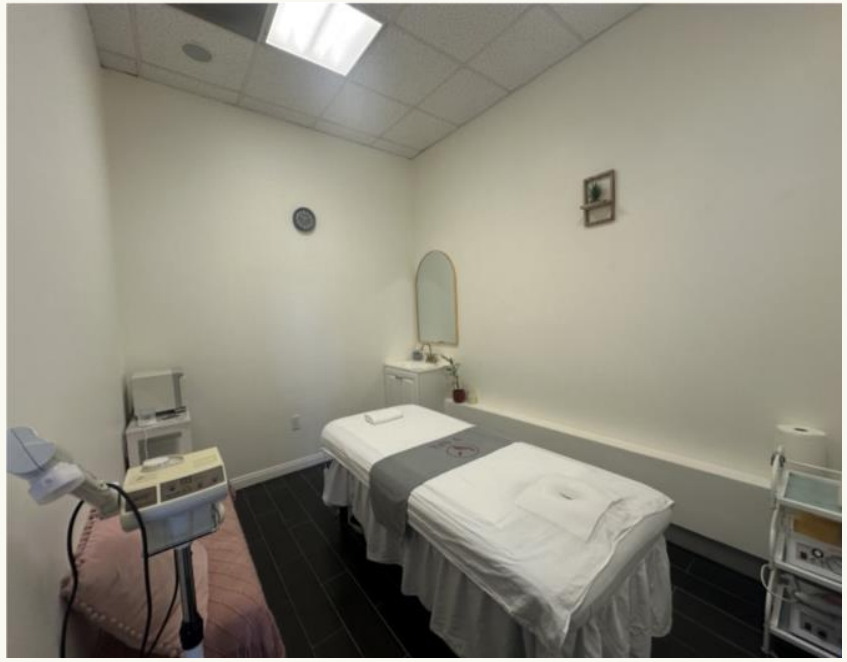




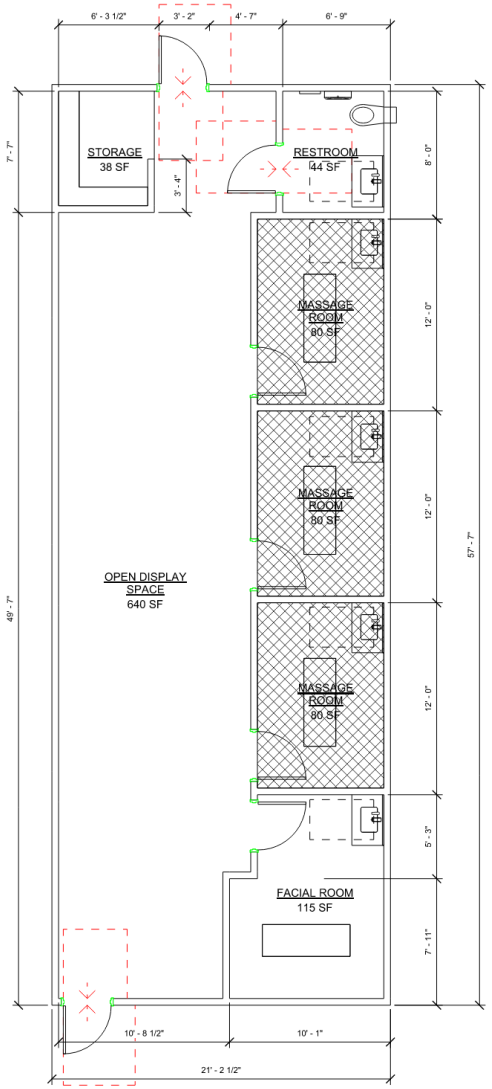
BUSINESS DESCRIPTION

- Hours of operation:
- Monay through Sunday 10:00 am to 9:00 pm
- Ancillary use to existing beauty/health spa.
- Less than 30 percent of tenant space (Total 240 SQ FT)





SITE PLAN



1 FLOOR PLAN
1/4" = 1'-0"

PROJECT ADDRESS: 1311 S GRAND AVE SUITE 130, GLENDORA, CA 91740
TENANT SPACE: 1,219 SF
MASSAGE SPACE: 240 SF. (30% OF THE OVERALL TENANT SPACE)

REQUEST

- The applicant has requested a CUP approval to allow the operation of massage therapy services, in conjunction with an existing beauty spa pursuant to the requirements of GMC §5.10. The business currently operates as a licensed facial and skincare service provider.

PUBLIC NOTICE

- A Notice of Public Hearing was published in the *San Gabriel Valley Examiner* and mailed to all property owners within 300 feet of the subject property on May 21, 2026.

RECOMMENDATIONS

That the Planning Commission:

- Adopt a Categorical Exemption pursuant to §15301 of the California Environmental Quality Act Guidelines; and

- Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA WITHIN AN EXISTING COMMERCIAL TENANT SPACE, LOCATED AT 1311 SOUTH GRAND AVENUE, SUITE 130, GLENDORA, CALIFORNIA (FILE NO. PLN25-5034)."

STAFF REPORT

TO:	**Chair and Commissioners**	**DATE:**	**June 2, 2026**
FROM:	**Community Development**	**DISTRICT(S):**	**2**

SUBJECT: **Conditional Use Permit (CUP) to allow the operation of massage therapy services, in conjunction with an existing beauty spa on certain property located at 340 South Glendora Avenue, Suite 7, Glendora, California (File No. CUP26-0003)**

RECOMMENDATION

That the Planning Commission:

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, approve the following for Project File No. CUP26-0003:

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities; and
2. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA, ON CERTAIN PROPERTY LOCATED AT 340 SOUTH GLENDORA AVENUE, SUITE 7, GLENDORA, CALIFORNIA (PROJECT FILE NO. CUP26-0003)."

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

The Applicant, Claudia Ponce de Leon, on behalf of Fountain of Youth Skin and Body Care, filed an application requesting approval for a Conditional Use Permit (CUP) to allow the operation of massage therapy services, in conjunction with an existing beauty spa located at 340 South Glendora Avenue, Suite 7 (“Fountain of Youth Skin and Body Care”).

Project Summary:

- **Application:** CUP to allow the operation of massage therapy services, in conjunction with an existing beauty spa pursuant to the requirements of Glendora Municipal Code (GMC) §21.02.020 and Appendix 21.A, Table C, and subject to applicable operational requirements under GMC Chapter 5.10.
- **Date of Application:** April 9, 2026
- **Applicant:** Claudia Ponce de Leon, Fountain of Youth Skin and Body Care
- **Property Address:** 340 South Glendora Avenue, Suite 7
- **Assessor Parcel/ Identification Number(s) :** 8639-015-018

Description of Property:

The subject property is located within an existing multi-tenant commercial shopping center located at the northwest corner of East Walnut Avenue and South Vista Bonita Avenue. The massage services will operate inside an existing beauty spa, within Suite 7 of the existing commercial building.

General Plan Designation:

The General Plan Land Use designation is General Commercial and is consistent with the property's zoning designation.

Zoning:

The zoning district designation is *C-2 (Limited Retail Business)* zone.

Surrounding Uses:

Table A -	***Project Surroundings***		
	Existing Uses	**General Plan**	**Zoning**
North	Single-family Residential	*High Density*	*R-3*
South	Multi-family residential	*Village Mixed-Use*	*CCAP-T-5*
East	Single-family residential	*High Density*	*R-3*
West	Single-family residential	*Village Mixed Use*	*CCAP-T-5*

ANALYSIS:

Description:

The Applicant requests approval of a Conditional Use Permit to allow the operation of massage therapy services in conjunction with an existing beauty spa, pursuant to GMC §21.02.020 and Appendix 21.A, Table C. Massage therapy services are also subject to applicable facilities, operations, license, permit, certification, inspection, and related requirements under GMC Chapter 5.10. The business currently operates as a licensed facial and skincare service provider. The Applicant proposes to expand services to include massage therapy services, specifically to focus on addressing muscle tension, stress, and discomfort associated with daily activities, occupational strain, and chronic physical conditions.

All massage services will be provided by massage therapists holding all required certifications, permits, licenses, or other authorizations required by applicable law. The business will operate daily from 9:00 a.m. to 8:00 p.m. with a total of one employee holding a massage therapy license. The spa is expected to serve approximately one to four customers per hour, depending on staffing, room availability, and service type. The business is run on a "by appointment only" basis, and customer appointment slots are limited.

No modifications, demolitions, or new construction are proposed. The expanded services will be conducted entirely within the existing commercial tenant space.

The tenant space is approximately 1,473 square feet. The proposed massage therapy area is approximately 92.25 square feet, which is less than 30% of the gross floor area of the existing beauty spa. Therefore, the proposed ancillary massage therapy use complies with the applicable floor area limitation.

Zone Development Standards:

The subject property is located in the C-2 Limited Retail Business Zone. The C-2 Zone allows a range of retail, restaurant, personal service, and other commercial uses. Pursuant to Appendix 21.A, Table C, massage therapy in conjunction with a beauty/health spa or gym is permitted subject to approval of a Conditional Use Permit.

The proposed massage therapy services will be ancillary to the existing beauty spa. Pursuant to GMC §21.05.030, ancillary massage therapy in conjunction with a beauty/health spa or gym may not occupy more than 30% of the gross floor area of the primary use, must be located on the ground floor, and may not include curtains or blackened windows that obscure retail storefronts or retail windows. The proposed massage therapy area is approximately 92.25 square feet within a 1,473-square-foot tenant space, which is less than the 30% maximum. No exterior changes, demolition, or new construction are proposed. Therefore, the proposed use complies with the applicable development standards. In addition to the applicable Title 21 zoning requirements, the proposed massage therapy services must comply with the applicable massage establishment regulations set forth in GMC Chapter 5.10.

Circulation:

The circulation of the existing commercial center will not be changed as part of the expanded services. The proposed massage therapy services will operate by appointment only and will be conducted within the existing tenant space. Therefore, the proposed use is not expected to create new circulation impacts or require changes to existing access, parking, or on-site circulation.

Community Outreach and Public Input:

As of the preparation of this report, staff has not received written comments or public inquiries regarding the project.

Public Hearing Notice:

A Notice of Public Hearing was published in the *San Gabriel Valley Examiner* and mailed to all property owners within 300 feet of the proposed site. As of the preparation of this report, staff has not received any inquiries regarding the project.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find the proposed project categorically exempt from CEQA pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities. The proposed project involves the approval of ancillary massage therapy services within an existing commercial tenant space. No exterior modifications, demolition, new construction, or expansion of the existing building is proposed. The proposed use will operate entirely within the existing tenant space and will involve negligible or no expansion of the existing use. Therefore, the project qualifies for the Class 1 categorical exemption. A Notice of Exemption has been prepared as Attachment B.

Prepared By:	Yalini Siva, Senior Planner
Concurs With:	Not Applicable
Reviewed By:	Mark Carnahan, City Planner Sean McPherson, Assistant Director of Community Development Jeff Kugel, Community Development Director

Certified to Availability of Funds:	Not Applicable
Approved By:	Moises Lopez, Assistant City Manager
Legal Review:	Jessica Santiago, Assistant City Attorney
CEQA Review:	Jeff Kugel, Community Development Director

Attachments

A_Draft_Resolution.pdf
B_NOE_-_CEQA_Categorical_Exemption_51326.pdf
C_Project_Plans_and_Business_Description.pdf
D_Public_Notice_51326.pdf
E_Staff_Presentation_51326.pdf

RESOLUTION PC 2026-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA, ON CERTAIN PROPERTY LOCATED AT 340 SOUTH GLENDORA AVENUE, SUITE 7, GLENDORA, CALIFORNIA (PROJECT FILE NO. CUP26-0003)

THE PLANNING COMMISSION
City of Glendora, California

WHEREAS, on April 9, 2026, Claudia Ponce de Leon on behalf of Fountain of Youth Skin and Body Care (Applicant), filed an application requesting approval of Conditional Use Permit No. CUP26-0003 (CUP) to allow the operation of massage therapy services in conjunction with an existing beauty spa business (Project) located at 340 South Glendora Avenue, Suite 7, Glendora, California (Subject Property); and

WHEREAS, the Subject Property has a Glendora General Plan (Community Plan 2025) land use designation of *General Commercial* and a zoning district designation of *Limited Retail Business (C-2)* and is developed with an existing multi-tenant commercial shopping center; and

WHEREAS, pursuant to Glendora Municipal Code (GMC) §21.02.020 and Appendix 21.A, Table C, massage therapy in conjunction with a beauty/health spa or gym requires approval of a Conditional Use Permit in the C-2 Zone; and

WHEREAS, the proposed ancillary massage therapy use is also subject to applicable requirements of GMC Chapter 5.10, including facilities, operations, inspection, license, permit, and certification requirements; and

WHEREAS, GMC §21.02.020 establishes procedures and findings for the review of CUP applications; and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora on June 2, 2026, following proper notice as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division staff of the City of Glendora.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference as findings of fact.

SECTION 2. The Planning Commission has reviewed and considered the staff report and all written and oral evidence presented in connection with the Project. Based on the whole of the record, the Planning Commission finds that the Project is categorically

exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Class 1, Existing Facilities. The Project involves the operation of ancillary massage therapy services within an existing commercial tenant space, with no exterior modifications, demolition, new construction, or expansion of the existing building. The Planning Commission hereby directs City staff to file a Notice of Exemption.

SECTION 3. The Planning Commission hereby makes the following Findings of Facts regarding CUP26-0003, which are hereby incorporated in full:

FINDINGS OF FACTS FOR CONDITIONAL USE PERMIT

1. The use is authorized by the Conditional Use Permit (CUP) pursuant to this title.

FACT: Pursuant to GMC §21.02.020 and Appendix 21.A, Table C, massage therapy in conjunction with a beauty/health spa or gym is authorized in the C-2 Zone subject to approval of a Conditional Use Permit. Therefore, the proposed ancillary massage therapy use is authorized by Conditional Use Permit.

2. The use is consistent with the General Plan and other applicable plans.

FACT: The General Plan Land Use designation for the subject property is *General Commercial.* The subject property is located in the *C-2* area of the Limited Retail Business zone, within an existing multi-tenant commercial shopping center located near the intersection of East Walnut Avenue and South Vista Bonita Avenue. The proposed massage therapy services will operate within an existing beauty spa located in Suite 7 of the building within the shopping center. Thus, the project is consistent with the General Plan. There are no other applicable plans for the subject property.

3. The site can accommodate the development standards of this title or as is otherwise required.

FACT: The addition of ancillary massage therapy services to the existing beauty spa at the proposed location does not require any exterior changes to the existing building. No modifications, demolitions, or new construction are proposed. The expanded services will be conducted entirely within the existing commercial tenant space. The total tenant space is 1,473 square feet and the proposed massage space is 92.25 square feet, which is less than the allowable 30 percent maximum gross floor area requirement. Based on this information, the site can accommodate the development standards of this title or as otherwise required.

4. The site is adequately served by streets, utilities, and other services, facilities, and improvements.

FACT: Vehicular access to the site is provided from South Glendora Avenue and South Vista Bonita Avenue. The subject property on the site is served by existing streets, utilities, and public services, including Athens Services, the Glendora Police Department, the Los Angeles County Fire Department, Southern California Edison, and the City of

Glendora Water Division.

5. The use will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety, and welfare of the public.

FACT: The proposed ancillary massage therapy use will operate within an existing tenant space in an existing multi-tenant commercial center, by appointment only, with no exterior changes, no expansion of the tenant space, and limited hours of operation. As conditioned, the use must comply with applicable GMC Title 5 and Title 21 requirements, including conditions limiting the area used for massage therapy services, hours of operation, storefront visibility, inspections, and facilities and operations requirements. Other uses in the commercial center include medical offices. The additional services would be considered personal services, which align with the permitted land use that is ancillary to the beauty spa. Therefore, the proposed massage therapy use will not adversely affect the character and integrity of the area, property values, or public health, safety, and welfare.

SECTION 4. The Planning Commission hereby approves the CUP (Project File No. CUP26-0003) for the operation of massage therapy services in conjunction with an existing beauty spa located at 340 South Glendora Avenue, Suite 7, Glendora, California as described and depicted on the Project plans and description attached to the Planning Commission Agenda, and after determining that the Project meets the requirements of GMC §21.02.020 (Conditional Use Permits) subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

General

1. The Applicant shall submit a signed statement to the Planning Division indicating agreement with and acceptance of the adopted Conditions of Approval prior to issuance of permits and/or commencement of any uses proposed by the Project.

2. The subject property shall be developed and operated in substantial conformance with plans, reviewed and included herein.

3. The City shall have the right of entry to inspect the premises to verify compliance with these Conditions of Approval and the Glendora Municipal Code (GMC).

4. Any amendment, modification, or revocation of this approved CUP shall be regulated by applicable provisions of the GMC.

5. The City shall retain the right and the jurisdiction to review the Conditional Use Permit (CUP26-0003) in the event of any modification, change in scope, or if the owner or operator seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the City's authority to modify or revoke the CUP26-0003 due to any violation of these Conditions of Approval, or any applicable regulations.

6. The Applicant agrees, as a condition of approval, to indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement or the environmental review conducted under the California Environmental Quality Act, Public Resources Code §21000 et seq., for this entitlement and related actions.

Planning Division

7. This CUP approves massage therapy services that are ancillary to the primary operation of a beauty spa and shall not occupy more than 442 square feet, or 30% of the gross floor area of the beauty spa establishment, whichever is less. Any expansion of the massage therapy area, increase beyond the approved scope of operations, change in primary use, or other modification shall require prior City review and approval in accordance with the GMC.

8. Curtains or blackened windows that obscure retail storefronts or retail windows containing beauty spa or ancillary massage therapy uses shall not be allowed.

9. The hours of operation shall be limited to Monday through Sunday between the hours of 9:00A.M. and 8:00P.M.

Building Division

10. Building permits are required for all tenant improvements. Plans must be submitted through the City's Civic Access portal for review and approval. See link below. https://cityofglendoraca-energovweb.tylerhost.net/apps/selfservice#/home

11. All required inspections and final approval must be completed prior to occupancy.

12. The project shall comply with the applicable California Building Standard Code, as adopted by the City. For questions regarding the City's plan submittal process, please contact the Building Division at (626) 914-8222.

Police Department

13. The Applicant must comply with the facilities and operations requirements pursuant to GMC §5.10.060 and all other applicable requirements of GMC Chapter 5.10.

14. Each door shall be labeled with the service provided for each room and no locks shall be installed on any doors leading to rooms within which massage therapy services shall be offered.

15. Applicant shall schedule an inspection with Code Enforcement prior to operating the subject massage therapy use. Contact Code Enforcement at (626) 852-4825.

Term

16. The approved use shall commence within 18 months after the effective date of the approval, or such other period specified as a condition of approval and shall be carried on diligently to completion. If the use or construction work is not started within the required time and carried on diligently to completion, the permit shall become void; however, the reviewing body may extend the time limit in the case of unavoidable delay. The Applicant must submit a written request to the reviewing body for a time extension before the original time limit expires. (GMC §21.02.020(H)).

Enforcement

17. The Applicant and Property Owner shall pay the costs of any code enforcement activities, including attorney's fees, resulting from the violation of any conditions of approval or any provision of the Glendora Municipal Code. (GMC §1.18).

18. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed One Thousand Dollars ($1,000.00) and/or by imprisonment in the County jail for a period not to exceed six (6) months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided by the GMC. (GMC §21.01.030 (H)).

SECTION 5. The City Clerk shall certify the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SECTION 6. The Chair of the Planning Commission shall sign this Resolution, and the Secretary shall attest and certify the passage and adoption of this Resolution, and the same shall become effective upon expiration of the 15 calendar-day appeal period, unless a timely appeal is filed in accordance with the Glendora Municipal Code.

PASSED, APPROVED and **ADOPTED** by the Planning Commission of the City of Glendora this ____ day of _____ 2026.

BY: _____
TIMOTHY CREMINS
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
JESSICA SANTIAGO
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the _____ day of _____ 2026, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

Dated:

LORENA CORDOVA
City Clerk Specialist

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

Project Title: CUP26-0003 ("Fountain of Youth Skin and Bodycare")

Project Location: 340 S Glendora Ave, Glendora CA 91741

Project Sponsor: Claudia Ponce de Leon, on behalf of Fountain of Youth Skin and Body Care

(Applicant)

Mailing Address: 340 South Glendora Ave, Suite 7, Glendora CA 91741

General Plan Land Use Designation: General Commercial

Zoning Designation: C-2 (Limited Retail Business)

Project Description: Approval of a Conditional Use Permit (CUP) to allow the operation of massage therapy services in conjunction with an existing beauty spa, pursuant to the requirements of Glendora Municipal Code (GMC) §21.02.020 and Appendix 21.A, Table C, and subject to applicable operational requirements under GMC Chapter 5.10.

Surrounding Land Uses and Setting: The surrounding land uses include Single-Family Residential to the north, Single-Family Residential to the east, Single-family residential to the west and Multi-Family Residential to the south.

The Planning Commission recommends the following exempt status / findings:

☐ Ministerial (Sec. 15268)

☐ Declared Emergency (Sec. 15269(a))

☐ Emergency Project (Sec. 15269(b) and (c))

☒ Categorical Exemption
Type: Class 1 - Section: 15301 – The proposed project involves the operation and permitting of ancillary massage therapy services within an existing commercial tenant space. No exterior modifications, demolition, new construction, or expansion of the existing building is proposed. Any interior work would be limited to minor alterations within the existing tenant space, if required. Existing public services and facilities are available to the project site, and approval of the project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

☐ Statutory Exemption. Code Number: _____

Reasons why project is exempt: The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities). The proposed use is to add massage therapy services in conjunction with the existing beauty spa, expanding the range of services offered by the business. The project will operate entirely within an existing commercial tenant space and will not involve exterior modifications, demolition, new construction, or expansion of the existing building. The project involves negligible or no expansion of the existing use.

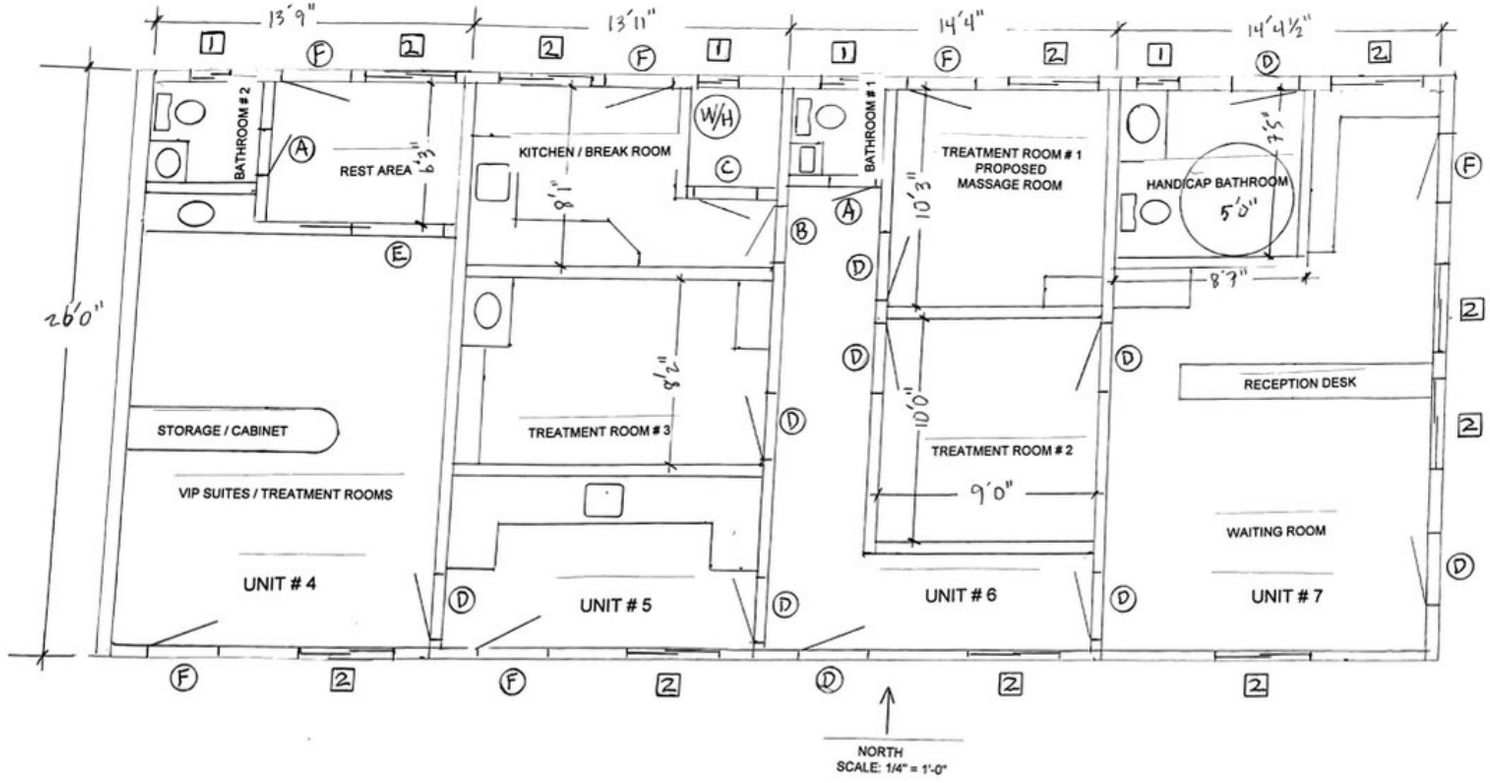
_____ Date: _____

Jeff Kugel, Director of Community Development

The above recommended exempt status and findings were adopted by the following body:
_____ on _____

_____ Date: _____

Earvin Adolfo, Planning Technician, (626) 914-8214



	DOORS		WINDOWS
A	2'-0 ' x 6'-8"	1	1'-8" x 1'-10"
B	2'-6 ' x 6'-8"	2	4'-0" x 4'-6"
C	2'-8 ' x 6'-8"		
D	3'-0" ' x 6'-8"		
E	3'-0" ' x 6'-8" pocket		
F	3'-0" ' x 6'-8" not in use		

SPA TOTAL SQ. FT = 1473
TREATEMENT ROOM # 1 SQ. FT = 92.25

FOUNTAIN OF YOUTH
340 S. GLENDORA AVE SUITE # 7
GLENDORA, CA 91741

PLANS DRAWN BY:
Marc Greene
(626) 335-7075

To the City of Glendora Planning Division,

I respectfully submit this letter with sincere appreciation and strong support for the approval of adding massage therapy services to our existing family-owned business located in the City of Glendora.

Our business has been built through years of dedication, sacrifice, and commitment to serving our community with professionalism and care. We are a proud three-generation, women-led family business consisting of a mother and two daughters who have worked tirelessly to create a trusted, welcoming, and service-oriented establishment. Every step of our growth has come through hard work, integrity, and a genuine desire to help others.

We are requesting approval solely to add licensed massage therapy services as an additional use within our current business. This request represents an important opportunity for our family business to continue growing, adapting to community needs, and remaining sustainable for the future.

One of the owners, Valeria Ponce de Leon, is a certified massage therapist through the CMTC and currently works outside of our family business to generate additional income for herself and her family. Valeria is also a single mother raising a child with special needs, making flexibility, stability, and proximity to home especially important for her family's well-being. Approval of this request would allow her to bring her professional services into our established family business, create a more sustainable work environment, and keep that economic opportunity within our local Glendora business. We are attaching her Massage Therapist certification for your review.

The approval of massage therapy services would provide substantial benefits to both our business and the Glendora community:

1. Massage Therapy Supports Essential Health and Wellness
2. Greater Access to Local Wellness Services
3. Strengthening a Local Family-Owned Business
4. Supporting Women Entrepreneurship and Generational Success

We are fully committed to operating responsibly and in complete compliance with all city ordinances, licensing requirements, and professional standards. We value the City of Glendora and appreciate the Planning Division's thoughtful consideration of our request.

We respectfully ask for your favorable consideration and approval. This opportunity would mean a great deal to our family and would allow us to continue growing while serving the wellness needs of our community.

Thank you for your time, service, and consideration.

Respectfully,

Claudia Ponce de Leon
Fountain of Youth Skin and Body Care
340 S. Glendora Ave., Suite 7
Glendora, CA 91741
(909) 714-4857
fountainofyouthskinandbodycare@gmail.com

NOTICE OF PUBLIC HEARING
Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Glendora will hold a public hearing pursuant to §21.01.030 (E) and §21.02.020, of the Glendora Municipal Code in the City Council Chamber of City Hall, 116 E. Foothill Boulevard, Glendora, California, to receive and consider all evidence and reports relating to the following application/project:

Hearing Date:	**Tuesday, June 2, 2026, at 7:00 p.m.**
File Number:	CUP26-0003
Subject Property:	340 South Glendora Avenue, Suite 7, Glendora, CA 91740
Request:	Approval of a Conditional Use Permit (CUP) to allow the operation of massage therapy services in conjunction with an existing beauty spa.
Applicant:	Claudia Ponce de Leon (Applicant – Fountain of Youth Skin and Body Care)
General Plan Land Use / Zoning:	*General Commercial/Limited Retail Business (C-2)*
Environmental:	To comply with the California Environmental Quality Act (CEQA), a Categorical Exemption is being recommended for this project pursuant to §15301 of the CEQA Guidelines.
Contact Person:	Donovan Colon, Associate (Contract Planner) (626) 914-8214 or associateplanner@*cityofglendora.gov*

All interested parties are invited to attend said hearing and express their views on this matter. Should you be unable to attend the public hearing, your testimony must be made in writing and delivered prior to the scheduled hearing date as follows: City Clerk Department, 116 E. Foothill Blvd, Glendora, CA, 91741, City_Clerk@cityofglendora.gov.

Further information on this item will be posted to the City's website at *CityofGlendora.gov/citymeetings* and will be on file for public inspection and copying for the cost of duplication, at the office of the City Clerk, 116 E. Foothill Blvd, Glendora, CA, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays, for agenda posting and public inspection as required by the Ralph M. Brown Act, California Government Code §54950 et seq. as applicable to this meeting.

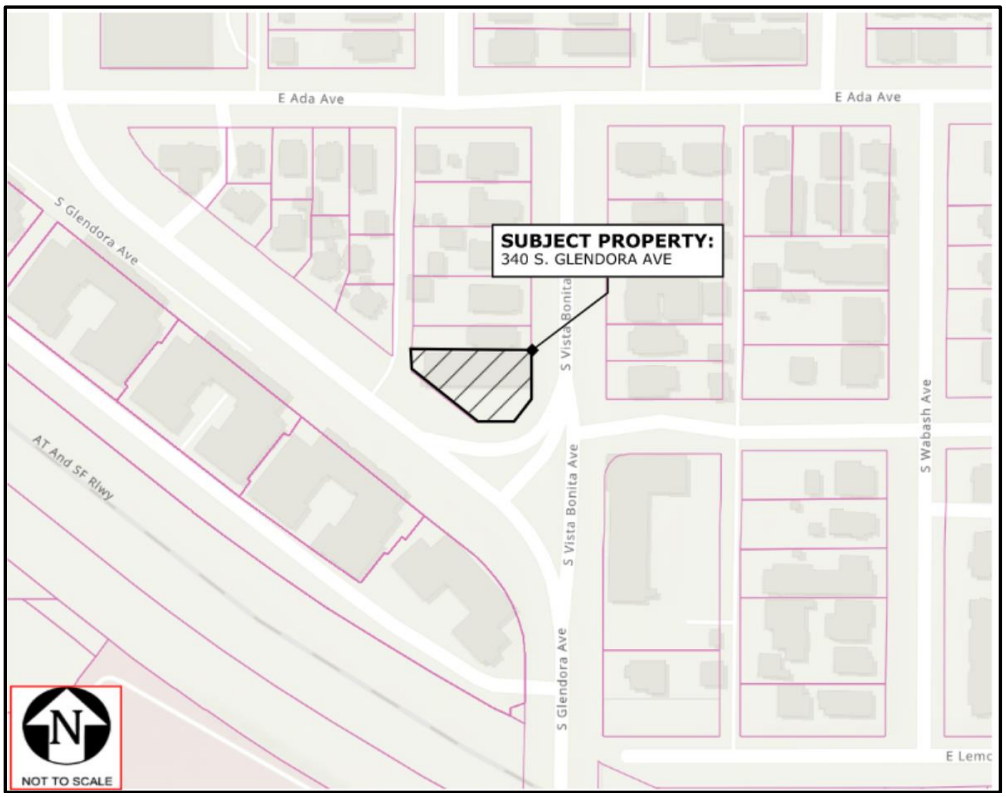
Further information on the above application may be obtained or viewed at the Community Development Department Planning Division, located at 116 E. Foothill Blvd, Glendora, CA, 91741 or by telephone at

(626) 914-8214.

If you challenge this action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Mailed: May 21, 2026
Published: May 21, 2026 (*San Gabriel Valley Examiner*)



CONDITIONAL USE PERMIT
340 S. GLENDORA AVE., SUITE 7

COMMUNITY DEVELOPMENT

PLANNING COMMISSION

JUNE 2, 2026

EARVIN ADOLFO, PLANNING TECHNICIAN

RECOMMENDATIONS

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities; and

2. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA, ON CERTAIN PROPERTY LOCATED AT 340 SOUTH GLENDORA AVENUE, SUITE 7, GLENDORA, CALIFORNIA (PROJECT FILE NO. CUP26-0003)."

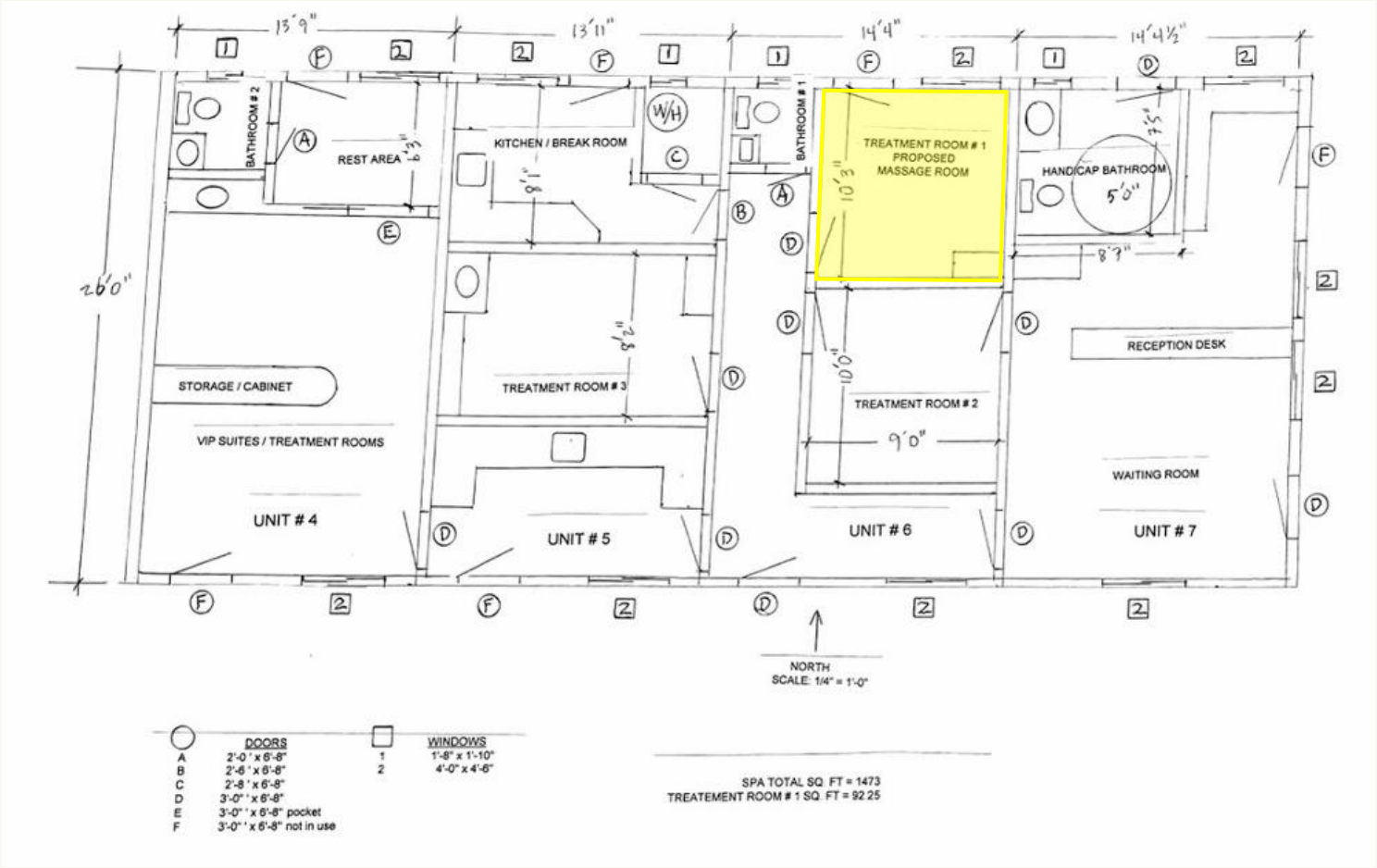
PROJECT LOCATION



BUSINESS DESCRIPTION

- Hours of operation: Monday through Sunday 9:00 am to 8:00 pm
  By appointment only
- Ancillary use to existing beauty/health spa.
- Less than 30 percent of tenant space (Total 92.25 SQ FT)

SITE PLAN


BATHROOM # 2
REST AREA
KITCHEN / BREAK ROOM
W/H
BATHROOM # 1
TREATMENT ROOM # 1
PROPOSED
MASSAGE ROOM
HANDICAP BATHROOM
RECEPTION DESK
STORAGE / CABINET
VIP SUITES / TREATMENT ROOMS
UNIT # 4
TREATMENT ROOM # 3
UNIT # 5
TREATMENT ROOM # 2
UNIT # 6
WAITING ROOM
UNIT # 7
NORTH
SCALE: 1/4" = 1'-0"
DOORS
A 2'-0" x 6'-8"
B 2'-6" x 6'-8"
C 2'-8" x 6'-8"
D 3'-0" x 6'-8"
E 3'-0" x 6'-8" pocket
F 3'-0" x 6'-8" not in use
WINDOWS
1 1'-8" x 1'-10"
2 4'-0" x 4'-6"
SPA TOTAL SQ FT = 1473
TREATEMENT ROOM # 1 SQ FT = 92.25

REQUEST

- The applicant has requested a CUP approval to allow the operation of massage therapy services, in conjunction with an existing beauty spa pursuant to the requirements of GMC §5.10. The business currently operates as a licensed facial and skincare service provider.

PUBLIC NOTICE

- A Notice of Public Hearing was published in the *San Gabriel Valley Examiner* and mailed to all property owners within 300 feet of the subject property on May 21, 2026.

RECOMMENDATIONS

That the Planning Commission:

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities; and

2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW OPERATION OF MASSAGE THERAPY SERVICES, IN CONJUNCTION WITHIN AN EXISTING BEAUTY SPA, ON CERTAIN PROPERTY LOCATED AT 340 SOUTH GLENDORA AVENUE, SUITE 7, GLENDORA, CALIFORNIA (PROJECT FILE NO. CUP26-0003)."

STAFF REPORT

TO: Chair and Commissioners **DATE:** June 2, 2026

FROM: City Clerk **DISTRICT(S):** Not Applicable

SUBJECT: Affirm minutes from the May 5, 2026 Planning Commission meeting

---

RECOMMENDATION

That the Planning Commission:

1. Affirm minutes as presented.

STRATEGIC FOCUS AREAS

- Not Applicable

EXECUTIVE SUMMARY

This staff report requests affirmation of the minutes from previous meetings. The minutes have been prepared and reviewed in accordance with city procedures and transparency requirements. Affirming these minutes ensures the accuracy and integrity of the official record. Staff recommends approval to maintain proper documentation and compliance with meeting protocols.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Not Applicable.

DISCUSSION

Pursuant to the City's standard practices and the Brown Act, meeting action minutes are viewed and affirmed by the legislative body to ensure transparency and accuracy in government proceedings. The action minutes for the May 5, 2026 meeting were compiled based on staff notes and official recordings. No requests for revisions or amendments have been received to date.

By affirming minutes, legislative body acknowledges their accuracy and preserve them as an official record of the meeting. If any corrections or amendments are desired, they can be addressed before final affirmation.

FISCAL IMPACT

There is no fiscal impact associated with this action.

ENVIRONMENTAL DETERMINATION

There is no CEQA impacts associated with the recommendations in this report.

Prepared By: Lorena Cordova, City Clerk Specialist

Concurs With:	Not Applicable
Reviewed By:	Kathleen Sessman City Clerk/ Communications Director Mark Carnahan, City Planner Sean McPherson, Assistant Director Community Development Jeff Kugel, Community Development Director
Certified to Availability of Funds:	Not Applicable
Approved By:	Not Applicable
Legal Review:	Not Applicable
CEQA Review:	Not Applicable

Attachments

A_May_5_2026_Regular_Meeting_Minutes.pdf

City of Glendora Minutes
Regular Meeting

Tuesday, May 5, 2026
City Hall Council Chamber
116 E. Foothill Boulevard
Virtually via Zoom ID# 9329247224

CALL TO ORDER
The Planning Commission regular meeting was called to order at 7:00 PM by Chair Cremins.

ROLL CALL
Members Present: Wendy Jarvie, Paulette Koss, Vice-Chair Mark Davis, and Chair Timothy Cremins

Members Absent: Brian Faber

Staff Present: Community Development Director Jeff Kugel, Assistant City Attorney Jessica Santiago, Assistant Community Development Director Sean McPherson, Assistant Public Works Director Valerie Velasquez-Santoya, City Planner Mark Carnahan, Parks and Landscape Contracts Supervisor Matthew Boespflug, Digital Media Specialist Craig Gill, Senior Digital Media Specialist Greg Morton, and City Clerk Specialist Lorena Cordova

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Chair Cremins.

REORDERING OF AND ADDITIONS TO THE AGENDA
None.

PUBLIC COMMENT
1. Public Comments received

   No members of the public requested to speak, and no written correspondence was received.

MEMBER STATEMENTS/REPORTS
Commissioner Jarvie provided a presentation on her attendance at the League of California Cities Planning Commission Academy Conference and gave a report.

Vice-Chair Davis reported his attendance at the League of California Cities Planning Commission Academy Conference.

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS
No statements were given.

PUBLIC HEARINGS
2. Public Hearing to consider adopting a Resolution amending the City of Glendora General Plan Circulation Element

Item title was read into the record, and the Chair formally opened the Public Hearing.

Staff presented the staff report and provided an overview of the project.

The Chair opened the Public Testimony period. No members of the public requested to provide public testimony, and no written correspondence was received. The Public Testimony period and Public Hearing were closed.

Commission discussion included clarification on the process and implementation of the General Plan amendment; clarification on how the amendment relates to current development activity within the A-Line station area; clarification on the proposed bike lanes; clarification regarding traffic and parking impacts associated with the proposal; and concerns about the proposed street line coming from Vermont to Glendora Avenue.

Following deliberation, a motion was made by Commissioner Koss, seconded by Commissioner Jarvie, to recommend to the City Council approval of the following actions: 1. Find and determine that the General Plan amendment amending the Circulation Element is exempt from the California Environmental Quality Act (CEQA); and 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO ADOPT THE AMENDED CIRCULATION ELEMENT, AND FINDING THE GENERAL PLAN AMENDMENT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)."

Motion carried 4 - 0 as follows: AYES: Jarvie, Koss, Davis, Cremins; NOES: None; ABSENT: Faber; ABSTAIN: None.

CONSENT CALENDAR
A motion was made by Commissioner Koss, seconded by Commissioner Jarvie, to approve Consent Calendar Item as presented, affirming the action appropriate to that item.

Motion carried 4 - 0 as follows: AYES: Jarvie, Koss, Davis, Cremins; NOES: None; ABSENT: Faber; ABSTAIN: None.

3. Affirm minutes from the March 3, 2026 Planning Commission meeting

Affirm as presented.

NEW BUSINESS
4. Presentation of the Updated Urban Forestry Manual

Discussion included concerns expressed over the increase in the number of public trees being removed in the City of Glendora and the inclusion of Ficus trees on the preferred tree list due to it invasive root structure; directed staff to promote community opportunities associated with new Urban Forestry Manual, relating to the desirable tree list and adopt a tree opportunities; and, a desire to have staff research the feasibility of utilizing the new Urban Forestry Manual in the planning of new construction projects..

Following discussion, a motion was made by Vice-Chair Davis, seconded by Commissioner Koss to direct staff to: 1. Incorporate Planning Commission feedback into the Uban Forestry Manual; and 2. Recommend that the City Council approve the updated Urban Forestry Manual.

Motion carried 4 - 0 as follows: AYES: Jarvie, Koss, Davis, Cremins; NOES: None; ABSENT: Faber; ABSTAIN: None.

MEMBER/STAFF CLOSING COMMENTS

Commissioner Jarvie reported that May 7, 2026, is the State of the City and that Terner Center for Housing Innovation would also be presenting their work on development concepts for the LA Metro parking lot that same evening.

City Planner Canahan reported there will be a June meeting and commented on upcoming projects.

Assistant Community Development Director McPherson thanked Principal Planner Friedel for his work putting the General Plan together and mentioned that the City would be receiving an award from the Los Angeles Chapter of the American Planning Association.

ADJOURNMENT

Meeting adjourned at 8:14 PM.

Lorena Cordova
City Clerk Specialist

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were approved on _____.

STAFF REPORT

TO:	**Chair and Commissioners**	**DATE:**	**June 2, 2026**
FROM:	**Community Development**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Review of Proposed Fiscal Year 2026/27 Capital Improvement Program (CIP) for Consistency with City of Glendora General Plan, Community Plan 2025**		

RECOMMENDATION

That the Planning Commission:

1. Determine that the Planning Commission's review of the Fiscal Year 2026/27 Capital Improvement Program for consistency with the General Plan is not a project under the California Environmental Quality Act, and that no further environmental review is required; and

2. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, FINDING THAT THE FISCAL YEAR 2026/27 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE CITY’S GENERAL PLAN (COMMUNITY PLAN 2025)."

STRATEGIC FOCUS AREAS

Not applicable.

EXECUTIVE SUMMARY

The Capital Improvement Program (CIP) is a governmental budget that programs public facilities projects and is updated annually as part of the City’s budget process.

State law requires every city in California to maintain a General Plan; furthermore, it requires the City’s CIP to be reviewed by the Planning Commission as to its conformity with the adopted general plan, thereby linking Planning to the annual budget process.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

In 2007, the City of Glendora completed a comprehensive update to the General Plan, known as “*Community Plan 2025*”. The update was a community-driven process that identified strategic goals and priorities pertaining to new development and the quality of life in Glendora. The General Plan includes seven mandatory elements, or chapters, as required by State law: Land Use, Housing, Circulation, Open Space and Recreation, Safety, Conservation, and Noise. It also includes two optional elements: Air Quality and Historic Preservation. Due to the General Plan’s document size, it was not made an attachment to this report, however, it is available on the City’s Planning Division webpage (link: *https://www.cityofglendora.gov/Explore/Community-Development/General-Plan-and-Zoning*).

The FY 2026/2027 budget is anticipated to go to the City Council this month (June) for adoption.

DISCUSSION

The CIP is a governmental budget that programs public facilities projects. CIPs are usually projected five years in advance and updated annually. While the CIP serves as a Planning document outlining possible projects over the next fiscal year, the City's budget process addresses a two-year budget period; however, this Planning Commission review is limited to the FY 2026/27 CIP projects identified in Attachment C.

The CIP Program budget is for expenditures over $5,000 on the construction of capital projects such as street rehabilitation, park facilities, water/sewer system improvements, facility upgrades, and traffic signal/signage enhancements. CIP projects may include land and right-of-way acquisition; design, planning, and engineering services for capital projects; construction or rehabilitation of public buildings or facilities; utility and transportation infrastructure construction; and park construction.

Most of the CIPs are funded with restricted funding sources, including gas tax, transportation, water, grant, and other special revenue funds, which may be limited to specific eligible uses.

Staff identifies recurring and project-specific CIP projects based on input from a variety of sources including citizen complaints, water leak history and water main condition, the Water Master Plan, the pavement management system (PCI rating for streets), various assessment tools and available funding sources. Maintenance projects are budgeted and included in the CIP each fiscal year. Projects are designed to consider the cost benefit of keeping operating costs to a minimum. Increases in operating costs are balanced with the overall need to provide improvement.

Glendora Municipal Code §2.18.20(a) states: *"(1) A planning commission is necessary to insure and enforce the city's general plan, zoning code, development guidelines, and other laws, as well as goals and policies for directing and managing future growth and development of real properties located within the city"* and *"(2) The planning commission, and its members, shall have all rights, privileges, powers and duties as specified in the Planning and Zoning Law (Title 7 California Governmental Code)…".*

Pursuant to California Government Code §65401, the CIP *"shall be submitted to the county or city planning agency for review…as to conformity with the adopted general plan…"* The Glendora Planning Commission, therefore, fulfills the role of "planning agency" for this purpose thereby linking Planning to the annual budget process.

After the Planning Commission's review for consistency with the General Plan, the CIP will be considered with the City's operating budget for adoption by the City Council at a public hearing to be conducted in June.

Staff is requesting the Planning Commission review the CIP Program for FY 2026/27 and report as to whether the projects conform to the City's General Plan. Exhibit 1 to the attached Resolution is a listing of CIPs contemplated for approval for FY2026/27. There are a total of 15 distinct CIP projects proposed for the next FY with a total estimated cost of $33,484,655 for FY 2026/2027.

While some CIP total costs have been provided, it is important to recognize the role of the Planning Commission, per State law, is to report on project consistency with the General Plan. The Commission's finding that a proposed CIP item conforms to the General Plan does not necessarily mean that the Planning Commission endorses the project or plan in any form. Individual Public Works projects and most other CIP projects still must undergo environmental review and receive City Council approval before being carried out. The City Council has full discretion in deciding CIP items. Staff recommends that the Planning Commission review and adopt a resolution (Attachment A) and its Exhibit 1, which is a table describing each CIP project and their corresponding General Plan goals and/or policies. Generally, these projects are related to maintenance, improving existing facilities so that they increase capacity or enhance the services provided to residents, or create a safer environment for vehicles and/or pedestrians.

FISCAL IMPACT

The proposed FY 2026/27 CIP budget includes funding in the amount of $33,484,655 for citywide CIP projects. This funding is proposed to come from several special revenue funds (including grant funding), the capital projects fund, and enterprise funds. The City Council is the reviewing body responsible for all financial decisions regarding budgets and projects. Staff resources were required to prepare the CIP General Plan consistency, which is required by State law. There are no other costs associated with the report.

ENVIRONMENTAL DETERMINATION

The Planning Commission finding that the proposed CIP Program is consistent with the General Plan is limited to determining whether the proposed FY 2026/27 CIP is consistent with the City's General Plan. The determination does not approve, authorize, or commit the City to carry out any specific project. Accordingly, the action is not a "project" under CEQA Guidelines §15378, including §§15378(b)(4) and 15378(b)(5), because it involves governmental fiscal, organizational, and administrative activities that do not commit the City to any specific project and will not result in a direct or indirect physical change in the environment. In the alternative, even if the action were considered a project, it would be exempt under CEQA Guidelines §15061(b)(3) because it can be seen with certainty that the consistency determination itself has no possibility of causing a significant effect on the environment. Individual CIP projects remain subject to any required future environmental review before approval or implementation.

Prepared By:	Yalini Siva, Senior Planner
Concurs With:	Not Applicable
Reviewed By:	Mark Carnahan, City Planner Sean McPherson, Assistant Director of Community Development Jeff Kugel, City Community Development Director
Certified to Availability of Funds:	Not Applicable
Approved By:	Moises Lopez, Assistant City Manager
Legal Review:	Jessica Santiago, Assistant City Attorney
CEQA Review:	Not a Project / No Further Environmental Review Required

Attachments

A_Draft_Resolution.pdf

B_Capital_Improvement_Projects_Funding_Table.pdf

C_Exhibit_1_Capital_Improvement_Projects_and_Applicable_General_Plan_Goals_and_Policies.pdf

RESOLUTION PC 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, FINDING THAT THE FISCAL YEAR 2026/27 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE CITY'S GENERAL PLAN (COMMUNITY PLAN 2025)

THE PLANNING COMMISSION
City of Glendora, California

WHEREAS, Glendora Municipal Code §2.18.20(a) states: "*(1) A planning commission is necessary to insure and enforce the city's general plan, zoning code, development guidelines, and other laws, as well as goals and policies for directing and managing future growth and development of real properties located within the city*" and "*(2) The planning commission, and its members, shall have all of the rights, privileges, powers and duties as specified in the Planning and Zoning Law (Title 7 California Governmental Code)…";* and

WHEREAS, pursuant to California Government Code §65401, the City of Glendora (City) is required to prepare a list and coordinated program of the proposed public works projects recommended for planning, initiation, or construction during the ensuing fiscal year (the "Capital Improvement Program" or "CIP"); and

WHEREAS, Government Code §65401 also requires that the Capital Improvement Program "*shall be submitted to the county or city planning agency for review…as to conformity with the adopted general plan…*". The Glendora Planning Commission ("Planning Commission") therefore fulfills the role of a "planning agency" for this purpose; and

WHEREAS, the City has prepared a Capital Improvement Program for the Fiscal Year 2026-27 budget and has submitted the same to the Planning Commission for review; and

WHEREAS, on June 2, 2026, the Planning Commission reviewed said request and considered all factors related to the General Plan consistency of the Fiscal Year 2026-2027 Capital Improvement Program.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference as findings of fact.

SECTION 2. The Planning Commission finds that the proposed CIP is consistent with the General Plan of the City of Glendora (*Community Plan 2025*) (the "General Plan") and renders its report thereon to the City Council of the City. The Planning Commission's review is limited to determining whether the proposed FY 2026/27 CIP is consistent with the General Plan. This determination does not approve, authorize, or commit the City to carry out any specific project. Accordingly, the action is not a "project" under the California

Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines §15378, including §§15378(b)(4) and 15378(b)(5), because it involves governmental fiscal, organizational, and administrative activities that do not commit the City to any specific project and will not result in a direct or indirect physical change in the environment. In the alternative, even if the action were considered a project, it would be exempt under CEQA Guidelines §15061(b)(3) because it can be seen with certainty that the consistency determination itself has no possibility of causing a significant effect on the environment.

SECTION 3. Specifically, the proposed Capital Improvement Program is consistent with the General Plan because the projects under the Fiscal Year 2026-2027 CIP, as listed in *Exhibit 1 (2026-2027 Capital Improvement Program General Plan Consistency)*, attached hereto and incorporated herein by this reference, are consistent with one or more of the following General Plan goals and policies:

AQ-1:	*Coordination with Regional, State and Federal Agencies.*
AQ-2:	*Reduction of vehicular trips.*
AQ-2.3:	*Encourage "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.*
AQ-2.4:	*Promote and encourage ride-sharing activities throughout the community.*
AQ-5:	*Promotion of alternative transportation modes.*
AQ-5.1:	*Promote and encourage the use of public transit, such as the Metrolink and local bus lines.*
CIR-1:	*Safety for motorists and pedestrians on local roadways.*
CIR-1.1:	*Determine appropriate design of local roadway system considering all potential users including automobile, bicycle, and pedestrian users.*
CIR-1.2:	*Based on traffic counts, add audible and "countdown" signals to enhance pedestrian safety.*
CIR-1.4	*Improve public directional and safety signage.*
CIR-1.6:	*Employ traffic calming measures where appropriate to deter speeding.*
CIR-1.7:	*Explore opportunities to fund sidewalk safety enhancements through the Safe Routes to School program.*
CIR-2:	*Coordinated transportation and land use planning.*
CIR-2.1:	*Ensure transportation planning is fully evaluated in the context of future land use planning decisions.*
CIR-2.12:	*Ensure future development along existing railroad rights-of-way includes appropriate public dedications or public easements to include opportunities for additional open space, and/or pedestrian and bicycle pathways*
CIR-2.2:	*Ensure that the evaluation of potential transportation impacts is an integral component of all land use decisions.*
CIR-2.9:	*Incorporate the Gold Line Extension into the local planning program.*
CIR-4:	*Reduced transportation impacts in local neighborhoods.*

CIR-4.3: *Provide alternative options for local travel.*
CIR-5: *Appropriate coordination of transportation planning with adjacent jurisdictions.*
CIR-5.3: *Coordinate signals on inter-city thoroughfares such as Grand Avenue, Lone Hill, and Route 66.*
CIR-6: *Acceptable level of service on local roadways.*
CIR-6.1: *Improve the function of the circulation system through transportation system management strategies.*
CON-1: *Protection and conservation of Glendora's water resources.*
CON-3: *Effective and well-maintained water infrastructure system.*
CON-3.1: *Ensure the City's Water Master Plan provides an accurate projection of future water demand and conveyance.*
CON-3.2: *Ensure existing water infrastructure systems are properly maintained.*
CON-8: *Proper conveyance and treatment of storm water and implementation of techniques to reduce pollutants consistent with Federal, State, and regional regulations and standards.*
CON-8.1: *Ensure existing drainage facilities are properly maintained.*
CON-8.2: *Ensure all new development and redevelopment projects comply with Federal, State, regional and City regulations and ordinances related to storm water.*
CON-8.3: *Incorporate project-level storm water mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.*
LU-13.6: *Evaluate the appropriateness of physical improvement that would increase the level of pedestrian amenities in neighborhoods.*
LU-17: *Coordinated planning for civic facilities.*
LU-17.2: *Evaluate the potential for improving existing civic facilities to accommodate community activities.*
LU-20.4: *Encourage the expansion of street trees to improve the pedestrian scale and character of future development.*
LU-20.5: *Encourage the development of pedestrian-friendly development through properly scaled design and amenities.*
OSR-5: *Improve community access to recreation facilities.*
OSR-5.4: *Ensure that park and recreation facilities meet Americans with Disabilities Act (ADA) standards.*
SAF-6: *Coordinated public safety and community planning.*

SECTION 4. The Chair of the Planning Commission shall sign this Resolution and the Secretary of the Planning Commission shall attest and certify to the passage and adoption of this Resolution, and the same shall thereupon take effect on the date of the hearing, on June 2, 2026, subject to a fifteen (15) calendar-day appeal, and the terms and provisions of this Resolution shall be enforced in accordance with the terms and conditions thereof.

PASSED, APPROVED and **ADOPTED** by the Planning Commission of the City of Glendora this _____ day of _____, 2026.

BY:

_____
TIMOTHY CREMINS
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
JESSICA SANTIAGO
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the _____ day of _____, 2026, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

Dated:

_____
LORENA CORDOVA
City Clerk Specialist

Capital Improvement Projects
(By Fund)

Fund/Category/Project	Prior Years	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Total
211-Park & Rec Development							
Parks							
South Hills Bike Park	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000
Parks Total	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**
211-Park & Rec Development Total	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**
232-Prop C Transit							
Streets							
Lone Hill Avenue Street Rehabilitation - Phase 1	$ 475,000	$ -	$ -	$ -	$ -	$ -	$ 475,000
People Movement Project	$ -	$ -	$ 93,935	$ 10,060	$ -	$ -	$ 103,995
Streets Total	**$ 475,000**	**$ -**	**$ 93,935**	**$ 10,060**	**$ -**	**$ -**	$ 578,995
Streets and Water							
Cypress Water and Street Improvement Project	$ -	$ -	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000
Glendora Avenue Water and Street Improvements	$ -	$ -	$ -	$ 200,000	$ -	$ -	$ 200,000
Milton Water and Street Improvement	$ -		$ -	$ -	$ 19,420	$ 259,025	$ 278,445
Streets and Water Total	**$ -**	**$ -**	**$ 1,000,000**	**$ 200,000**	**$ 19,420**	**$ 259,025**	**$ 1,478,445**
232-Prop C Transit Total	**$ 475,000**	**$ -**	**$ 1,093,935**	**$ 210,060**	**$ 19,420**	**$ 259,025**	**$ 2,057,440**
233-Measure R Transpt. 2009							
Streets							
People Movement Project	$ -	$ 194,467	$ 133,318	$ -	$ -	$ -	$ 327,785
Traffic Signal Upgrade - Annual Program	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 2,400,000
Traffic Signal Upgrade - Arrow Hwy at Sunflower Ave	$ -	$ 310,000	$ -	$ -	$ -	$ -	$ 310,000
Streets Total	**$ 400,000**	**$ 904,467**	**$ 533,318**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 3,037,785**
233-Measure R Transpt. 2009 Total	**$ 400,000**	**$ 904,467**	**$ 533,318**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 3,037,785**
234-Measure M							
Streets							
People Movement Project	$ -	$ -	$ 20,000	$ 43,782	$ -	$ -	$ 63,782
Streets Total	**$ -**	**$ -**	**$ 20,000**	**$ 43,782**	**$ -**	**$ -**	**$ 63,782**
Streets and Water							
Colorado Water and Street Improvement Project	$ 59,000	$ 1,620,150	$ -	$ -	$ -	$ -	$ 1,679,150
Cypress Water and Street Improvement Project	$ 60,666	$ -	$ 650,125	$ -	$ -	$ -	$ 710,791
Foothill Water and Street Improvement	$ -	$ -	$ -	$ 21,870	$ 259,620	$ -	$ 281,490
Fushia Water & Street Improvement	$ -	$ -	$ -	$ -	$ -	$ 18,750	$ 18,750
Glendora Avenue Water and Street Improvements	$ 241,852	$ -	$ -	$ 1,400,000	$ -	$ -	$ 1,641,852
Milton Water and Street Improvement	$ -		$ -	$ -	$ 19,415	$ 259,025	$ 278,440
Verdugo Water and Street Improvement	$ -	$ -	$ -	$ -	$ 32,880	$ 457,200	$ 490,080
Streets and Water Total	**$ 361,518**	**$ 1,620,150**	**$ 650,125**	**$ 1,421,870**	**$ 311,915**	**$ 734,975**	**$ 5,100,553**
234-Measure M Total	**$ 361,518**	**$ 1,620,150**	**$ 670,125**	**$ 1,465,652**	**$ 311,915**	**$ 734,975**	**$ 5,164,335**
240 Measure A-Parks							
Parks							
South Hills Bike Park	$ -	$ 700,000	$ -	$ -	$ -	$ -	$ 700,000
Parks Total	**$ -**	**$ 700,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 700,000**
240 Measure A-Parks Total	**$ -**	**$ 700,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 700,000**
250-Measure W							
Stormwater							
Finkbiner Park Stormwater Capture Project	$ 564,162	$ -	$ 17,017,018	$ 4,500,000	$ -	$ -	$ 22,081,180
Storm Drain Inlet Insertion Installation	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ -	$ 1,000,000
Stormwater Master Plan	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ 250,000
Stormwater Total	**$ 1,014,162**	**$ 200,000**	**$ 17,217,018**	**$ 4,700,000**	**$ 200,000**	**$ -**	**$ 23,331,180**
250-Measure W Total	**$ 1,014,162**	**$ 200,000**	**$ 17,217,018**	**$ 4,700,000**	**$ 200,000**	**$ -**	**$ 23,331,180**
251-Stormwater Investment							
Stormwater							
Finkbiner Park Stormwater Capture Project	$ 1,674,512	$ -	$ -	$ -	$ -	$ -	$ 1,674,512
Stormwater Total	**$ 1,674,512**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,674,512**
251-Stormwater Investment Total	**$ 1,674,512**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,674,512**
256-Road Maintenance Repair							
Streets							
Citywide Grind, Overlay and Slurry Seal Program	$ 500,000	$ 555,500	$ 555,500	$ 555,500	$ 555,500	$ 555,500	$ 3,277,500
Citywide Sidewalk Improvements Annual Program	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 900,000
Lone Hill Bridge at San Dimas Wash Improvements	$ 26,462	$ 16,433	$ -	$ -	$ -	$ -	$ 42,895
Streets Total	**$ 676,462**	**$ 721,933**	**$ 705,500**	**$ 705,500**	**$ 705,500**	**$ 705,500**	**$ 4,220,395**
Streets and Water							
Glendora Avenue Water and Street Improvements	$ -	$ -	$ -	$ 3,440,150	$ -	$ -	$ 3,440,150
Live Oak Water and Street Improvement	$ -	$ -	$ 605,040	$ -	$ -	$ -	$ 605,040
Streets and Water Total	**$ -**	**$ -**	**$ 605,040**	**$ 3,440,150**	**$ -**	**$ -**	**$ 4,045,190**
							$ -
256-Road Maintenance Repair Total	**$ 676,462**	**$ 721,933**	**$ 1,310,540**	**$ 4,145,650**	**$ 705,500**	**$ 705,500**	**$ 8,265,585**

Capital Improvement Projects
(By Fund)

257-Surface Trans. Prog-Stlp							
Streets							
Lone Hill Avenue Street Rehabilitation - Phase 1	$ 1,403,103	$ -	$ -	$ -	$ -	$ -	$ 1,403,103
Streets Total	**$ 1,403,103**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,403,103**
257-Surface Trans. Prog-Stlp Total	**$ 1,403,103**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,403,103**
280-Grants							
Parks							
Gladstone Park Pickleball Courts			$ 560,250				$ 560,250
South Hills Bike Park	$ -	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000
Parks Total	**$ -**	**$ 1,000,000**	**$ 560,250**	**$ -**	**$ -**	**$ -**	**$ 1,560,250**
Streets							
People Movement Project	$ -	$ 2,497,506	$ 2,602,494	$ 1,750,000	$ -	$ -	$ 6,850,000
Streets Total	**$ -**	**$ 2,497,506**	**$ 2,602,494**	**$ 1,750,000**	**$ -**	**$ -**	**$ 6,850,000**
280-Grants Total	**$ -**	**$ 3,497,506**	**$ 3,162,744**	**$ 1,750,000**	**$ -**	**$ -**	**$ 8,410,250**
285-Community Dev Block Grant							
Streets							
FY 2025/2026 CDBG Curb Improvement Project	$ -	$ 381,800	$ -	$ -	$ -	$ -	$ 381,800
Streets Total	**$ -**	**$ 381,800**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 381,800**
285-Community Dev Block Grant Total	**$ -**	**$ 381,800**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 381,800**
291-Highwy Safety Improv Grnt							
Streets							
HSIP Cycle 11 Traffic Signal Modifications	$ 1,733,580	$ -	$ -	$ -	$ -	$ -	$ 1,733,580
HSIP Cycle 12 Traffic Signal Modifications and High Visibility Crosswalks	$ -	$ -	$ 2,074,590	$ -	$ -	$ -	$ 2,074,590
Streets Total	**$ 1,733,580**	**$ -**	**$ 2,074,590**	**$ -**	**$ -**	**$ -**	**$ 3,808,170**
291-Highwy Safety Improv Grnt Total	**$ 1,733,580**	**$ -**	**$ 2,074,590**	**$ -**	**$ -**	**$ -**	**$ 3,808,170**
292-Highway Bridge Repl Prog							
Streets							
Lone Hill Bridge at San Dimas Wash Improvements	$ 236,669	$ -	$ -	$ -	$ -	$ -	$ 236,669
Streets Total	**$ 236,669**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 236,669**
292-Highway Bridge Repl Prog Total	**$ 236,669**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 236,669**
301-Capital Projects							
Facilities							
ADA Transition Plan	$ 275,000	$ -	$ -	$ -	$ -	$ -	$ 275,000
American Legion Building Restroom Remodel	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000
City Yard Improvement Project	$ 725,581	$ -	$ -	$ -	$ -	$ -	$ 725,581
Downtown Parking Lot Annual Rehabilitation	$ 250,000	$ -	$ 250,000	$ 250,000	$ -	$ -	$ 750,000
La Fetra Center Improvements	$ 286,000	$ 98,265	$ -	$ -	$ -	$ -	$ 384,265
Police Department Front Lobby	$ 66,000	$ 314,475	$ -	$ -	$ -	$ -	$ 380,475
Police Department Restroom and Shower Upgrades	$ 171,268	$ -	$ -	$ -	$ -	$ -	$ 171,268
Scout Hut Improvements	$ -	$ 96,500	$ -	$ -	$ -	$ -	$ 96,500
Timothy Crowther Teen & Family Center Roof Replacemen	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000
Youth Center ADA Bathroom Remodel	$ -	$ -	$ -	$ 860,475	$ -	$ -	$ 860,475
Facilities Total	**$ 1,773,849**	**$ 659,240**	**$ 250,000**	**$ 1,110,475**	**$ -**	**$ -**	**$ 3,793,564**
Parks							$ -
Gladstone Park Pickleball Courts	$ -	$ -	$ 560,250	$ -	$ -	$ -	$ 560,250
Gladstone Park Shade Structure and Picnic Site Installation	$ -	$ 274,250	$ -	$ -	$ -	$ -	$ 274,250
Parks and Trails Master Plan	$ 275,000	$ -	$ -	$ -	$ -	$ -	$ 275,000
Skate Park Resurface/Refill Cracks	$ -	$ 309,150	$ -	$ -	$ -	$ -	$ 309,150
South Hills Bike Park	$ 500,000	$ 225,500	$ -	$ -	$ -	$ -	$ 725,500
Parks Total	**$ 775,000**	**$ 808,900**	**$ 560,250**	**$ -**	**$ -**	**$ -**	**$ 2,144,150**
Streets							$ -
Antique Street Lights	$ 2,152,612	$ 265,648	$ -	$ -	$ -	$ -	$ 2,418,260
People Movement Project	$ -	$ 1,060,506	$ -	$ -	$ -	$ -	$ 1,060,506
Street Name, Gateway and Wayfinding Signs	$ 250,000	$ -	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,250,000
Streets Total	**$ 2,402,612**	**$ 1,326,154**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 4,728,766**
301-Capital Projects Total	**$ 4,951,461**	**$ 2,794,294**	**$ 1,060,250**	**$ 1,360,475**	**$ 250,000**	**$ 250,000**	

Capital Improvement Projects
(By Fund)

502-Water Capital Projects									
Facilities									
ADA Transition Plan	$ 54,825	$ -	$ -	$ -	$ -	$ -	$ 54,825		
Facilities Total	**$ 54,825**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 54,825**		
Streets and Water							$ -		
Colorado Water and Street Improvement Project	$ 137,000	$ 3,780,350	$ -	$ -	$ -	$ -	$ 3,917,350		
Cypress Water and Street Improvement Project	$ 178,000	$ -	$ 4,950,375	$ -	$ -	$ -	$ 5,128,375		
Foothill Water and Street Improvement	$ -	$ -	$ -	$ 51,030	$ 605,780	$ -	$ 656,810		
Fushia Water & Street Improvement	$ -	$ -	$ -	$ -	$ -	$ 43,750	$ 43,750		
Glendora Avenue Water and Street Improvements	$ 564,320	$ -	$ -	$ 11,760,350	$ -	$ -	$ 12,324,670		
Live Oak Water and Street Improvement	$ -	$ -	$ 1,411,760	$ -	$ -	$ -	$ 1,411,760		
Milton Water and Street Improvement	$ -		$ -	$ -	$ 90,615	$ 1,208,790	$ 1,299,405		
Verdugo Water and Street Improvement	$ -	$ -	$ -	$ -	$ 76,720	$ 1,066,800	$ 1,143,520		
Streets and Water Total	**$ 879,320**	**$ 3,780,350**	**$ 6,362,135**	**$ 11,811,380**	**$ 773,115**	**$ 2,319,340**	**$ 25,925,640**		
Water							$ -		
Electrical Panel Upgrades - Well/Pump Stations	$ -		$ -	$ -	$ 557,400	$ -	$ 557,400		
Emergency Generator Study	$ -	$ -	$ -	$ -	$ 285,000	$ -	$ 285,000		
Hidden Springs Reservoir Improvements	$ -	$ -	$ -	$ -	$ 195,500	$ 630,115	$ 825,615		
North Glendora Reservoir Replacement	$ 8,408,334	$ -	$ -	$ -	$ -	$ -	$ 8,408,334		
Sierra Madre - Goddard Reservoirs	$ -	$ -	$ -	$ 110,000	$ 1,320,500	$ -	$ 1,430,500		
South Hills West Reservoir	$ -	$ -	$ -	$ 87,500	$ 1,050,500	$ -	$ 1,138,000		
Upper Gordon Reservoir - Interior/Exterior Coating	$ -	$ -	$ -	$ -	$ 180,000	$ 2,160,500	$ 2,340,500		
Water Total	**$ 8,408,334**	**$ -**	**$ -**	**$ 197,500**	**$ 3,588,900**	**$ 2,790,615**	**$ 14,985,349**		
							$ -		
502-Water Capital Projects Total	**$ 9,342,479**	**$ 3,780,350**	**$ 6,362,135**	**$ 12,008,880**	**$ 4,362,015**	**$ 5,109,955**	**$ 40,965,814**		
Grand Total	**$ 22,268,946**	**$ 14,900,500**	**$ 33,484,655**	**$ 26,040,717**	**$ 6,248,850**	**$ 7,459,455**	**$ 110,403,123**		

Capital Improvement Projects with Applicable General Plan Goals and Policies

South Hills Bike Park, Measure A (Parks), Gladstone Park Pickleball Courts, People Movement Project, Surface Transportation Program (STP)

Applicable General Plan Goals/Policies:
LU-17 *- Coordinated planning for civic facilities.*
LU-17.2 *- Evaluate the potential for improving existing civic facilities to accommodate community activities.*
CIR-1.1 *- Determine appropriate design of local roadway system considering all potential users including automobile, bicycle, and pedestrian users..*
CIR-2.12 *- Ensure future development along existing railroad rights-of-way includes appropriate public dedications or public easements to include opportunities for additional open space, and/or pedestrian and bicycle pathways.*
OSR-5 *- Improve community access to recreation facilities.*
OSR-5.4 *-Ensure that park and recreation facilities meet American with Disabilities Act (ADA) standards.*

Water and Street Improvements (Prop C Transit)

Applicable General Plan Goals/Policies:
CIR-2 *- Coordinated transportation and land use planning.*
CIR-2.9 *- Incorporate the Gold Line Extension into the local planning program.*
CIR-2.12 *- Ensure future development along existing railroad rights-of-way includes appropriate public dedications or public easements to include opportunities for additional open space, and/or pedestrian and bicycle pathways.*
CIR-4.3 *- Provide alternative options for local travel.*
AQ-2 *- Reduction of vehicular trips.*
AQ-2.4 *- Promote and encourage ride-sharing activities throughout the community.*
AQ-5 *- Promotion of alternative transportation modes.*
AQ-5.1 *- Promote and encourage the use of public transit, such as the Metrolink and local bus lines.*

Water and Street Improvements (Measure R Transportation 2009) and (Measure M)

Applicable General Plan Goals/Policies:
CIR-1.1 - Determine appropriate design of local roadway system considering all potential users including automobile, bicycle, and pedestrian users.
CIR-1.2 - Based on traffic counts, add audible and "countdown" signals to enhance pedestrian safety.
CIR-1.4 *- Improve public directional and safety signage.*
CIR-1.6 *- Employ traffic calming measures where appropriate to deter speeding.*
CIR-2 *- Coordinated transportation and land use planning.*
CIR-2.9 *- Incorporate the Gold Line Extension into the local planning program.*
CIR-4 *- Reduced transportation impacts in local neighborhoods.*
CIR-4.3 *- Provide alternative options for local travel.*

AQ-1 *- Coordination with Regional, State and Federal Agencies.*
AQ-2 *- Reduction of vehicular trips.*
AQ-2.3 *- Encourage "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.*
AQ-2.4 *- Promote and encourage ride-sharing activities throughout the community.*
AQ-5 *- Promotion of alternative transportation modes.*
AQ-5.1 *- Promote and encourage the use of public transit, such as the Metrolink and local bus lines.*

Stormwater (Measure W)

Applicable General Plan Goals/Policies:
CON-4 *- Adequate conveyance and disposal of wastewater.*
CON-4.1 *- Ensure the wastewater infrastructure system within the City is effective and adequately maintained.*
CON-4.2 *- Ensure new development and redevelopment projects adequately analyze* potential impacts to the existing wastewater infrastructure system.
CON-4.3 - Incorporate project-level stormwater mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.
CON-8 *- Proper conveyance and treatment of stormwater and implementation of techniques to reduce pollutants consistent with Federal, State and regional regulations and standards.*
CON-8.1 *- Ensure existing drainage facilities are properly maintained.*
CON-8.2 *- Ensure all new development and redevelopment projects comply with Federal, State, regional and City regulations and ordinances related to stormwater.*
CON-8.3 *- Incorporate project-level stormwater mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.*

Road Maintenance Repair

Applicable General Plan Goals/Policies:
CIR-1 *- Safety for motorists and pedestrians on local roadways.*
CIR-1.4 *- Improve public directional and safety signage.*
CIR-1.6 *- Employ traffic calming measures where appropriate to deter speeding*

Community Development Block Grant Curb Improvement Program

Applicable General Plan Goals/Policies:
LU-20.4 *- Encourage the expansion of street trees to improve the pedestrian scale and character of future development.*
LU-20.5 *- Encourage the development of pedestrian-friendly development through properly scaled design and amenities.*
CIR-1 *- Safety for motorists and pedestrians on local roadways.*
CIR-3 *- Infrastructure improvements coordinated with local growth.*
CIR-5 *- Appropriate coordination of transportation planning with adjacent jurisdictions.*

Highway Safety Improvement Grant and Highway Bridge Replacement Program

Applicable General Plan Goals/Policies:
CIR-1.2 *- Based on traffic counts, add audible and "countdown" signals to enhance pedestrian safety.*
CIR-5 *- Appropriate coordination of transportation planning with adjacent jurisdictions.*
AQ-1 *- Coordination with Regional, State and Federal Agencies.*
AQ-2 *- Reduction of vehicular trips.*
AQ-2.4 *- Promote and encourage ride-sharing activities throughout the community.*
AQ-5 *- Promotion of alternative transportation modes.*
AQ-5.1 *- Promote and encourage the use of public transit, such as the Metrolink and local bus lines.*

Water Capital Projects

Applicable General Plan Goals/Policies:
CON-1 *- Protection and conservation of Glendora's water resources.*
CON-3 *- Effective and well-maintained water infrastructure system.*

STORMWATER

Storm Drain Inlet Insert Installation

Purchase and install storm drain inlets throughout the City. This is a Structural Source Control Treatment BMP that mitigates trash and other pollutants from entering storm drains and other waterways. This project will provide compliance for the Trash Amendment adopted by the State Water Board in April 2015.

Applicable General Plan Goals/Policies:
CON-8 *- Proper conveyance and treatment of stormwater and implementation of techniques to reduce pollutants consistent with Federal, State and regional regulations and standards.*
CON-8.1 *- Ensure existing drainage facilities are properly maintained.*
CON-8.2 *- Ensure all new development and redevelopment projects comply with Federal, State, regional and City regulations and ordinances related to stormwater.*
CON-8.3 *- Incorporate project-level stormwater mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.*

STREETS

CDBG Funded ADA Curb Ramps and Sidewalks

The main purpose of the ADA Ramps Citywide project is to develop policies and practices for implementing physical pedestrian improvements within the public right of way and as otherwise necessary to provide access to the City's infrastructure. The goal of the ADA Ramps Citywide Project will be to set forth the steps necessary to complete structural

changes to the City's infrastructure as necessary to create infrastructure accessible to and useable by individuals with disabilities.

Applicable General Plan Goals/Policies:
LU-20.4 *- Encourage the expansion of street trees to improve the pedestrian scale and character of future development.*
LU-20.5 *- Encourage the development of pedestrian-friendly development through properly scaled design and amenities.*

Citywide Sidewalk Improvements Annual Program

This project consists of public street sidewalk replacement to eliminate tripping hazards caused by various reasons. Sidewalk repair priorities are critical and there is a great need to set aside yearly ongoing funds to address deteriorated sidewalks citywide.

Applicable General Plan Goals/Policies:
AQ-2.3 *- Encourage "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.*
CIR-1.7 *- Explore opportunities to fund sidewalk safety enhancements through the Safe Routes to School program.*
LU-13.6 *- Evaluate the appropriateness of physical improvement that would increase the level of pedestrian amenities in neighborhoods.*
SAF-6 *- Coordinated public safety and community planning.*

Downtown Parking Lot Rehabilitation Program

The City owns several parking lots in downtown Village. The pavement is settling, drainage issues and worn out. Parking lot rehabilitation is vital to attract visitors to the Downtown Village. The parking lots will be repaved as yearly program spread over various years.

Applicable General Plan Goals/Policies:
CIR-1 *- Safety for motorists and pedestrians on local roadways.*

Highway Safety Improvement Program (HSIP) Cycle 11 Traffic Signal Modification and High Visibility Crosswalk Project

Upgrade various intersections in the city. The project includes upgrading traffic signals and providing high-visibility crosswalks, including signage and striping.

Applicable General Plan Goals/Policies:
CIR-1 *- Safety for motorists and pedestrians on local roadways.*
CIR-2.1 *- Ensure transportation planning is fully evaluated in the context of future land use planning decisions.*
CIR-2.2 *- Ensure that the evaluation of potential transportation impacts is an integral component of all land use decisions.*
CIR-4 *- Reduced transportation impacts in local neighborhoods.*

CIR-5.3 *- Coordinate signals on inter-city thoroughfares such as Grand Avenue, Lone Hill, and Route 66.*

Traffic Signal Upgrade

Upgrade traffic signal controllers and equipment throughout the city. Exact locations are to be identified in the traffic master plan. The City's traffic signal and traffic control devices are aging and require upgrading, which will be identified in a future 5-year capital improvement plan. Estimated date of construction to start in June 2023 to be finished by December 2023.

Applicable General Plan Goals/Policies:
CIR-2.1 *- Ensure transportation planning is fully evaluated in the context of future land use planning decisions.*
CIR-2.2 *- Ensure that the evaluation of potential transportation impacts is an integral component of all land use decisions.*
CIR-4 *- Reduced transportation impacts in local neighborhoods.*
CIR-5.3 *- Coordinate signals on inter-city thoroughfares such as Grand Avenue, Lone Hill, and Route 66.*

Citywide Slurry Seal

The project involves the slurry seal of different City streets as part of ongoing capital improvement maintenance. The slurry seal will extend the life of the pavement by approximately 5 years.

Applicable General Plan Goals/Policies:
CIR-1 *- Safety for motorists and pedestrians on local roadways.*
CIR-6 *- Acceptable level of service on local roadways.*
CIR-6.1 *- Improve the function of the circulation system through transportation system management strategies.*

WATER

North Glendora Reservoir Replacement

The North Glendora Reservoir was originally constructed in 1998 and has since severely deteriorated, leading to excessive leakage. This project consists of the construction of two 323,000-gallon welded steel reservoirs (50 feet in diameter and 28 feet in height) to replace the existing reservoir. This also involves the demolition of the existing reservoir.

Applicable General Plan Goals/Policies:
CON-1 *- Protection and conservation of Glendora's water resources*
CON-3 *- Effective and well-maintained water infrastructure system.*
CON-3.1 *- Ensure the City's Water Master Plan provides an accurate projection of future water demand and conveyance.*
CON-3.2 *- Ensure existing water infrastructure systems are properly maintained.*

Water Projects

There are numerous water projects proposed next year that include prioritizing safety measures and upgrades to reservoirs, such as adding railing and ladder cages and hatches to existing reservoirs. Additional water projects include access road improvements to South Hills West, valve assessments, and the replacement of street waterlines.

Applicable General Plan Goals/Policies:
CON-1 *- Protection and conservation of Glendora's water resources*
CON-3 *- Effective and well-maintained water infrastructure system.*
CON-3.1 *- Ensure the City's Water Master Plan provides an accurate projection of future water demand and conveyance.*
CON-3.2 *- Ensure existing water infrastructure systems are properly maintained.*

STAFF REPORT

TO:	**Chair and Commissioners**	**DATE:**	**June 2, 2026**
FROM:	**Community Development**	**DISTRICT(S):**	**2**
SUBJECT:	**Artwork proposal to comply with the Community Art Program (CAP) for approved development at 363 W. Route 66 (Project File No. CAP26-0001)**		

RECOMMENDATION

That the Planning Commission:

1. Adopt a Planning Commission Resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION DENYING A PROPOSED ARTWORK SUBMITTED TO SATISFY THE COMMUNITY ART PROGRAM ALLOCATION REQUIREMENT FOR THE DEVELOPMENT LOCATED AT 363 W. ROUTE 66, GLENDORA, CALIFORNIA (FILE NO. CAP26-0001)."

EXECUTIVE SUMMARY

The applicant, Brian Cunningham, on behalf of the Olson Company, submitted a proposal to fulfill the City of Glendora’s Community Art Program (CAP) requirements for a new development at 363 W Route 66, which was approved by the Planning Commission and City Council on September 17, 2025 and October 28, 2025, respectively. The public art proposed as part of this approved project consists of two artist-designed pedestrian gates intended to satisfy the required 0.25% Building Permit Valuation (BPV) art allocation requirement. Staff is recommending denial because, as configured, the proposed artwork consists of functional pedestrian gate elements and does not satisfy the CAP criteria for this art allocation.

Legislative History / Previous Actions

The City of Glendora adopted the CAP through Ordinance No. 2083 and Resolution No. CC 2024-04. The current Master Fee Schedule requires a CAP art allocation equal to 0.25% of the project’s BPV for new residential projects of 11 or more units/houses. On October 28, 2025, the City Council approved a Tentative Tract Map and Development Plan Review for the construction of 24 three-story residential townhomes at the subject location.

DISCUSSION

Project Overview

The the approved project at 363 W. Route 66, includes the construction of 24 three-story residential townhomes with a BPV of $2,771,149.72, resulting in a required CAP art allocation of $6,927.87. The applicant proposed installing two decorative pedestrian gates at pedestrian access points from Route 66 to the residential buildings, intended to satisfy the CAP requirement.

Artwork Proposal

- **Artist**: Daniela Mocan, an experienced artist with a portfolio that includes environmental art, development-related design, and artwork for residential projects.

- **Design**: Two decorative steel pedestrian gates intended to provide property access from the public right-of-way (ROW).
- **Location**: The pedestrian gates would be located along the Route 66 project frontage, providing access between the public ROW and the residential townhome buildings.
- **CAP Criteria**:

    a. **Artistic Innovation**: The proposed gates are artist-designed and incorporate a local theme, related to Fig Tree Park, and a resembled cutout image of trees. However, because the proposal consists of two separate functional gate elements, staff does not find that the current configuration would function as a unified and prominent public artwork.
    b. **Scale and Content**: As configured, the proposed artwork consists of functional pedestrian gate elements and does not satisfy the CAP criteria for this art allocation. The CAP criteria require artworks to be appropriate in scale, material, form, and content to their immediate, general, social, and physical environments, and identify functional equipment and site amenities as not acceptable artwork. Although the gates include artistic design features, their primary site function is for pedestrian access control.
    c. **Durability**: The proposal identifies steel as the primary material. The CAP does not prohibit steel or Corten steel; however, the CAP emphasizes durable, long lasting materials that are able to withstand outdoor display and require low levels of maintenance. Based on the submitted materials, additional detail is needed regarding the steel type, finish, rust resistance, long-term outdoor durability, and maintenance requirements.

Staff reviewed the proposed decorative pedestrian gates and met with the applicant to discuss the proposal. Staff recognizes that the gates are artist-designed, include thoughtful aesthetic elements, and incorporate a local theme related to Fig Tree Park. However, staff's concern is that the proposed pieces would function primarily as pedestrian gates for access control and access, rather than as standalone or integrated public artwork. Glendora Municipal Code (GMC) Section 21.03.150.E expressly prohibits functional equipment from qualifying as acceptable artwork.

In addition, the proposal consists of two separate gate elements located at pedestrian access points along the Route 66 project frontage. While visible to some degree from Route 66, staff believes the separation and functional placement of the gates limits their ability to read as a unified, prominent public artwork consistent with the intent of the CAP, including the goal of providing easy visual access to artworks from pedestrians and vehicles on major public streets.

Staff encouraged the applicant to explore an alternative artwork proposal on the project site that could retain the same artist and general tree-inspired design concept, including potentially consolidating the two separate gate elements into a single, unified artwork near the Route 66 frontage. Rather than two partial tree designs functioning as pedestrian gates, the concept could potentially be combined into one tree-inspired art piece. This approach may provide stronger visibility, avoid reliance on functional equipment, and better align with the CAP criteria.

The applicant has requested Planning Commission review of the current proposal and has indicated that, if the proposal is denied, the applicant intends to satisfy the CAP requirement through payment of the applicable in-lieu contribution rather than revising the artwork proposal at this time. Based on the CAP criteria, staff is unable to recommend approval of the proposed artwork and recommends that the Planning Commission deny the proposal.

Fiscal Impact

There is no fiscal impact to the City, as all costs related to the design, installation, and maintenance of the artwork will be borne by the applicant. If the artwork proposal is denied and the applicant elects to satisfy the CAP requirement through payment of the applicable in-lieu contribution, the contribution will be deposited into the CAP Fund consistent with GMC §21.03.150.

Environmental Determination

This action is limited to reviewing and denying an artwork proposal under the CAP and does not approve any new development or physical improvement. The underlying residential development (project file no. PLN24-0051) was previously reviewed under the applicable CEQA determination. No further CEQA review is required for denial of the artwork proposal.

Prepared By:	Yalini Siva, Senior Planner
Concurs With:	Not Applicable
Reviewed By:	Mark Carnhan, City Planner Sean McPherson, Assistant Director of Community Development Jeff Kugel, Community Development Director
Certified to Availability of Funds:	Not Applicable
Approved By:	Moises Lopez, Assistant City Manager
Legal Review:	Jessica Santiago, Assistant City Attorney
CEQA Review:	Not Applicable

Attachments

A_Draft_Resolution.pdf

B_Art_Details_and_Artist_Portfolio.pdf

RESOLUTION PC 2026-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, DENYING A PROPOSED ARTWORK SUBMITTED TO SATISFY THE COMMUNITY ART PROGRAM ART ALLOCATION REQUIREMENT FOR THE DEVELOPMENT LOCATED AT 363 W ROUTE 66, GLENDORA, CALIFORNIA (FILE NO. CAP26-0001)

THE PLANNING COMMISSION
City of Glendora, California

WHEREAS, The City of Glendora Community Art Program (CAP) was adopted by the Glendora City Council through Ordinance No. 2083 & Resolution No. CC 2024-04 and is intended to enhance the physical appearance of the community by facilitating and promoting opportunities to provide for cultural enhancement; and

WHEREAS, Brian Cunningham (Applicant), on behalf of the Olson Company (Owner), submitted a CAP application in compliance with the requirements of Glendora Municipal Code (GMC) §21.03.150 related to the approved development of 24 three-story residential townhomes at 363 West Route 66 (Development); and

WHEREAS, the Development is subject to the CAP and Planning Commission review, and the current Master Fee Schedule requires a CAP art allocation equal to 0.25% of the project's Building Permit Valuation (BPV) for new residential projects of 11 or more units/houses. Based on a BPV of $2,771,149.72, the required art allocation for the Development is $6,927.87; and

WHEREAS, the Applicant proposed satisfying the City's art allocation requirement by installing artwork on-site valued at or above the required 0.25% BPV ($6,927.87) for the subject request; and

WHEREAS, the Applicant has retained the services of a qualified artist, Daniela Mocan (Artist), who has proposed two artist-designed, decorative steel pedestrian gates with tree-inspired cutout imagery to provide pedestrian access from West Route 66 to the residential development (Artwork); and

WHEREAS, the proposed Artwork has been reviewed for consistency with the CAP requirements and review criteria set forth in GMC §21.03.150, including the criteria related to artwork scale, material, form, content, permanence and materials, and visibility from pedestrians and vehicles on major public streets; and

WHEREAS, City staff encouraged the Applicant to explore an alternative artwork proposal on the project site that could retain the same artist and general tree-inspired design concept, including potentially consolidating the two separate gate elements into a single, unified artwork near the Route 66 frontage to improve visibility from pedestrians and vehicles on a major public street and avoid reliance on functional gate elements; and

WHEREAS, the Applicant has requested Planning Commission review of the current proposal and has indicated that, if the proposed Artwork is denied, the Applicant intends to satisfy the Community Art Program requirement through payment of the applicable in-lieu contribution; and

WHEREAS, the Planning Commission held a public meeting on June 2, 2026, at which all interested persons were given the opportunity to be heard and present evidence regarding the Development's art allocation proposal.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The Planning Commission finds that this action is limited to review and denial of a proposed artwork submitted to satisfy the Community Art Program requirement and does not approve any new development or physical improvement. The underlying residential development was previously reviewed under the applicable CEQA determination for Project File No. PLN24-0051. Therefore, no further CEQA review is required for this action.

SECTION 3. The Planning Commission hereby makes the following Findings of Fact regarding the Review Criteria and Requirements outlined by GMC §21.03.150(I), which are hereby incorporated in full.

FINDINGS OF FACT FOR
COMMUNITY ART PROGRAM ART ALLOCATION:

1. Artistic Qualifications.

a) ***Experience****. Artists should be working artists, who preferably have a portfolio or can create public art. Qualified artists should have experience in design concept, fabrication, installation, and long-term durability of large-scale exterior artworks. Artists must be able to successfully collaborate with design teams, architects, art consultants, developers, engineers, fabricators, and landscape architects, and meet scheduled deadlines. It is preferable to have artists that also have experience in negotiating and contracting their work responsibly. Artists who do not meet these criteria will not be approved by the commission/director.*

b) ***Verification of Past Works****. Artists must be able to verify the value of the proposed artwork, based on their previous and current art. The city may request records, including, but not limited to, sales contracts, invoices, and payments with respect to any previous and current public artworks the proposed artist has commissioned. Gallery list prices or asking prices of works are not necessarily comparable, as they are not records of a willing buyer. If the value of the proposed art piece cannot be verified (by records of past comparable sold*

works, etc.), the city may choose, at its sole discretion, to have the artist's proposal and/or other completed works appraised by a qualified art appraiser. This expenditure shall be counted toward the total art allocation and shall be borne by the developer. The value of the proposed artwork shall be verified prior to commission/director review as to not delay the approval process.

FACT (1a-1b): The proposed Artwork would be created by a highly qualified artist with a portfolio that includes environmental art, development-related design, and prior work for residential projects. Staff does not base the denial recommendation on the Artist's qualifications.

2. Artwork Criteria.

a) ***Artistic Expression and Innovation****. Proposed artwork shall demonstrate how they will effectively engage the public and invite a "second look." Works engaging to the public are often described as thought provoking, inspiring, entertaining, clever, whimsical, powerful, reflective, or symbolic. Innovation and originality are encouraged and expected. The commission/director takes interest in the artist's creative thought process in relationship to the specific development project. Therefore, existing works are not generally encouraged. Artists shall be able to thoroughly discuss the following elements of their proposal with the commission/director: expressive properties (mood, feeling, message, symbolism) and formal properties (balance, emphasis/dominance, repetition/rhythm, unity, form/shape, texture, color).*

FACT (2a): The proposed gates are artist-designed and incorporate a local tree-inspired theme, related to Fig Tree Park. The Artist's portfolio demonstrates experience with environmental art and nature-inspired design concepts. However, while the proposed design includes artistic elements, the proposal consists of two separate pedestrian gate features and does not sufficiently demonstrate that the Artwork would function as a unified and prominent public artwork.

b) ***Scale and Content****. Artworks must be appropriate in scale, material, form, and content to their immediate, general, social, and physical environments. The artwork shall not look like an afterthought to the development. The following are not acceptable:*

i. Mass produced reproductions or replicas of original works of art. Exceptions are signed sculptures or similar work by the original artist for reproduction. (Edition limit: five.)

ii. Functional equipment, which may be considered part of an amenities package, such as benches, chairs, fountains, etc.

iii. Decorative or ornamental pieces which are not designed by a qualified, acceptable artist, including historical markers or bells, bell towers, obelisks, minor architectural ornamentation, and garden sculpture.

iv. Art as advertisements or commercial signage mixed with imagery.

v. *Landscape architecture and landscape gardening except where these elements are designed or approved by the artist and are an integral part of the artwork by the artist; or*

vi. *Landscaping required by the city as part of any development/project entitlements (or conditions of approval established therefor).*

vii. *Services or utilities necessary to operate or maintain the artwork.*

FACT (2b): As configured, the proposed Artwork consists of functional pedestrian gate elements and does not satisfy the CAP criteria for this art allocation. The CAP criteria require artworks to be appropriate in scale, material, form, and content to their immediate, general, social, and physical environments, and identify functional equipment and site amenities as not acceptable artwork. Although the gates include artistic design features, their primary site function is access control and pedestrian access.

c) ***Permanence and Materials.*** *The following are recommended materials: bronze, stainless steel, high-grade aluminum, hard stone. The following materials are not recommended: corten steel, wood, soft stone (e.g., alabaster). Other materials not listed may be considered, in the event the artwork application includes a comprehensive maintenance plan, which meets the interest and standards of the commission/director and staff. Rust proof materials must be used whenever possible. Artists will be asked to provide a breakdown by percentage of metal alloys for bronzes from foundries. Thickness and grade/quality of steel works will be reviewed for rust proof durability. Artists shall take note of which materials (including nuts, bolts, and other metal fixtures) will be in contact with each other that may produce oxidation and rust. Artists must be able to clearly demonstrate the quality, craftsmanship, and durability of their artwork. Substantial consideration shall be given to structural and surface integrity and stability, permanence and weathering, resistance against theft, vandalism, and the probability of excessive maintenance and repair costs. Artwork must be constructed of durable, long-lasting materials that are able to withstand outdoor display, and require low levels of maintenance. When selecting an art piece project applicants shall keep in mind that property owners are legally responsible for the maintenance of the artwork for its lifetime.*

FACT (2c): The proposal identifies steel as the primary material. The CAP does not prohibit steel or corten steel; however, the CAP emphasizes durable, long-lasting materials that are able to withstand outdoor display and require low levels of maintenance. Based on the submitted materials, additional detail is needed regarding the steel type, finish, rust resistance, long-term outdoor durability, and maintenance requirements.

d) ***Multiple Editions****. If the proposed artwork is one of multiple editions, the project applicant shall include the edition number of the piece provide the location of all other editions. To maintain the value of the proposed artwork, similar editions may not be publicly displayed within a fifty-mile radius of the*

development/project site, unless both the commission/director and the owner of existing and/or future editions grant permission.

FACT (2d): The proposed Artwork appears to be a custom design created for this development, and staff has not identified an issue with the CAP criteria regarding multiple editions.

e) ***Water Features and Fountains**. Water feature pieces, or artwork requiring water, must be conceptually designed by an acceptable, qualified visual artist in order to be considered for the program. The artwork must stand on its own should the water cease to function properly. There must be a demonstrated collaboration between the artist and the water feature design company. The intent of the program is to promote the work of visual artists, not water feature design companies. Water-related costs, such as pump and pool construction, will be evaluated by the commission/director for consideration as part of the overall art allocation. Project applicants are welcome to exceed the arts budget/art allocation to construct a water feature. However, water features will not be accepted in lieu of the community art program requirement. No more than thirty percent of the total art allocation may be utilized for water-related costs.*

FACT (2e): The proposed Artwork does not include any water features; therefore, this criterion is not applicable.

f) ***Architecture as Art**. The following shall be used to determine, on a case-by-case basis, whether architecture can be considered art for the purposes of fulfilling this section's requirements:*

i. The architect shall be substantially recognized by the art world in shows, museums, and/or publications.

ii. When reviewing architecture as art, the underlying concept of the architecture shall be expressive as more than mere utilitarian architecture. The architecture as a whole or certain architectural features shall express ideas or meaning and have cultural significance or conceptual complexity in relation to the totality of the object.

iii. In the alternative, architecture can be considered art if it is created as a collaborative effort with an artist, the artist does the majority of the work, the artist has major design control of the portions of the architecture to be considered art, and the artist has been brought in early in the process. The artist shall have experience and knowledge of monumental scale and sculpture.

iv. The architecture must meet all the general criteria regarding the placement of artwork on private property as defined in this section.

FACT: The proposed Artwork is not proposed as an architectural piece. Rather, the proposal consists of decorative pedestrian gates that would function as access-control elements within the development. Therefore, the architecture-as-art criteria does not provide a basis for approval.

g) ***Inoffensive.*** *Due to the artwork's "public" requirements, will necessarily be highly visible to the public, will be associated with community art program requirements, and because the traveling public will have no real opportunity to avoid the visual aspects of the art, expressions of obvious bad taste or profanity are prohibited. It is the intent of this criterion to address proposed art which by its nature would generally be considered offensive to the public.*

FACT: The proposed Artwork does not appear to include offensive content and the denial recommendation is not based on this criterion.

SECTION 4. Based on the findings set forth above, the Planning Commission hereby denies the proposed artwork submitted to satisfy the Community Art Program art allocation requirement for the development located at 363 W. Route 66, Glendora, California, because, as configured, the proposed Artwork consists of functional pedestrian gate elements and does not satisfy the applicable CAP criteria, including the criteria related to scale, material, form, and content under GMC §21.03.150.

Nothing in this Resolution prevents the Applicant from submitting a revised artwork proposal consistent with the CAP, or from satisfying the CAP requirement through payment of the applicable in-lieu contribution.

SECTION 5. The City Clerk shall certify the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SECTION 6. The Chair of the Planning Commission shall sign this Resolution, and the Secretary shall attest and certify to the passage and adoption of this Resolution. The same shall thereupon take effect on June 2, 2026, subject to a 15 calendar-day appeal and be enforced in accordance with the terms and conditions thereof.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Glendora this _____ day of _____, 2026.

BY: _____
TIMOTHY CREMINS
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
JESSICA SANTIAGO
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the ____ day of _____, 2026, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

Dated:

LORENA CORDOVA
City Clerk Specialist



363 W. ROUTE 66

GLENDORA, CALIFORNIA

OWNER/APPLICANT:

THE OLSON CO
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
562-370-2290

ARCHITECT:
THE KTGY GROUP, INC.
17911 VON KARMAN AVE., SUITE 200
IRVINE, CA 92614
949-851-2133

CIVIL:
ADVANCED CIVIL GROUP
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
866-338-5778

LANDSCAPE
STUDIO PAD, INC
23195 LA CADENA DR., SUITE 103
LAGUNA HILLS, CA 92653
949-770-8530

SHEET INDEX

ARCHITECTURE

A0.0 COVER SHEET
A0.1 SHEET INDEX

A1.0 ARCHITECTURAL SITE PLAN
A1.1 STREET SCENE
A1.2 CONCEPTUAL RENDERING

A2.0 BUILDING C-100 (6-PLEX) - EXTERIOR ELEVATIONS
A2.1 BUILDING C-101 (6-PLEX) - EXTERIOR ELEVATIONS
A2.2 BUILDING C-100/C-101 (6-PLEX) - BUILDING PLANS

A4.0 PLAN 1 FLOOR PLANS
A4.1 PLAN 2 FLOOR PLANS

A5.0 COLOR & MATERIAL BOARD

LANDSCAPE

L-1 SCHEMATIC LANDSCAPE PLAN

L-2 SCHEMATIC OPEN SPACE ENLARGEMENT PLAN

L-3 SCHEMATIC WALL & FENCE PLAN

L-4 SCHEMATIC PLANTING PLAN

L-5 SCHEMATIC PERMEABLE LANDSCAPE AREA PLAN

L-6 SCHEMATIC LIGHTING PLAN

CIVIL

C-1 PHOTOGRAPHIC SURVEY

C-2 EXISTING CONDITIONS - SITE PLAN

C-3 PARKING PLAN

C-4 VESTING TENTATIVE TRACT MAP

C-5 CONCEPT GRADING PLAN

C-6 SECTIONS

ktgy Architecture + Planning
888.456.5849
ktgy.com

The Olson Co
3020 Old Ranch Pkwy #100
Seal Beach, CA 90740

363 W. ROUTE 66
GLENDORA, CA # 240360

SCHEMATIC DESIGN
November 6, 2025

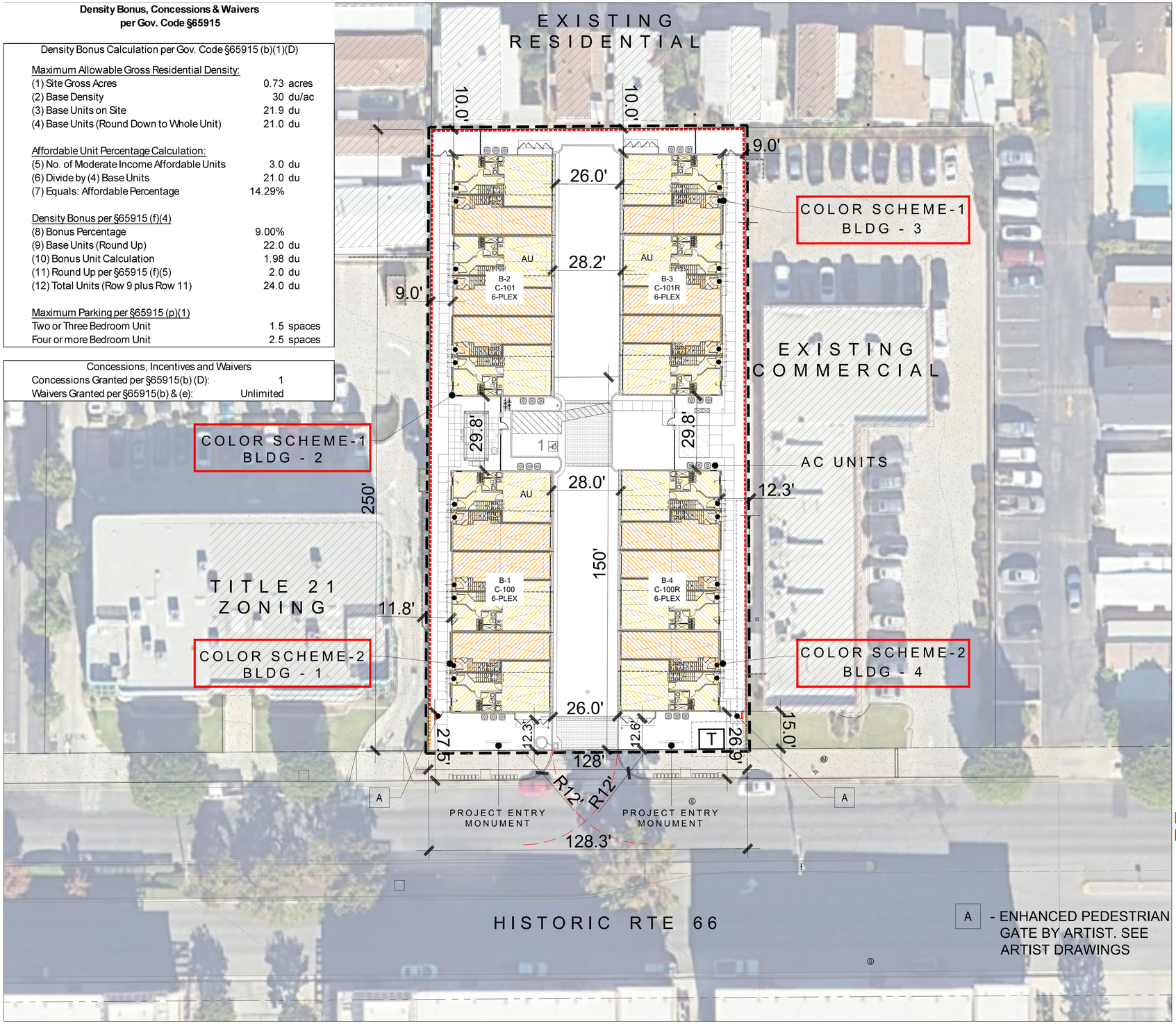
1st Planning Submittal:	2024.12.18
2nd Planning Submittal:	2025.03.06
3rd Planning Submittal:	2025.05.15
3rd Planning Resubmittal:	2025.05.30
Planning Commission:	2025.10.23

Density Bonus, Concessions & Waivers per Gov. Code §65915

Density Bonus Calculation per Gov. Code §65915 (b)(1)(D)

Maximum Allowable Gross Residential Density:		
(1) Site Gross Acres	0.73	acres
(2) Base Density	30	du/ac
(3) Base Units on Site	21.9	du
(4) Base Units (Round Down to Whole Unit)	21.0	du
Affordable Unit Percentage Calculation:		
(5) No. of Moderate Income Affordable Units	3.0	du
(6) Divide by (4) Base Units	21.0	du
(7) Equals: Affordable Percentage	14.29%	
Density Bonus per §65915 (f)(4)		
(8) Bonus Percentage	9.00%	
(9) Base Units (Round Up)	22.0	du
(10) Bonus Unit Calculation	1.98	du
(11) Round Up per §65915 (f)(5)	2.0	du
(12) Total Units (Row 9 plus Row 11)	24.0	du
Maximum Parking per §65915 (p)(1)		
Two or Three Bedroom Unit	1.5	spaces
Four or more Bedroom Unit	2.5	spaces

Concessions, Incentives and Waivers	
Concessions Granted per §65915(b) (D):	1
Waivers Granted per §65915(b) & (e):	Unlimited



SITE INFORMATION

Address:	363 W Route 66
City:	Glendora, CA
APNs:	8639-020-003
County:	Los Angeles County
Zoning:	Town Center Mixed Use - RTE 66 Specific Plan
Area:	±0.73 AC (±31,798 sf Gross)
Fire Department:	LACFD

Density:	32.9 DU/AC
Type Construct:	V-B
Occupancy Type:	R2
Fire Sprinkler Type:	NFPA 13 (Full)

363 W. ROUTE 66 - Ch 21.10 ROUTE 66 SPECIFIC LPAN TCMU (2024) (KTGY: 2025-05-09)

DEVELOPMENT STANDARDS § 21.10.350	REQUIRED PER Table 6-2:	STATE DENSITY BONUS LAW (SDBL)	PROVIDED	CONCESSION	WAIVER
Min. Lot Size	1 AC		±0.73 AC (±31,798 sf Gross)		
Max. Dwelling Units per Acre	30 D.U.A		32.87 D.U.A		
Min. Dwelling Units per Acre	24 D.U.A		32.87 D.U.A		
Affordable Units		Total Units: 24 (12.5%) Total Affordable Units: 3 Total Density Bonus: 3			
SETBACKS					
Min. Lot Frontage	150'		128.26'		X
Frontage Setback	15'		12'-4"		X
Interior Side Setback	0'; when abutting residential, 10' for first 2 stories above ground level		29.8'		
Rear Setback	10' First/Second Story 15' Third Story		10' First/Second Story 10' Third Story		X
Min. Distance Between Buildings on Same Parcel	10'		28'		
Max. Building Height	45'		36', 3-Stories		
OPEN SPACE (Common + Private)					
Private Open Space			2nd Story Deck (Plan 1 & 2): 34 SF/DU **Total: 816 sf**		
Common Open Space			Refer to Landscape Plan		
GARAGE/PARKING § 21.03.020					
			Spaces provided		
Garage Size/Min. interior clearance	20' x 20' - Side by Side 10' x 20' - Tandem		20' x 19'2" - Side by Side 10' x 19' - Tandem		X
Garage Storage Area	150 cu ft. - two bedroom 200 cu ft. - three bedroom 250 cu ft. - four bedroom		0 cu ft. - two bedroom 0 cu ft. - three bedroom 0 cu ft. - four bedroom		X
2, 3, 4Bd	2 Bd: 2.4 sp/unit 3 Bd: 2.6 sp/unit (62.4 sp) 4 Bd: 2.8 sp/unit **Required: 62.4 sp**	1 Bd: 1.5 sp/unit 2, 3 Bd: 2 sp/unit (36 Sp) 4 Bd +: 2.5 sp/unit **Required: 36 Sp**	48 Spaces		X
Guest	0.4 sp/1 units 9.6 spaces required		1 Space		
Totals Required	**72 Total Spaces Required**		**49 spaces (See below for breakdown)**		

#	Unit Type	Area(G.S.F)	Bdrms	
12 -	Plan 1	1334 sf	3bd/3ba, 2-car tandem	(477 sf)
12 -	Plan 2	1554 sf	3bd+flex/4.5ba, 2-car sxs	(432 sf)
24	Totals:	34,452 sf	(Avg. 1,435 sf)	(10,908 sf)

(Total Building Area: 46,176 sf, includes garages & open areas)

PARKING DATA: (Table 24 City of Glendora 21-29 Housing Elements)

Parking Provided:

RESIDENT GARAGE	48
GUEST	1
Totals:	49 Spaces

OPEN PARKING STALL 1 TO BE: 9' x 20'

AU = Accessible Unit

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0 10 20 40

ARCHITECTURAL SITE PLAN

A1.0



A

COLOR SCHEME 2

COLOR SCHEME 2

A

Street Scene Elevation Along Historic Route 66

A - ENHANCED PEDESTRIAN GATE BY ARTIST. SEE ARTIST DRAWINGS

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0 4 8 12

STREET SCENE

A1.1



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NTS

CONCEPTUAL RENDERING

A1.2

CONSTRUCTION KEY NOTES:

1. Property Line
2. R.O.W. per Civil Engineer.
3. Electrical transformers per others.
4. Public Concrete Sidewalks, Drive-lane, Curb per Civil Engineer & City Standards.
5. Accessible path of Travel, per CBC Chapter 11B.
6. A/C unit per Architecture.
7. Parking per Civil Engineer.
8. Turf area, see sheet LP-2.01.
9. Site furniture by owner.

GENERAL CONSTRUCTION NOTES:

1. Conform Work to requirements of latest adopted edition of California Building Code and applicable local and state codes, plans, specifications, ordinances and regulations.
2. Prior to beginning work, become familiar with existing site conditions, including underground utilities, and above grade features such as grading, walls, fences, structures, etc. Contractor will be held responsible for his own damage.
3. Upon being awarded Contract, make necessary arrangements to insure that materials, supplies, and manpower will be available when needed to construct this project in an orderly and timely fashion.
4. Do not begin work until Contractor's "Construction Set" drawings are current and have required pubic agency approvals.
5. Verify property lines and limits of work prior to commencing work.
6. Refer to project specifications for additional information.
7. Obtain necessary permits and pay for related inspection fees required to install Work.
8. Written dimensions take precedence over scaling of Drawings.
9. Where conflicts occur between Drawings and actual field conditions, notify Owner's Authorized Representative immediately for clarification. Failure to provide notification may hold Contractor liable for costs incurred to rectify problem, if required.
10. Prior to installing paving, refer to the project's geotechnical report. Report discrepencies between the geotechnical report's recommendations and information noted in the Paving Schedule.
11. Do not willfully proceed with construction operations when it is obvious that unknown obstructions and grade differences exist that may not have been known during the design process. Bring these conditions immediately to attention of Owner's Authorized Representative for resolution. Assume full responsibility for costs incurred and required modifications due to lack of providing such notification.
12. Be responsible for coordinating work with Owner, Owner's Authorized Representative, General Contractor and his sub-contractor's, public agencies, and project design consultants.
13. Ensure that rough grade has been accepted by Owner prior to beginning work.
14. Ensure that fine grades have been established correctly and approved by Owner's Authorized Representative prior to beginning hardscape work.
15. Provide the following grade drops from paving finish surface: Turf areas - 1 1/2", groundcover and shrub areas - 2".
16. Ensure that Contractor-installed underground elements such as drainlines, irrigation mainlines and laterals, electrical conduit, sleeves, etc. are in place, operational, and approved by public agency inspection prior to installation of hardscape work.
17. Paving mock-ups may be required on this project - refer to Paving Schedule and specifications for additional information.
18. Ensure that curved edges such as walkways, headerboard, and mowstrips have smooth and continuous curves.
19. Notify Owner's Authorized Representative with proper amount of lead-time as indicated in specifications prior to a Contractor-requested site meeting. Failure to provide appropriate lead time may result in Contractor being backcharged for Owner's Authorized Representative's time.
20. Refer to Civil Engineer's drawings for precise grading, step quantities, and drainage information.
21. Dimensions are to the face of CMU or wood studs, unless indicated otherwise.
22. Provide isolation joints when paving abuts vertical edges such as walls, steps, curbs, and columns.

SITE AMENITIES SCHEDULE:

KEY	DESCRIPTION	DETAIL	MATERIAL	MFG.	SUPPLIER	MODEL #	COLOR	FINISH	QTY	COMMENTS
SA-1	MAILBOX:	11/LC-5.02								Verify with USPS prior to ordering and installation. See footnotes #1,3.
	Cluster Box Units (8)		Aluminum	www.salsbury industries.com	www.mailboxes.com	3306BRZ-U	Dark Bronze	Powdercoat	1	
	Cluster Box Units (12)		Aluminum	www.salsbury industries.com	www.mailboxes.com	3312BRZ-U	Dark Bronze	Powdercoat	1	
SA-2	FREESTANDING ELECTRIC BBQ:	10/LC-5.02							1	See footnotes #1,3.
	Electric Grill On Pedestal		Stainless Steel	PGS Grills	www.coyotegrill.com	C1EL120SM	304 Stainless Steel	-		
SA-3	PROJECT SIGNAGE WALL:	15/LC-5.02							2	See footnotes below.
	Pin Mounted Metal Logo		Aluminum	-	-	-	SW6990 Caviar	-		
	6'-0" Stucco Wall [W-3]		Stucco Over CMU	-	-	-	SW 7008 Alabaster	Stucco Cap		
SA-4	SHADE STRUCTURE:	12/LC-5.03	Douglas Fir						1	See footnotes #1-5 below.
	Beam		4x8" (RS)	-	-	-	SW-7041 VanDyke Brown	Prime/Paint		Paint by Sherwin Williams.
	Lattice		3x6" (RS)	-	-	-	SW-7041 VanDyke Brown	Prime/Paint		
	Wood Post		8x8" (RS)	-	-	-	SW-7041 VanDyke Brown	Prime/Paint		
	Fascia		3x12" (RS)	-	-	-	SW-7041 VanDyke Brown	Prime/Paint		
	Down Lights		Refer to Lighting plan	Refer to Lighting plan	Refer to Lighting plan	Refer to Lighting plan	Refer to Lighting plan	Refer to Lighting plan		See LL-1.01 for Lighting.

Footnotes:
1. Installed per manufacturer's recommendations and specifications. Install per local CBC codes and accessibility requirements.
2. Refer to Structural Engineer's drawings for additional information.
3. Material match or equal, as approved by Owner.
4. Refer to Landscape Lighting plans.
5. Refer to Electrical Engineer for lighting, additional information and power source.

SYMBOL LEGEND:

- Center Line
- Property Line
- PA — Planting Area
- Isolation Joint
- Contraction Joint
- Limit of Work Line
- Matchline
- Align
- Point of Beginning/Origin Point of Layout
- ADA Path
- Indicates Section Letter
- Indicates Section Sheet Number
- Indicates Elevation Letter
- Indicates Elevation Sheet Number
- Indicates Enlargement Number
- Enlargement Name/Description
- Indicates Enlargement Sheet Number

PAVING SCHEDULE:

KEY	DESCRIPTION	DETAIL	COLOR	FINISH	MFG./SUPPLIER	PATTERN	THK.	REBAR	CEMENT	BASE	JOINTING	COMMENT
P-1	Concrete Paving	1-2/LC-5.01	Natural	Light Broom	-	Per plan	Per Soils	Per Soils Report	per Soils Report	Per Soils Report	3/8" Tooled	See footnotes below.
P-2	Concrete Driveway	1-2/LC-5.01	Natural	Light Broom	-	Per plan	Per Soils	Per Soils Report	per Soils Report	Per Soils Report	3/8" Tooled	See footnotes below.
P-3	Plastic Edging	3/LC-5.01	Teak	-	www.epicplastics.com	-	1"x6"	-	-	-	-	See footnotes #2 and 3 below.
P-4	Enahnced Paving - Vehicular	7/LC-5.01	Antique Cobble-Orcotta	-	www.orcoblock.com	Per Plan	Per Soils	Per Soils Report	per Soils Report	Per Soils Report	-	See footnotes below.

Footnotes:
1. Refer to Soils Engineering Report for final concrete thickness, reinforcements and base requirements and recommendations.
2. Material match or equal, as approved by Owner.
3. Install per manufacturer's specifications.
4. Provide isolation joints at vertical points (building, wall, pilaster edges; and between pours.

WALL SCHEDULE:

KEY	DESCRIPTION	DETAIL	HEIGHT	WIDTH	MATERIAL	COLOR	FINISH	CAP	CAP COLOR	CAP FINISH	MFG./SUPPLIER	QTY	COMMENT
W-1	6'-0" High Stucco Pilaster	5/LC-5.01	6'-0"	18" SQ.	Stucco over CMU	SW 7008 Alabaster	Stucco 16/20	Flat stucco cap	SW7008 Alabaster	Stucco 16/20	www.orcoblock.com	6	See footnotes below.
W-2	4'-0" High Stucco Pilaster	6/LC-5.01	4'-0"	18" SQ.	Stucco over CMU	SW 7008 Alabaster	Stucco 16/20	Flat stucco cap	SW7008 Alabaster	Stucco 16/20	www.orcoblock.com	2	See footnotes below.
W-3	6'-0" High Stucco over CMU Wall	13/LC-5.01	6'-0"	per detail	Stucco over Gray Precision CMU	SW 7008 Alabaster	Stucco 16/20 interior side only	Flat stucco cap	SW7008 Alabaster	Stucco 16/20	www.orcoblock.com	592 LF	See footnotes below.
W-4	Not Used												
W-5	3'-6" High Stucco over CMU Wall	12/LC-5.01	3'-6"	per detail	Stucco over CMU	SW 7008 Alabaster	Stucco 16/20	Flat stucco cap	SW7008 Alabaster	Stucco 16/20	www.orcoblock.com	27 LF	See footnotes below.
W-6	7'-6" High Curved Stucco Wall	7/LC-5.04	7'-6"	per detail	Stucco over CMU	SW 7008 Alabaster	Stucco 16/20	Flat stucco cap	SW7008 Alabaster	Stucco 16/20	www.orcoblock.com	10 LF	See footnotes below.
W-7	6'-0" High Stucco over CMU Wall	11/LC-5.01	6'-0"	per detail	Stucco over CMU	SW 7008 Alabaster	Stucco 16/20	Flat stucco cap	SW7008 Alabaster	Stucco 16/20	www.orcoblock.com	33 LF	See footnotes below.

Footnotes:
1. Refer to Civil Engineer's plans for grading & retaining information.
2. Refer to Structural Engineer's plans for structural details and specifications.

FENCE SCHEDULE:

KEY	DESCRIPTION	DETAIL	HEIGHT	MATERIAL	COLOR	FINISH	QTY	COMMENTS
F-1	5'-6" High Tubular Steel Fence	14/LC-5.01	5'-6"	Tubular Steel	SW 6690 Caviar	Metalized and Painted	54 LF	See footnotes below.

Footnotes:
1. Material match or equal, as approved by Owner.
2. Cap all exposed ends of tubular steel with welded steel cap.
3. Weld all connections continuous and solid on all sides. Grind all welds smooth and treat field welds to prevent rust.
4. All metal landscape elements to be metalized prior to painting.
5. Finish all surfaces with (2) coat of corrosion resistant primer and 2 coats of a rust inhibiting enamel.

GATE SCHEDULE:

KEY	DESCRIPTION	DETAIL	HGT./WIDTH	MATERIAL	COLOR	FINISH	HINGE	LOCKSET	SUPPLIER	QTY	COMMENTS
G-1	6'-0" Metal Pedestrian Gate	5/LC-5.02	6'-0" min. ht. x 3' w.	Tubular Steel	SW 6690 Caviar	Painted	Truclose TCHD1S3	Simplex 5021	Kings Architectural Metals (800) 542-2379	1	See footnotes below.
G-2	6'-0" Metal Pedestrian Gate	5/LC-5.02	6'-0" min. ht. x 3' w.	Tubular Steel	SW 6690 Caviar	Painted	Truclose TCHD1S3	Simplex 5021	Kings Architectural Metals (800) 542-2379	1	See footnotes below.
G-3	5'-6" Enhanced Pedestrian Gate (West Entrance)	8/LC-5.04	5'-6" min. ht. x 3' w.	Tubular Steel	SW 6690 Caviar	Painted	Truclose TCHD1S3	Simplex 5021	Kings Architectural Metals (800) 542-2379	1	See footnotes below.
G-4	5'-6" Enhanced Pedestrian Gate (East Entrance)	8/LC-5.04	5'-6" min. ht. x 3' w.	Tubular Steel	SW 6690 Caviar	Painted	Truclose TCHD1S3	Simplex 5021	Kings Architectural Metals (800) 542-2379	1	See footnotes below.
G-5	6'-0" Metal Private Yard Gate	14/LC-5.04	6'-0" min. ht. x 3' w.	Tubular Steel	SW 6690 Caviar	Painted	Truclose TCHD1S3	Simplex 5021	Kings Architectural Metals (800) 542-2379	1	See footnotes below.
G-6	6'-0" Metal Private Yard Gate	14/LC-5.04	6'-0" min. ht. x 3' w.	Tubular Steel	SW 6690 Caviar	Painted	Truclose TCHD1S3	Simplex 5021	Kings Architectural Metals (800) 542-2379	1	See footnotes below.

Footnotes:
1. Field verify gate openings prior to fabrication.
2. Install per local ADA requirements and specifications, where applies to ADA Path of Travel.
3. Install per local Fire Department requirements and specification including Knox box.
7. Cap all exposed ends of tubing with plastic or steel cap.
8. Weld all connections continuous and solid on all sides. Grind all welds smooth and treat field welds to prevent rust.
9. All metal landscape elements to be metalized prior to painting.
10. Finish all surfaces with 1 coat of a corrosion resistant primer and 2 coats of a rust inhibiting enamel. Refer to Schedule for color and Manufacturer.
11. Material match or equal, as approved by Owner.
12. Pedestrian gate access knox box-by knoxbox.com model # 3200 Recessed with hinged cover, color: Dark Bronze. (Or equal with owners approval).
13. Tru-Close Heavy Duty Hinge for metal/wood/vinyl gates - Item #TCHD1S3 or equal. Self-closing. us.ddtech.com.
14. Lockset: by Kaba-Simplex Model: #5021 Extra Heavy Duty Combination Lock w/ key override and #5010 with exit device, Color:676 Black , Lock Box by Simplex Unicon #15-1000 Available through Kingmetal Architecture.
15. Emtek Helios Lever Square Rosette. Color: Flat Black or Equal at ADA units.

SITE FURNITURE SCHEDULE:

KEY	DESCRIPTION	DETAIL	MFG.	MODEL #	SUPPLIER	SIZE	COLOR	FINISH	QTY	COMMENTS
SF-1	Trash Receptacle	3/LC-5.02	Anova	Latitude L1439	anovafurnishings.com	40 Gallon	Bronze	Powder Coat	1	See footnotes below 1-5.
SF-2	Bike Rack	6/LC-5.02	Anova	CIRCLEBR	anovafurnishings.com	32"H x 6"W x 36"L	Bronze	Powder Coat	1	See footnotes below 1-5.
SF-3	Dog Waste Station	7/LC-5.02	zerowasteusa	JJB006	zerowasteusa.com	12 Gallon	Black Aluminum	Matte	1	See footnotes below 1-5.

Footnotes:
1. Surface mounted, per manufacturer's specifications.
2. Material lead time: 8-12 weeks.
3. Install per local CBC codes and accessibility requirements.
4. Install per manufacturer's recommendations and specifications.
5. Material match or equal, as approved by owner.

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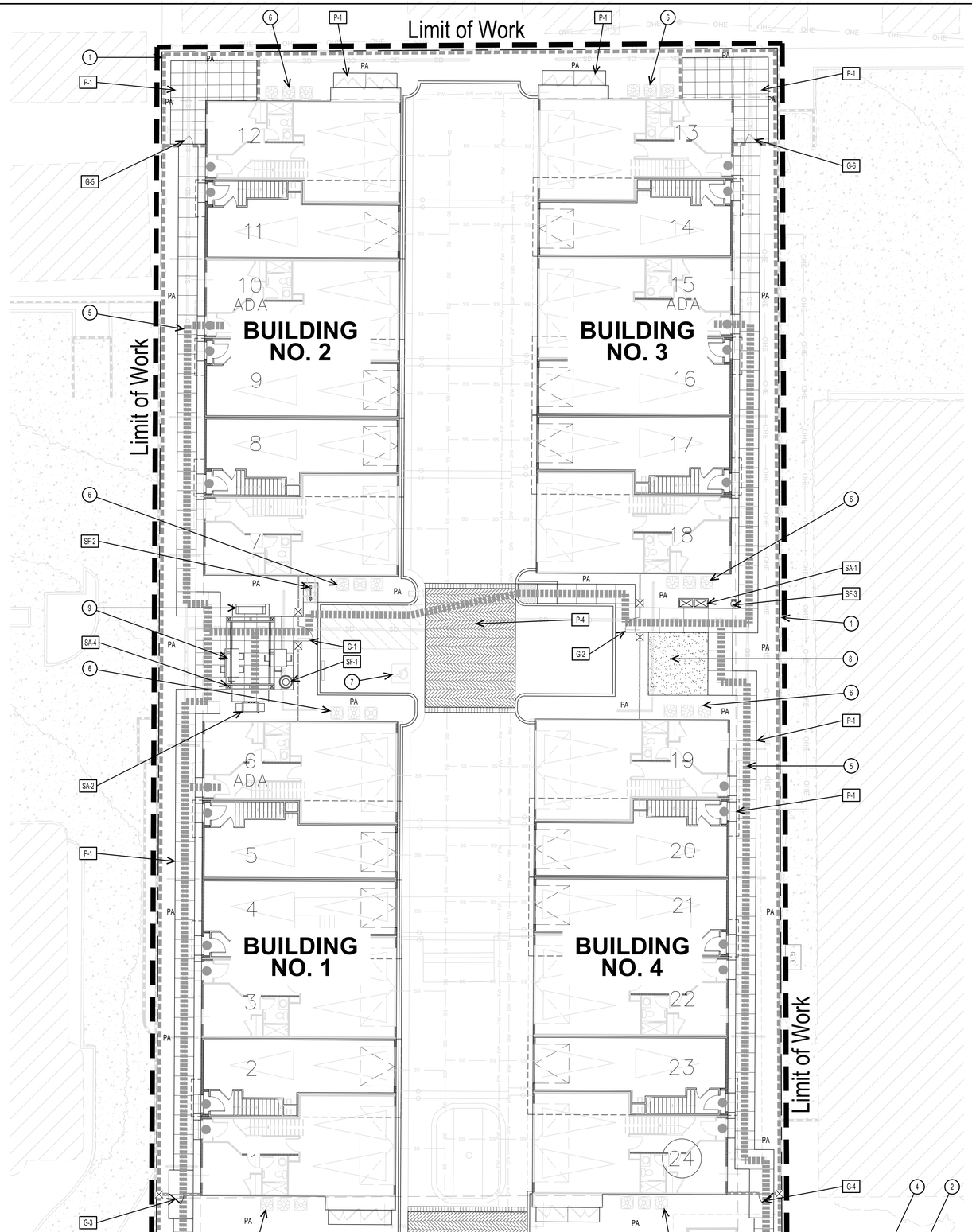
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Sheet Title:
CONSTRUCTION SCHEDULES

Job No. : TOC66-P
Scale: None
Drawn: CT
Checked: PAD

Sheet Number:
LC-0.01

TOC66-P_Glendora-Route 66 & Vermont-P_1st City Submittal-CD's (12/05/25)



SITE AMENITIES SCHEDULE:

KEY	DESCRIPTION	DETAIL
SA-1	MAILBOX:	11/LC-5.02
	Cluster Box Units (8)	
	Cluster Box Units (12)	
SA-2	FREESTANDING ELECTRIC BBQ:	10/LC-5.02
	Electric Grill On Pedestal	
SA-3	PROJECT SIGNAGE WALL:	15/LC-5.02
	Pin Mounted Metal Logo	
	6'-0" Stucco Wall [W-3]	
SA-4	SHADE STRUCTURE:	12/LC-5.03
	Beam	
	Lattice	
	Wood Post	
	Fascia	

PAVING SCHEDULE:

KEY	DESCRIPTION	DETAIL
P-1	Concrete Paving	1-2/LC-5.01
P-2	Concrete Driveway	1-2/LC-5.01
P-3	Plastic Edging	3/LC-5.01
P-4	Enahnced Paving - Vehicular	7/LC-5.01

GATE SCHEDULE:

KEY	DESCRIPTION	DETAIL
G-1	6'-0" Metal Pedestrian Gate	5/LC-5.02
G-2	6'-0" Metal Pedestrian Gate	5/LC-5.02
G-3	5'-6" Enhanced Pedestrian Gate (West Entrance)	8/LC-5.04
G-4	5'-6" Enhanced Pedestrian Gate (East Entrance)	8/LC-5.04
G-5	6'-0" Metal Private Yard Gate	14/LC-5.04
G-6	6'-0" Metal Private Yard Gate	14/LC-5.04

CONSTRUCTION KEY NOTES:

1. Property Line
2. R.O.W. per Civil Engineer.
3. Electrical transformers per others.
4. Public Concrete Sidewalks, Drive-lane, Curb per Civil Engineer & City Standards.
5. Accessible path of Travel, per CBC Chapter 11B.
6. A/C unit per Architecture.
7. Parking per Civil Engineer.
8. Turf area, see sheet LP-2.01.
9. Site furniture by owner.

SITE FURNITURE SCHEDULE:

KEY	DESCRIPTION	DETAIL
SF-1	Trash Receptacle	3/LC-5.02
SF-2	Bike Rack	6/LC-5.02
SF-3	Dog Waste Station	7/LC-5.02

0 5' 10' 20'
Scale: 1" = 10'

NOTES:
Refer to Sheet LC-0.01 for Master Construction Schedules and Notes.

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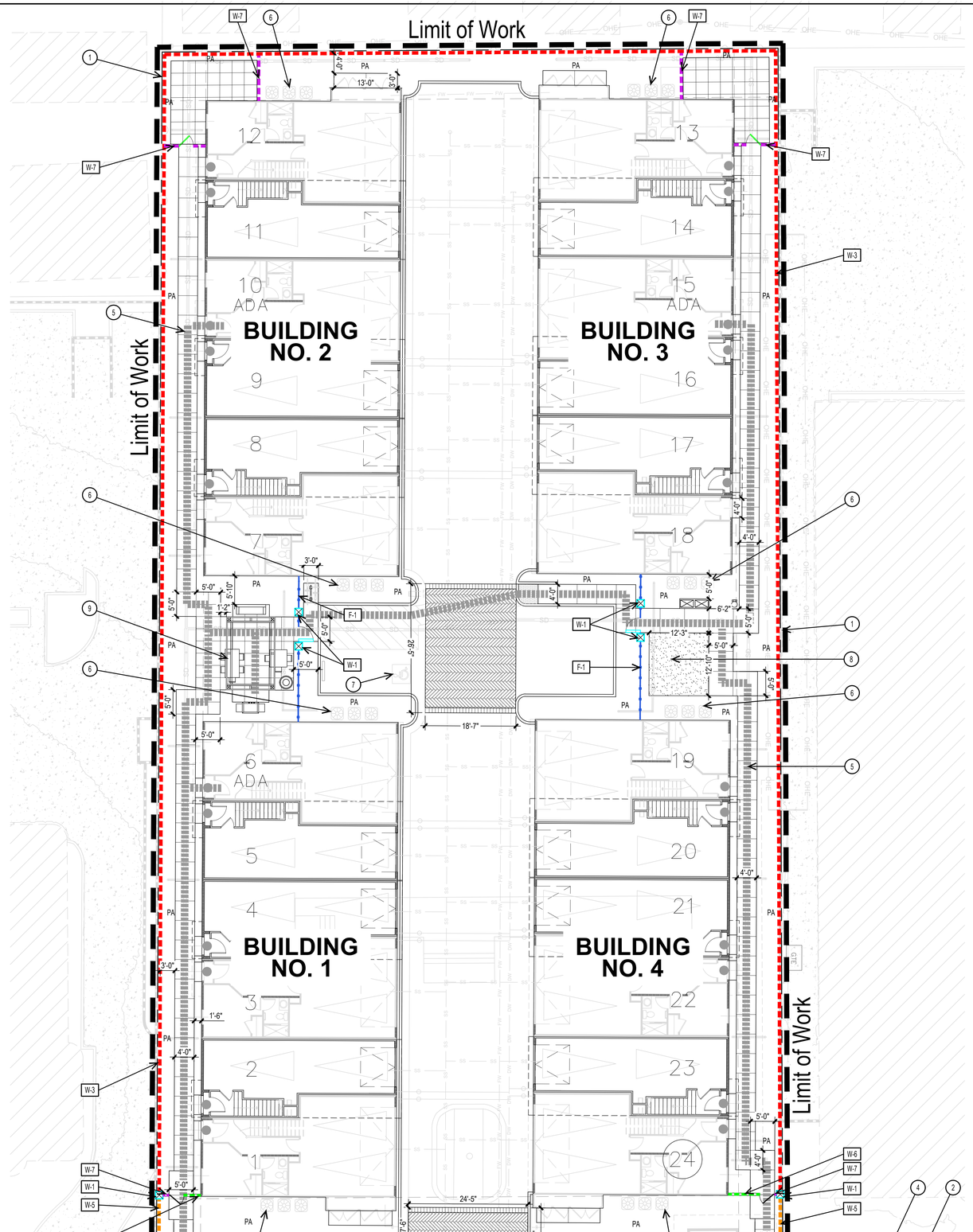
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CONSTRUCTION PLAN

Job No. : TOC66-P
Scale: 1" = 10'
Drawn: CT
Checked: PAD

Sheet Number:
LC-1.01

TOC66-P_Glendora-Route 66 & Vermont-P_1st City Submittal-CD's (12/05/25)

Plotted by: HP-ZX4-1PC Nov. 18, 2025 09:23 AM S:\z_Projects\TOC66-2024_Glendora-Rte 66 & Vermont-P\sPAD\'P' (Production)\LC-101_TOC66_Glendora-Rte 66 & Vermont-P.dwg



WALL SCHEDULE:

KEY	DESCRIPTION	DETAIL
W-1	6'-0" High Stucco Pilaster	5/LC-5.01
W-2	4'-0" High Stucco Pilaster	6/LC-5.01
W-3	6'-0" High Stucco over CMU Wall	13/LC-5.01
W-4	Not Used	
W-5	3'-6" High Stucco over CMU Wall	12/LC-5.01
W-6	7'-6" High Curved Stucco Wall	7/LC-5.04
W-7	6'-0" High Stucco over CMU Wall	11/LC-5.01

FENCE SCHEDULE:

KEY	DESCRIPTION	DETAIL
F-1	5'-6" High Tubular Steel Fence	14/LC-5.01

CONSTRUCTION KEY NOTES:

1. Property Line
2. R.O.W. per Civil Engineer.
3. Electrical transformers per others.
4. Public Concrete Sidewalks, Drive-lane, Curb per Civil Engineer & City Standards.
5. Accessible path of Travel, per CBC Chapter 11B.
6. A/C unit per Architecture.
7. Parking per Civil Engineer.
8. Turf area, see sheet LP-2.01.
9. Site furniture by owner.

0 5' 10' 20'

Scale: 1" = 10'

NOTES:
Refer to Sheet LC-0.01 for Master Construction Schedules and Notes.

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Sheet Title:
WALL & FENCE DIMENSION PLAN

Job No. : TOC66-P
Scale: 1" = 10'
Drawn: CT
Checked: PAD

Sheet Number:
LC-2.01

TOC66-P_Glendora-Route 66 & Vermont-P_1st City Submittal-CD's (12/05/25)

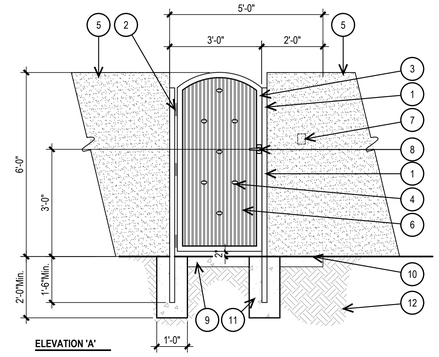
LEGEND

1. 2" x 2" tubular steel post.
2. (3) - 5 inch self closing gate barrel hinges, centered on post. No more than 5 lbs of force shall be required to operate gate, per ADA.
3. 2" x 2" Tubular steel frame at top, bottom & sides.
4. Knuckle.
5. Adjacent wall, per plan.
6. 1/2" sq. Tubular steel pickets, centered on rail.
7. Knox Box dual key switch, model # 3200 (Fire/police) install per manufacturer's & local agency's recommendations.
8. Left or right-handed lever according to hinge-side.
9. Adjacent paving, per plan.
10. Finish grade.
11. Concrete footing.
12. 90% Compacted sub-base.

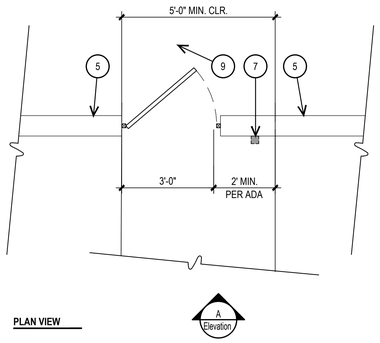
NOTES

A. All steel shall be metallized after fabrication. Treat field welds to prevent rust.
B. Install per local Fire Authority codes and regulations.
C. Refer to Gate Schedule for all material specs, colors, finishes and manufacturer applications.
D. Refer to local codes and requirements.
E. Grind all welds smooth. Welds to be continuous.
F. Cap all exposed tubing ends with metal caps.
G. Contractor to provide shop drawings prior to fabrication for approval by Owner & Landscape Architect.

UNIT 12 PRIVATE PATIO GATE [G-5]



ELEVATION 'A'



PLAN VIEW

UNIT 13 PRIVATE PATIO GATE [G-6]



ELEVATION 'B'

PLAN VIEW

6' Metal Private Patio Gate .dwg

14 | 6'-0" METAL PRIVATE YARD GATE [G-5 & 6] | Scale: 1/2" = 1'-0"

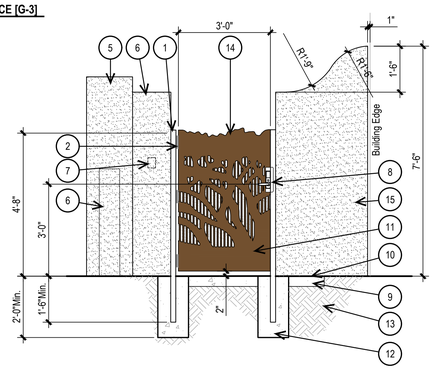
LEGEND

1. 2" x 2" tubular steel post.
2. (3) - 5 inch self closing gate barrel hinges, centered on post. No more than 5 lbs of force shall be required to operate gate, per ADA.
3. Concrete footing, per Structural Engineer.
4. Reinforcements, per Structural Engineer.
5. Adjacent pilaster, per plan.
6. Adjacent wall, per plan.
7. Knox Box dual key switch, model # 3200 (Fire/police) install per manufacturer's & local agency's recommendations.
8. Keypad entry device, left or right-handed lever according to hinge-side.
9. Adjacent paving, per plan.
10. Finish grade.
11. 1/8" solid steel kick plate. Inset flush with face of gate frame on push side. Continuous weld between plate and frame for min. 10" smooth surface at bottom of gate & total gate width per local ADA codes.
12. Concrete footing.
13. 90% Compacted sub-base.
14. Art design gate, by others.
15. 1" Stucco finish. Extend 4" below grade.
16. Flat Stucco cap.
17. 6"x8"x16" CMU. Cut to curve.

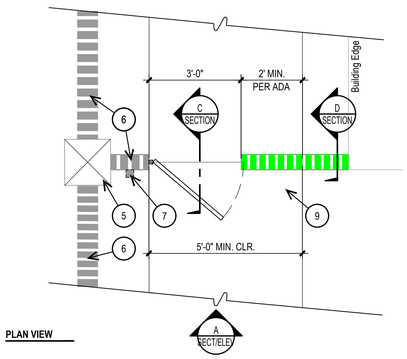
NOTES

A. All steel shall be metallized after fabrication. Treat field welds to prevent rust.
B. Install per local Fire Authority codes and regulations.
C. Refer to Gate Schedule for all material specs, colors, finishes and manufacturer applications.
D. Refer to local codes and requirements.
E. Grind all welds smooth. Welds to be continuous.
F. Cap all exposed tubing ends with metal caps.
G. Contractor to provide shop drawings prior to fabrication for approval by Owner & Landscape Architect.

WEST ENTRANCE [G-3]

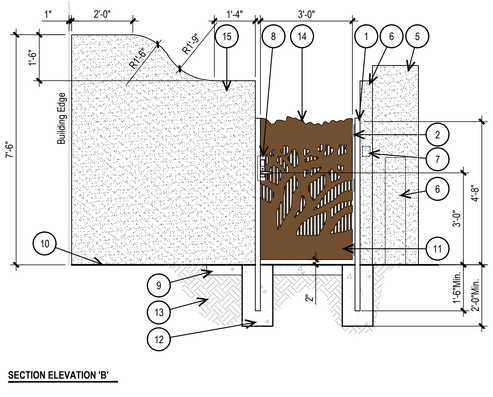


SECTION ELEVATION 'A'

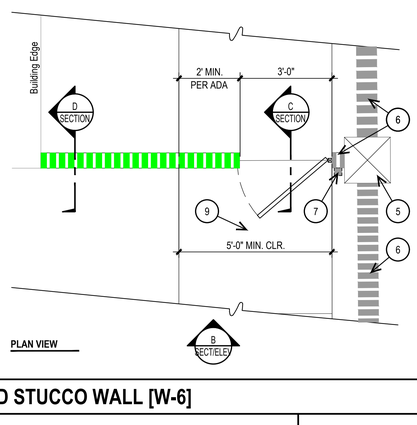


PLAN VIEW

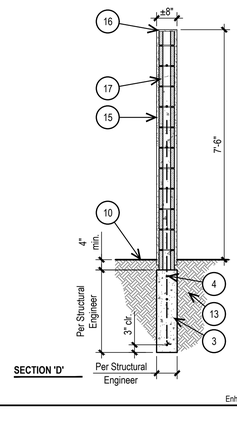
EAST ENTRANCE [G-4]



SECTION ELEVATION 'B'



PLAN VIEW



SECTION 'D'

Enhanced Pedestrian Gate .dwg

8 | ENHANCED PEDESTRIAN GATE [G-3 & 4] AND 7'-6" HIGH CURVED STUCCO WALL [W-6] | Scale: 1/2" = 1'-0"

15 | 12 | 9 | 6 | 3

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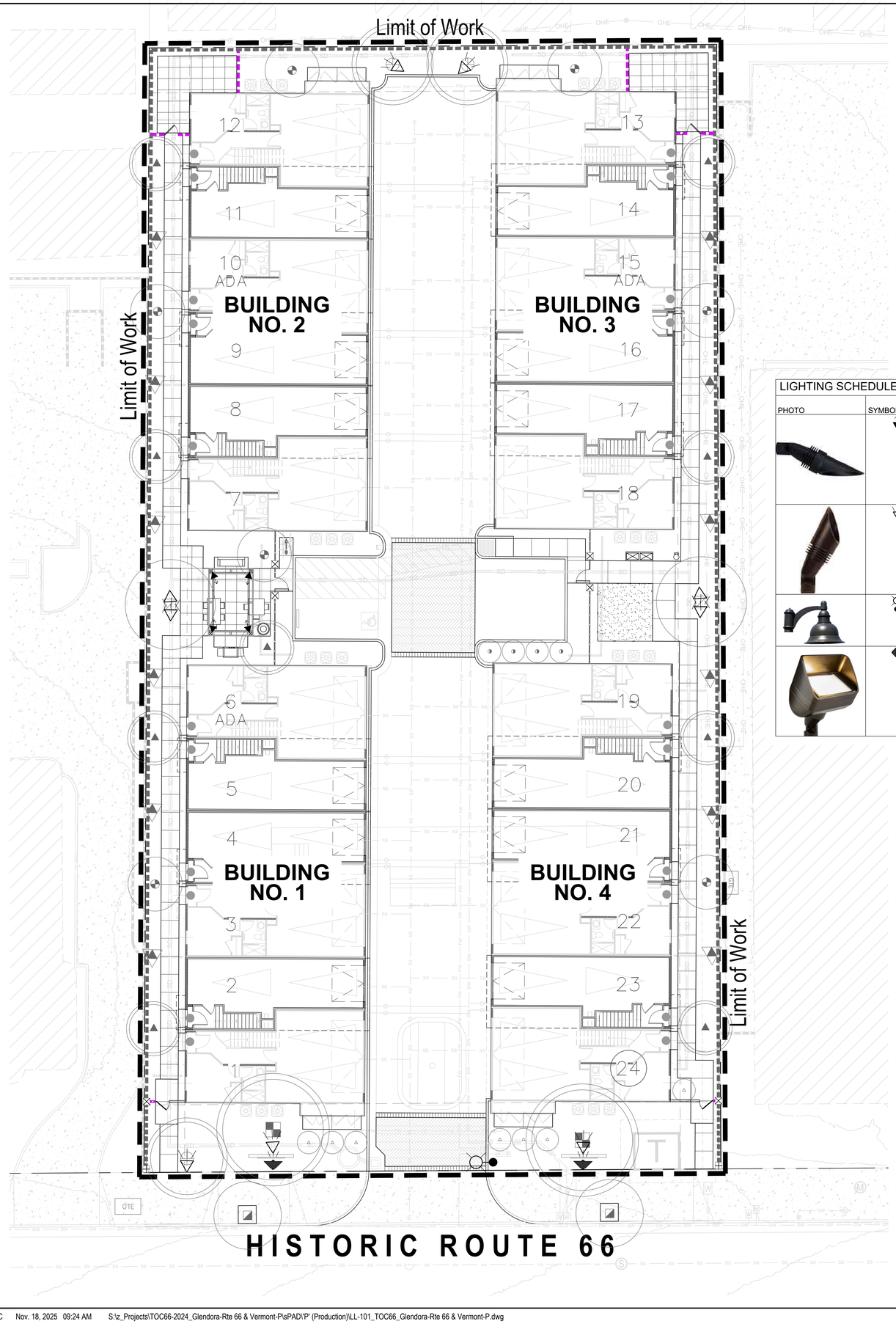
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Sheet Title:
CONSTRUCTION DETAILS

Job No. : TOC66-P
Scale: As Shown
Drawn: SM
Checked: PAD

Sheet Number:
LC-5.04

TOC66-P_Glendora-Route 66 & Vermont-P_1st City Submittal-CD's (12/18/25)



LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	Material	Finish	Mounting	Options	Lamp	Watts	Color Temp	Beamspread	Accessories
		FX Luminaire JB Surface mounted to shade structure, hide conduit & connections.	4	Aluminum Alloy	(BZ) Bronze Metallic			JB-3LED	4.5W	2700K	Spot	
		FX Luminaire FB Fits well into tight spaces.	9	Aluminum Alloy	(BZ) Bronze Metallic	Adjustable		FB-3LED	4.5W	2700K	Spot	
		SVE-3 - Pole Light Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3	1	Cast Aluminum	Textured Bronze	RA21 Radius	On DBC-1 Base & 10' round pole.	Per Elec. Eng.	Per Elec. Eng.	Per Elec. Eng.		On DBC-1 Base & 10' round pole.
		FX Luminaire XW-70 Die-cast aluminum high-output wall wash light with adjustable body. IP67 rated.	2	Aluminum	(BZ) Bronze Metallic	3-Prong Spike		XW-70-H1	18W / 23VA	2700K	Ultra Wide Flood	

0 5' 10' 20'
Scale: 1" = 10'

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Sheet Title:
SITE LIGHTING COORDINATION PLAN

Job No. : TOC66-P
Scale: 1" = 10'
Drawn: CT
Checked: PAD

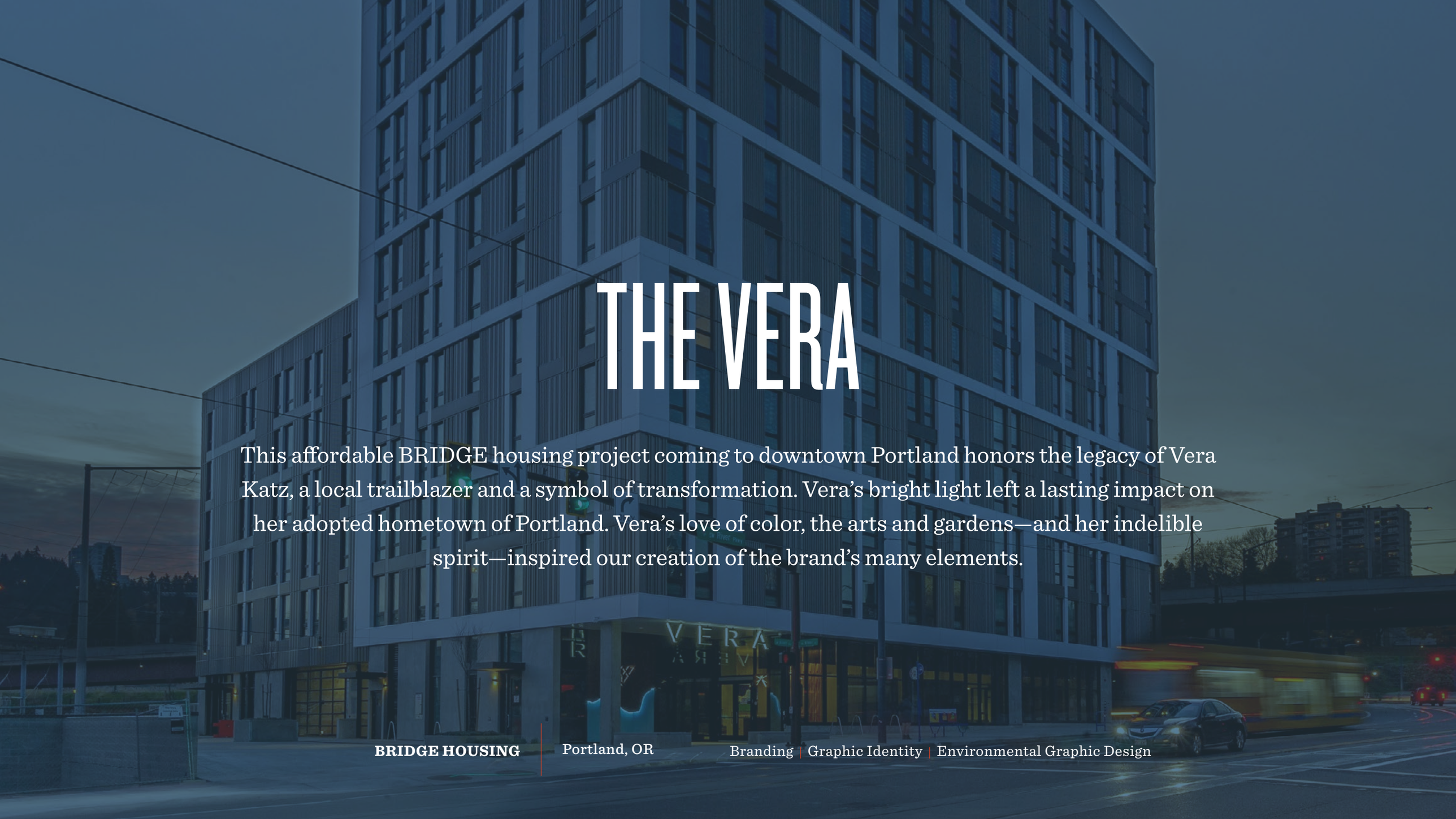
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TOC66-P_Glendora-Route 66 & Vermont-P_1st City Submittal-CD's (12/05/25)

Plotted by: HP-ZX4-1PC Nov. 18, 2025 09:24 AM S:\z_Projects\TOC66-2024_Glendora-Rte 66 & Vermont-P\sPAD\'P' (Production)\LL-101_TOC66_Glendora-Rte 66 & Vermont-P.dwg

DANIELA MOCAN

Sample Art Portfolio



THE VERA

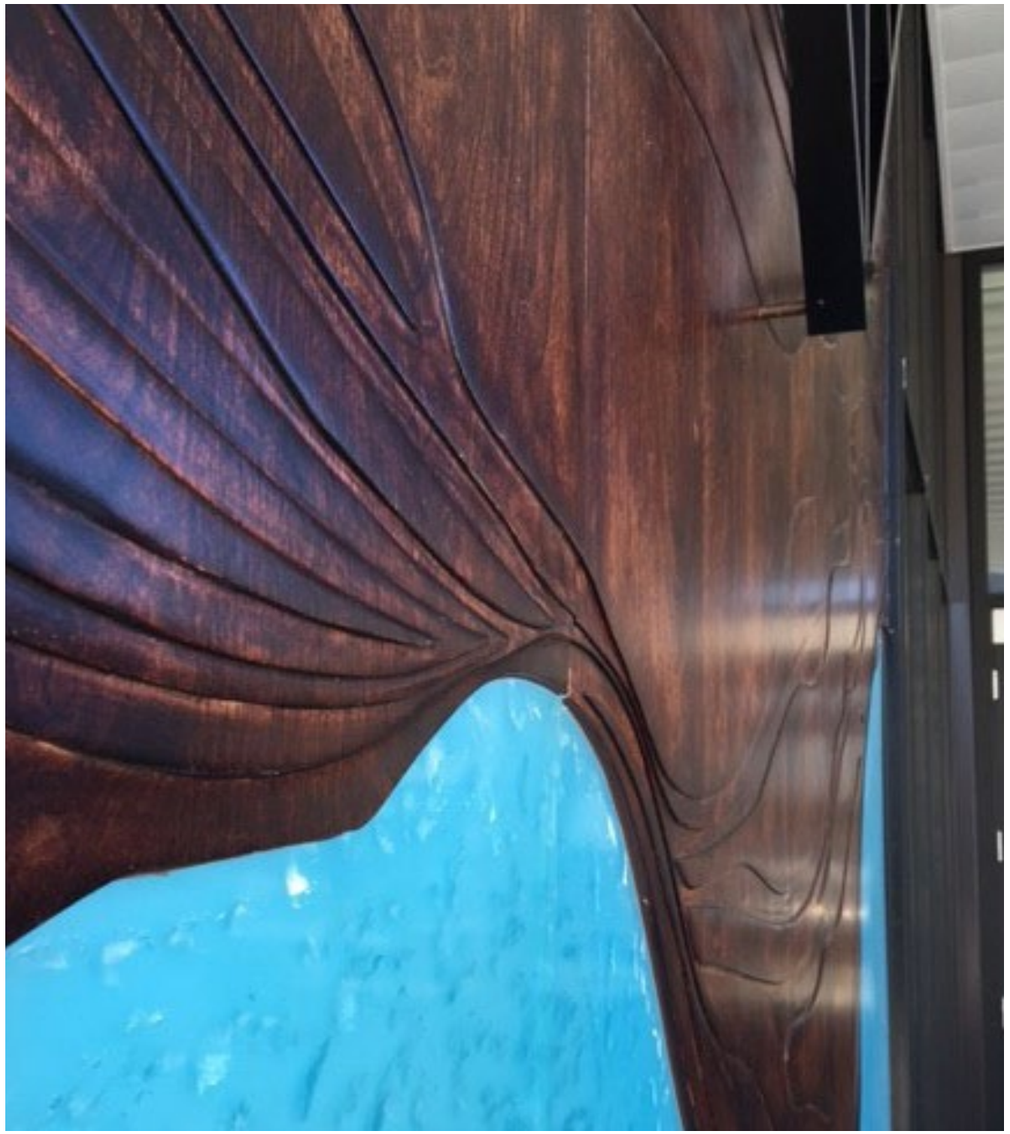
This affordable BRIDGE housing project coming to downtown Portland honors the legacy of Vera Katz, a local trailblazer and a symbol of transformation. Vera's bright light left a lasting impact on her adopted hometown of Portland. Vera's love of color, the arts and gardens—and her indelible spirit—inspired our creation of the brand's many elements.

BRIDGE HOUSING | Portland, OR

Branding | Graphic Identity | Environmental Graphic Design


VERA





Topo map suggesting Willamette River and bank of Portland.



PLAZA WALK

THE OLSON COMPANY | Cerritos, CA

Environmental Art Design





ARTIST STATEMENT

"The Family Tree" art installation is situated on a main thoroughfare. Inspired by the sense of "togetherness," it welcomes pedestrians and drivers to enjoy art, nature, and community.

It comprises three corten steel panels ranging from 7 to 9 feet tall and measuring 2 1/2 inches thick. The panels are finished in a natural rust patina and jet cut in a stylized contemporary fashion to reflect a union of trees, symbolizing strength, endurance, growth, and family.

The artwork is enhanced with lush landscaping and lighting, creating an interplay between the positive and negative spaces of the art panels. Lights are situated in front of and behind the art panels and are programmed to alternate between the front and back sides at three to five minute intervals.









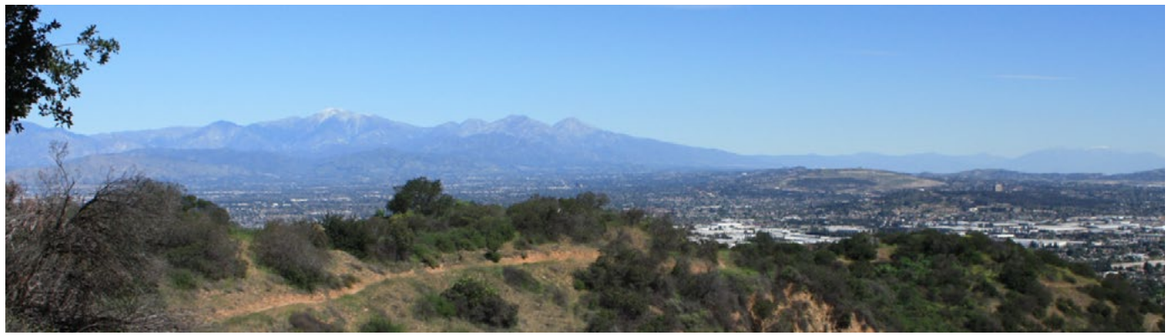



VISTA WALK

THE OLSON COMPANY | La Habra, CA

Environmental Art Design





The La Habra art panels are unlike anything else. This organic, nature-inspired art directly reflects the surrounding, beautiful mountains and hills.

The concept creatively unites a series of metal panels of varying heights and forms designed to mimic the scenic views one can enjoy in the city. Inspired by the lands that shaped what La Habra is today, they are envisioned as a representation of the community—paying homage to nature, history, and achievements while celebrating the present and future.

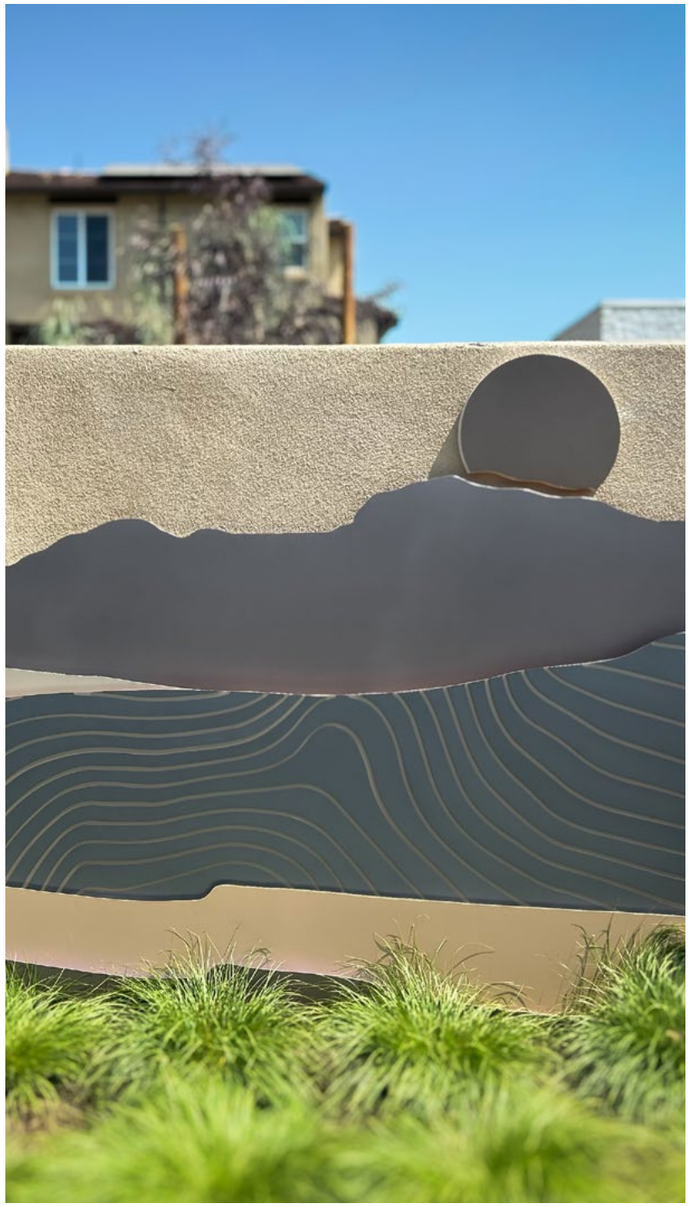
These free-standing metal panels, positioned in three inset locations, are flanked by plinths and pots. This flowing and continuous scene showcases the peaks and valleys, a nod to the Coyote Creek, and a perspective of the beauty in the sky. The art may be enjoyed by pedestrians meandering on foot or those driving by.

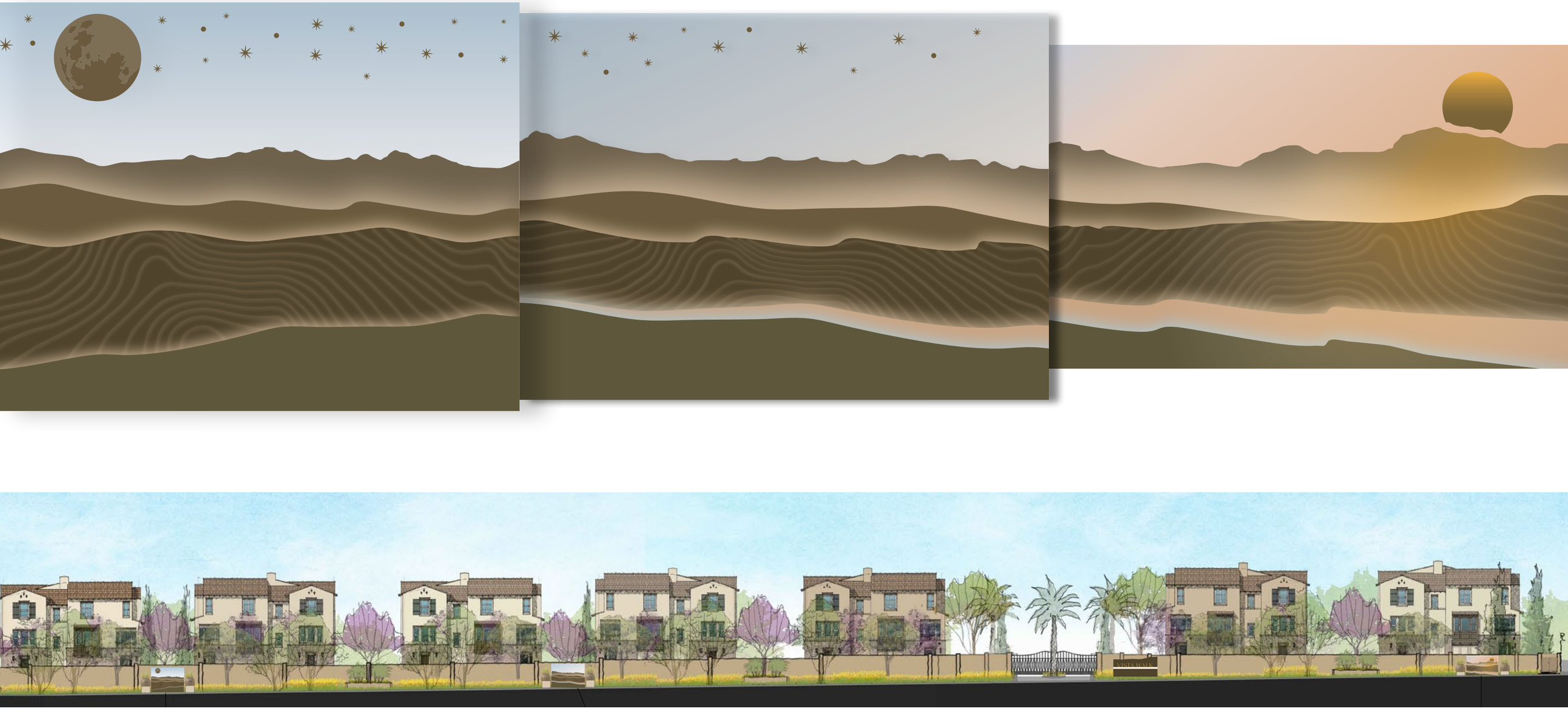
The lighting in-between the panels adds life to the layering effect and creates an inviting experience in the evening hours. The moon on the western side and the sun rising in the east embrace the stars reminding us of the gift of time and the opportunity to reflect and share the experience with family and friends.













SAN JACINTO

THE OLSON COMPANY | San Jacinto, CA

Branding | Identity | Environmental Art Design | Print Design



As an homage to the city's history and as the official city bird, the cactus wren was chosen to represent the San Jacinto brand identity. It is an active, inquisitive, and adaptable bird. As an avid nest builder, its preferred environment is the desert, singing songs and may be spotted flying or at rest. Much like our target audience, the female selects the nest site. While the female incubates in the first nest, the male builds a new nest in preparation for a second clutch.

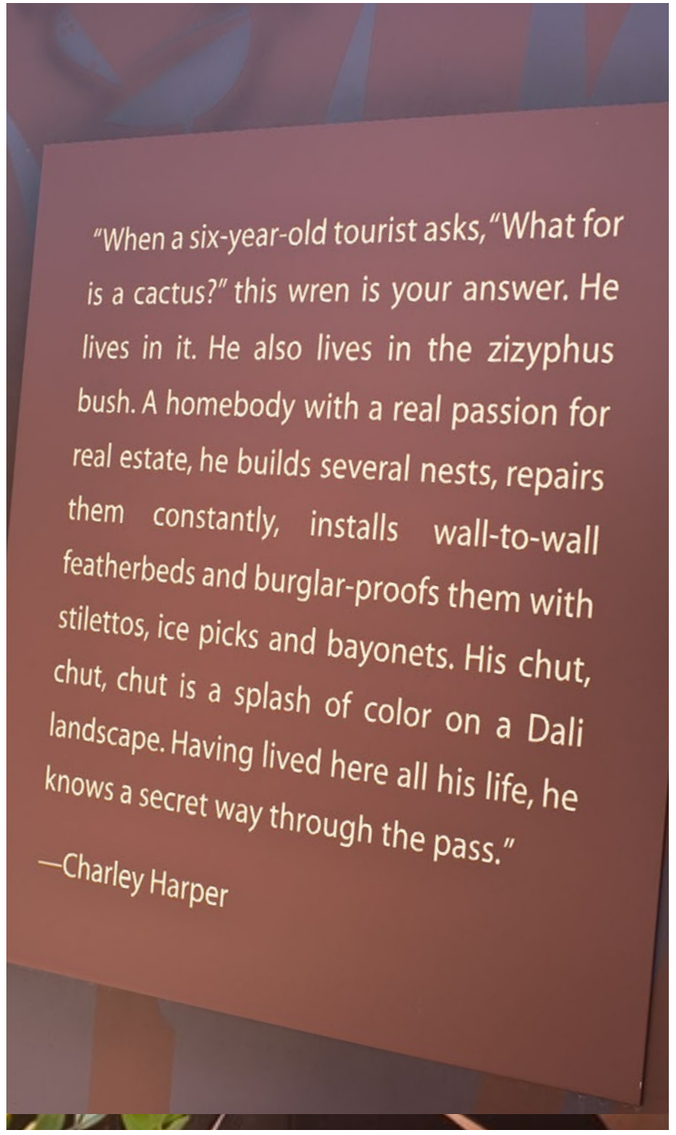
Although the San Jacinto area was named after St. Hyacinth in the early 1820s, the icon draws on the literal translation of the Hyacinth flower. As an occasional feeder of fruits and flowers, the cactus wren rests on the wordmark "Jacinto."

The shape and design of the icon goes beyond a literal visual representation. Inspired by the illustration style of the great Charley Harper of Ford Times, the icon's interplay of organic lines hints at the shape and attributes of the cactus wren while intermingling with the human-derived perfect circles and straight lines. Inspired by the sun's energy, a warming yellow/orange was chosen for the brand wordmark "San Jacinto," conveying sociability, health, and activity. Balanced with the cool and earthy gray, an expression of reliability, security, balance, maturity, and wisdom is achieved.

The slightly abstract interpretation of the bird provides the viewer with just enough visual clues. It invites the viewer to "complete" the illustration independently, actively engaging the viewer in a creative experience.

This theme was carried through a few art pieces in the community: 1) at the entrance through a series of panels; 2) in the pool area via a lit column displaying the bird's nesting characteristics; 3) a plaque that pays homage to Charlie Harper's quote, a visual and mental engagement point.




"When a six-year-old tourist asks, "What for is a cactus?" this wren is your answer. He lives in it. He also lives in the zizyphus bush. A homebody with a real passion for real estate, he builds several nests, repairs them constantly, installs wall-to-wall featherbeds and burglar-proofs them with stilettos, ice picks and bayonets. His chut, chut, chut is a splash of color on a Dali landscape. Having lived here all his life, he knows a secret way through the pass."
—Charley Harper













SOLANA WALK

THE OLSON COMPANY | Fountain Valley, CA

Branding | Identity | Environmental Art Design | Print Design


"There is a little plant called reverence in the corner of my soul's garden, which I love to have watered once a week."
–Oliver Wendell Holmes
"Between every two pines is a doorway to a new world."
–John Muir
"The child-soul is an ever-bubbling fountain in the world of humanity"
–Friedrich Froebel


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GLENDORA WALK

THE OLSON COMPANY | Glendora, CA

Environmental Art / Gate Design

Image Credit: Google



inspiration for concept design



ARTIST STATEMENT

The gate designs are inspired by the majestic banyan tree at Big Tree Park—an iconic landmark whose expansive canopy and interwoven roots symbolize strength, connection, and community. Drawing from this symbolism, the artwork interprets the banyan's branching structure as a visual metaphor for the interconnected lives within Glendora—individual paths that grow together to form a thriving whole.

As standalone pieces, each gate reveals only one side of the story—half of the tree's form. Viewed together from a distance, the two panels align to create the image of a single, unified tree, reflecting the idea that harmony is achieved through connection.

The vertical design elements reference the banyan's distinctive aerial roots that drape from its branches. These lines are thoughtfully integrated into the composition, serving both aesthetic and functional purposes—as a privacy screen and an entry barrier.

Known as the "Pride of the Foothills," Glendora's identity is deeply rooted in its landscape and the heritage of its trees. These gates honor that legacy by blending art and purpose in a design that celebrates growth, balance, and the enduring bond between nature and community.

This one-of-a-kind piece serves not only as an entrance but as a lasting symbol of Glendora's living connection to nature—where art, environment, and community come together in harmony.

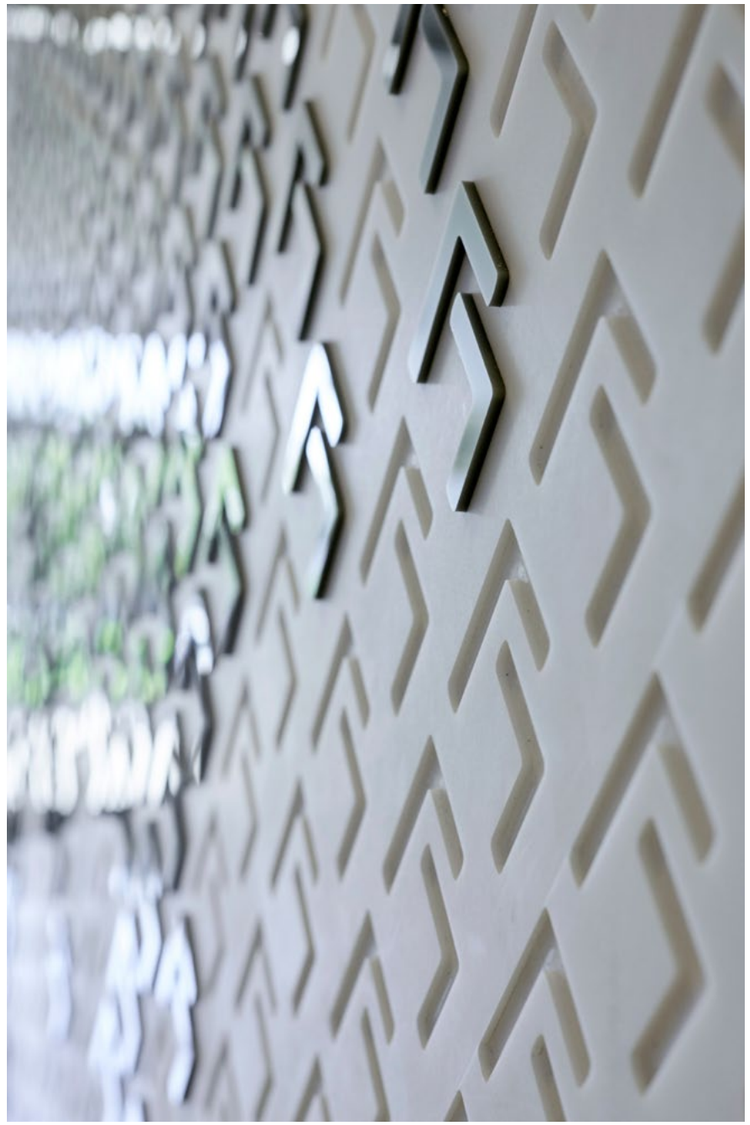
MODI

From ideation, strategy and branding to brick & mortar, we collaborated with our startup client in the creation of a culturally appealing branded experience for Irvine's hottest new co-working space: Modi Offices. The project won a **Communicator Award**, and continues to make a splash in The OC's international business community.

PACIFIC CAPITAL PROPERTIES | Irvine, CA

Branding | Advertising | Identity | Environmental Art Design | Sales Brochure | Wayfinding | Signage | Website | Packaging





World map comprised of the Modi logo icon — an international community.