

One Charter Oak Area Map

EXHIBIT 1

Subject Site

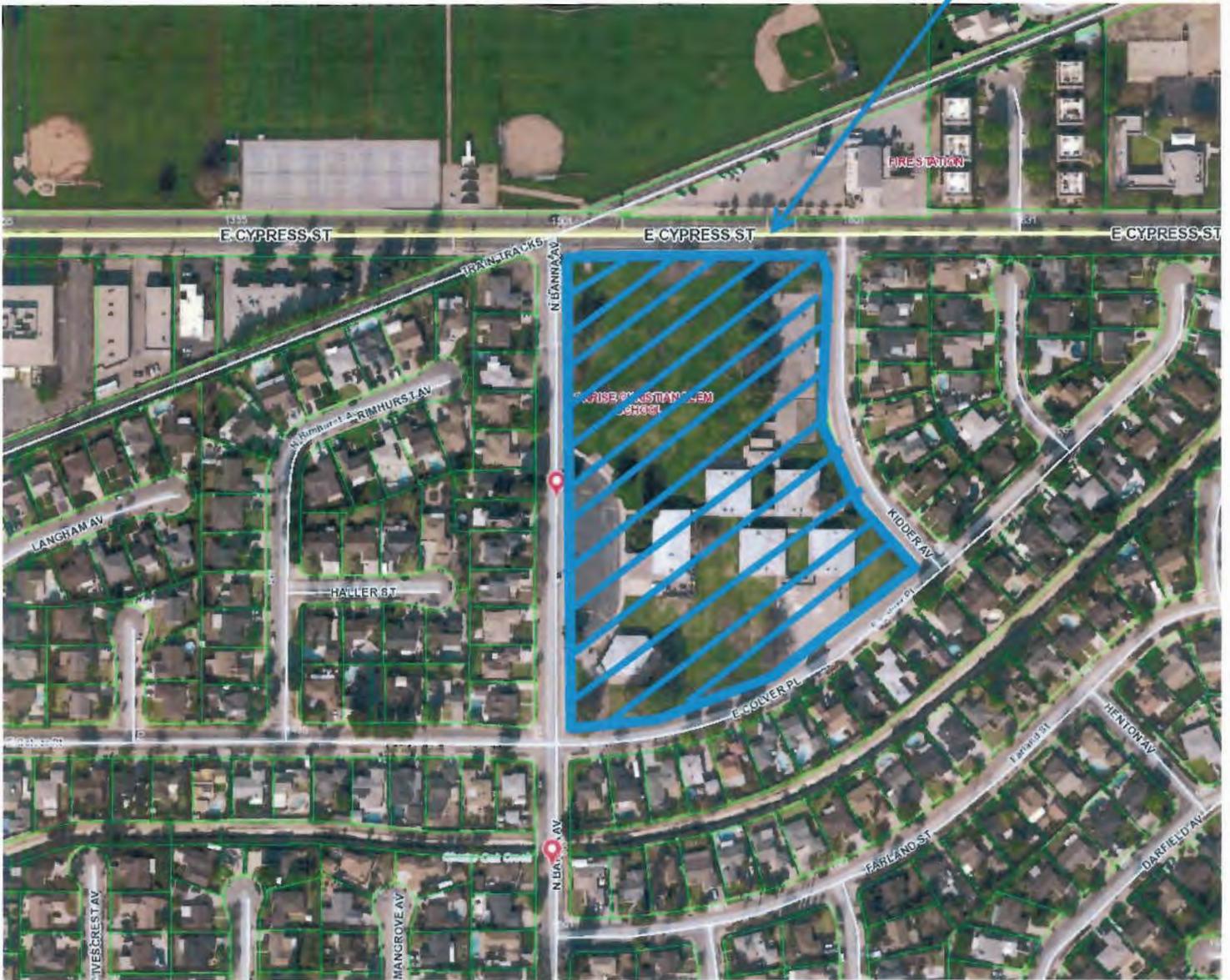
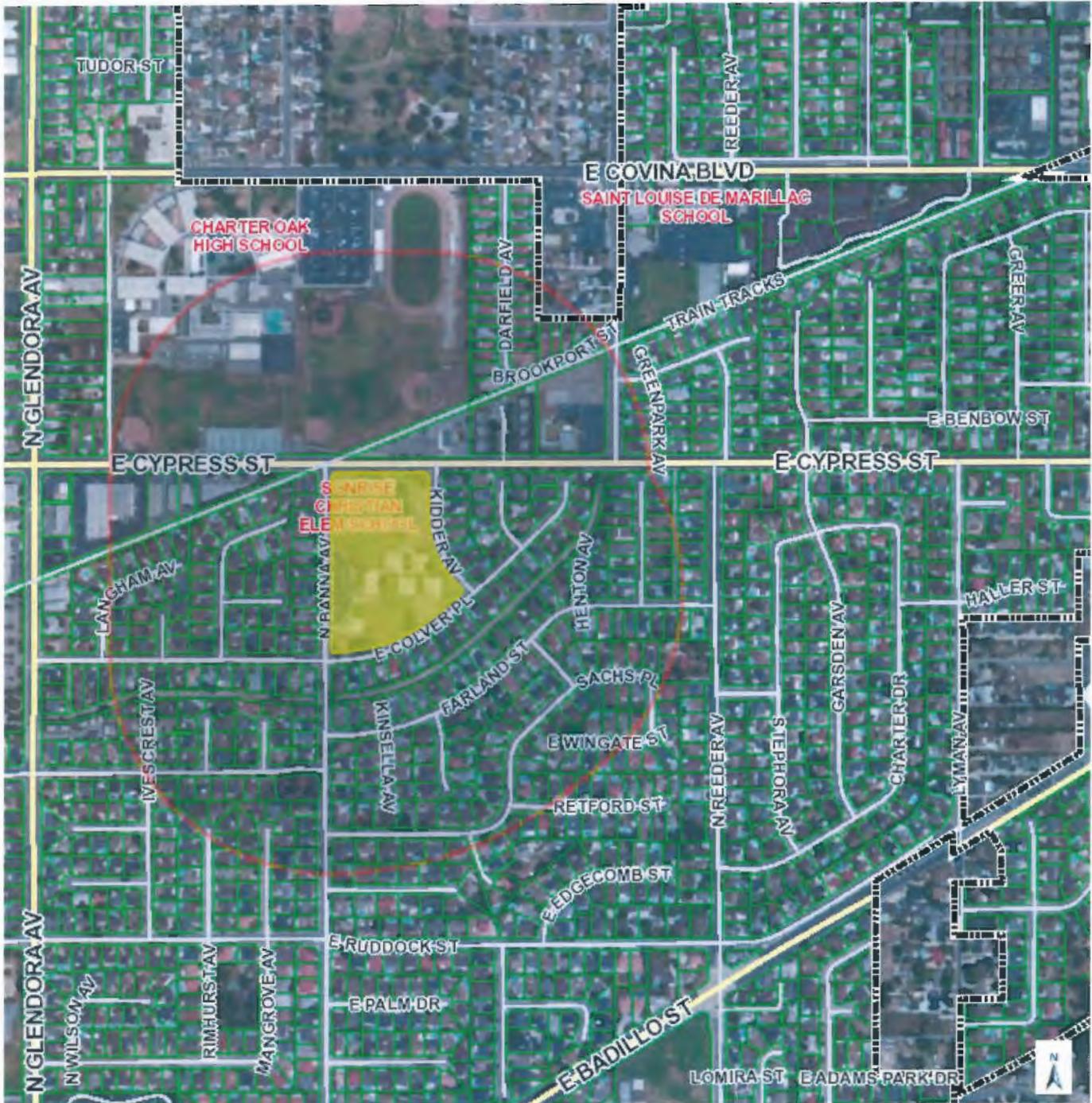
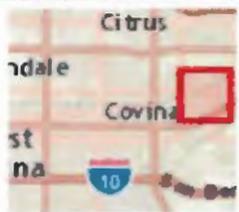


EXHIBIT 2

One Charter Oak 1000 Foot Radius Map



1,584.42 Feet



383

OWNER/RESIDENT
919 N GREENPARK AVE
COVINA, CA 91724

OWNER/RESIDENT
937 N GREENPARK AVE
COVINA, CA 91724

OWNER/RESIDENT
903 N GREENPARK AVE
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OWNER/RESIDENT
929 N GREENPARK AVE
COVINA, CA 91724

~~OWNER/RESIDENT
UNKNOWN 8403-005-900
COVINA, CA 91724~~

OWNER/RESIDENT
1430 E COVINA BLVD
COVINA, CA 91724

OWNER/RESIDENT
1661 E CYPRESS ST
COVINA, CA 91724

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1631 E CYPRESS ST
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~~OWNER/RESIDENT
UNKNOWN 8403-005-904
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UNKNOWN 8403-005-903
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OWNER/RESIDENT
1677 E BROOKPORT ST
COVINA, CA 91724

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1645 E BROOKPORT ST
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960 N DARFIELD AVE
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445 N MANGROVE AVE
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OWNER/RESIDENT
660 N GREENPARK AVE
COVINA, CA 91724

OWNER/RESIDENT
1708 E SACHS PL
COVINA, CA 91724

OWNER/RESIDENT
1507 E EDGECOMB ST
COVINA, CA 91724

OWNER/RESIDENT
1338 E COLVER PL
COVINA, CA 91724

OWNER/RESIDENT
602 N BANNA AVE
COVINA, CA 91724

OWNER/RESIDENT
621 N KINSELLA AVE
COVINA, CA 91724

OWNER/RESIDENT
1547 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
638 N KIDDER AVE
COVINA, CA 91724

OWNER/RESIDENT
1718 E FARLAND ST
COVINA, CA 91724

OWNER/RESIDENT
1717 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
1679 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1604 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
465 N MANGROVE AVE
COVINA, CA 91724

OWNER/RESIDENT
455 N MANGROVE AVE
COVINA, CA 91724

OWNER/RESIDENT
455 N BANNA AVE
COVINA, CA 91724

OWNER/RESIDENT
630 N BANNA AVE
COVINA, CA 91724

OWNER/RESIDENT
624 N KINSELLA AVE
COVINA, CA 91724

OWNER/RESIDENT
631 N KINSELLA AVE
COVINA, CA 91724

OWNER/RESIDENT
1712 E FARLAND ST
COVINA, CA 91724

OWNER/RESIDENT
1656 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
1634 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
444 N RIMHURST AVE
COVINA, CA 91724

OWNER/RESIDENT
454 N MANGROVE AVE
COVINA, CA 91724

OWNER/RESIDENT
611 N BANNA AVE
COVINA, CA 91724

OWNER/RESIDENT
1569 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
629 N DARFIELD AVE
COVINA, CA 91724

OWNER/RESIDENT
663 N DARFIELD AVE
COVINA, CA 91724

OWNER/RESIDENT
1670 E SACHS PL
COVINA, CA 91724

OWNER/RESIDENT
1643 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1533 E EDGECOMB ST
COVINA, CA 91724

OWNER/RESIDENT
603 N KIDDER AVE
COVINA, CA 91724

OWNER/RESIDENT
602 N KINSELLA AVE
COVINA, CA 91724

OWNER/RESIDENT
635 N DARFIELD AVE
COVINA, CA 91724

OWNER/RESIDENT
1725 E SACHS PL
COVINA, CA 91724

OWNER/RESIDENT
715 N REEDER AVE
COVINA, CA 91724

OWNER/RESIDENT
465 N BANNA AVE
COVINA, CA 91724

OWNER/RESIDENT
466 N MANGROVE AVE
COVINA, CA 91724

OWNER/RESIDENT
1442 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
655 N DARFIELD AVE
COVINA, CA 91724

OWNER/RESIDENT
628 N KIDDER AVE
COVINA, CA 91724

OWNER/RESIDENT
1644 E FARLAND ST
COVINA, CA 91724

OWNER/RESIDENT
1668 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
652 N DARFIELD AVE
COVINA, CA 91724

OWNER/RESIDENT
648 N DARFIELD AVE
COVINA, CA 91724

OWNER/RESIDENT
1506 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1520 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
435 N BANNA AVE
COVINA, CA 91724

OWNER/RESIDENT
614 N BANNA AVE
COVINA, CA 91724

OWNER/RESIDENT
1620 E FARLAND ST
COVINA, CA 91724

OWNER/RESIDENT
1634 E FARLAND ST
COVINA, CA 91724

OWNER/RESIDENT
1680 E FARLAND ST
COVINA, CA 91724

OWNER/RESIDENT
1673 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
1574 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1507 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
613 N KINSELLA AVE
COVINA, CA 91724

OWNER/RESIDENT
1533 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1742 E FARLAND ST
COVINA, CA 91724

OWNER/RESIDENT
1709 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
1616 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
462 N MANGROVE AVE
COVINA, CA 91724

OWNER/RESIDENT
1452 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
627 N KIDDER AVE
COVINA, CA 91724

OWNER/RESIDENT
620 N KIDDER AVE
COVINA, CA 91724

OWNER/RESIDENT
1668 E FARLAND ST
COVINA, CA 91724

OWNER/RESIDENT
1707 E SACHS PL
COVINA, CA 91724

OWNER/RESIDENT
1715 E SACHS PL
COVINA, CA 91724

OWNER/RESIDENT
1706 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
1534 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
634 N KINSELLA AVE
COVINA, CA 91724

OWNER/RESIDENT
603 N DARFIELD AVE
COVINA, CA 91724

OWNER/RESIDENT
1677 E SACHS PL
COVINA, CA 91724

OWNER/RESIDENT
1644 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1547 E EDGECOMB ST
COVINA, CA 91724

OWNER/RESIDENT
1659 E SACHS PL
COVINA, CA 91724

~~OWNER/RESIDENT~~
UNKNOWN 8427-017-900
COVINA, CA 91724

OWNER/RESIDENT
1648 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
1669 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1674 E FARLAND ST
COVINA, CA 91724

OWNER/RESIDENT
1701 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
670 N DARFIELD AVE
COVINA, CA 91724

OWNER/RESIDENT
1633 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1562 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
666 N DARFIELD AVE
COVINA, CA 91724

OWNER/RESIDENT
1661 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1561 E EDGECOMB ST
COVINA, CA 91724

OWNER/RESIDENT
1521 E EDGECOMB ST
COVINA, CA 91724

OWNER/RESIDENT
1355 E RETFORD ST
COVINA, CA 91724

OWNER/RESIDENT
1520 E EDGECOMB ST
COVINA, CA 91724

OWNER/RESIDENT
415 N BANNA AVE
COVINA, CA 91724

OWNER/RESIDENT
1354 E WINGATE ST
COVINA, CA 91724

OWNER/RESIDENT
1525 E ADAMS PK DR
COVINA, CA 91724

OWNER/RESIDENT
1124 N STEPHORA AVE
COVINA, CA 91724

OWNER/RESIDENT
212 N MANGROVE AVE
COVINA, CA 91724

OWNER/RESIDENT
1417 E WANAMAKER
COVINA, CA 91724

OWNER/RESIDENT
202 N RIMHURST AVE
COVINA, CA 91724

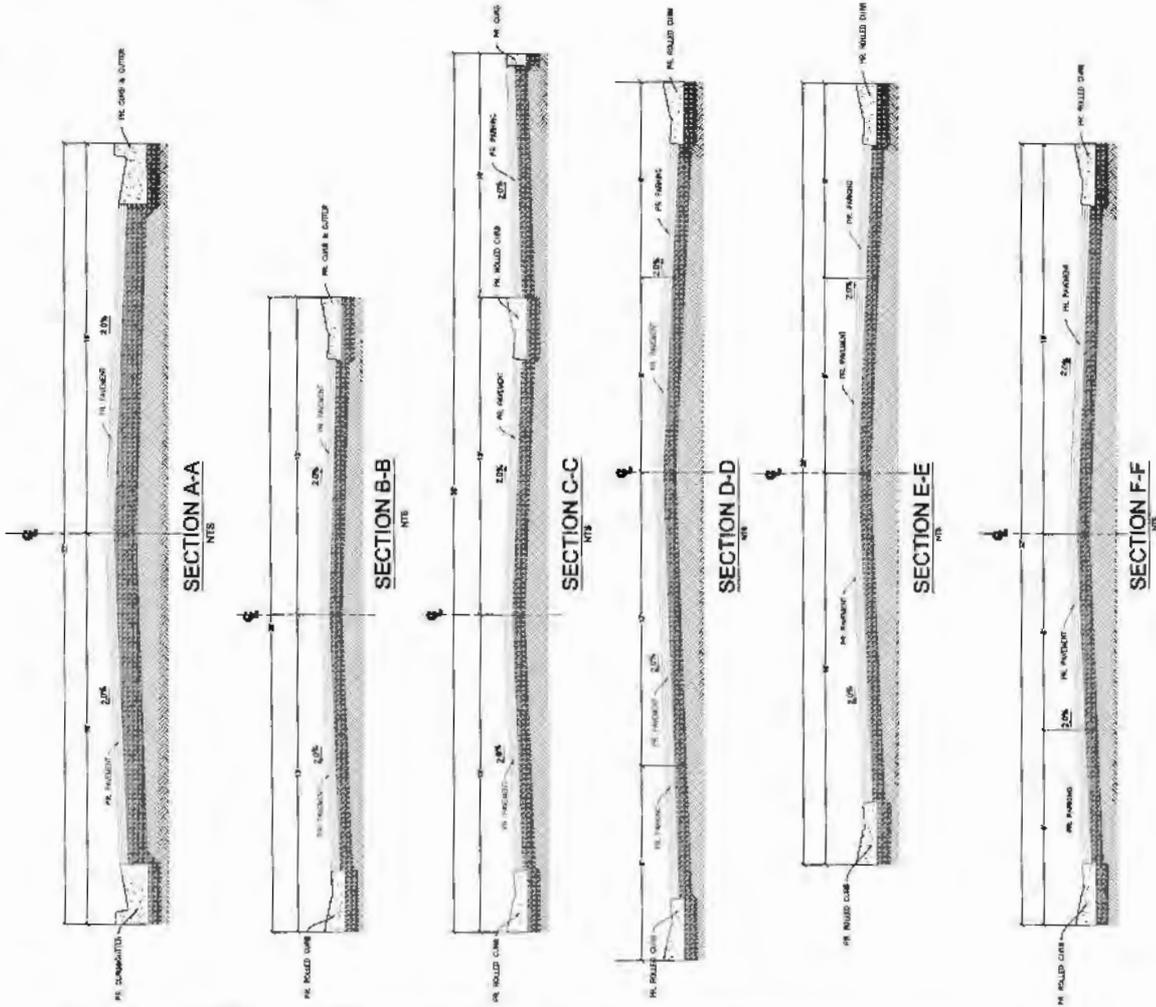
OWNER/RESIDENT
2079 E CYPRESS ST
COVINAM CA 91724

Exhibit 3

Project Plans (reductions), full size under separate cover

TENTATIVE TRACT NO. 73455

TYPICAL SECTION



PROJECT: TENTATIVE TRACT NO. 73455
 800 BANNA AVE
 COVINA, CA 91724
 TYPICAL SECTION

IDS Group
 15500 CANTON ROAD, SUITE 200
 BOSTON, MA 02124
 TEL: 617-552-1000 FAX: 617-552-1001

DESIGNED BY: SHLDN DEVELOPMENT
 901 DOVE STREET, SUITE 230
 NEWPORT BEACH, CA 92660

NO.	DATE	REVISION DESCRIPTION

DATE PLOTTED: 07/11/2014
 PLOT SCALE: 1/8" = 1'-0"
 PLOT DATE: 07/11/2014
 PLOT TIME: 10:00 AM
 PLOT USER: JLD
 PLOT DEVICE: HP PLOTTER
 PLOT FILE: 73455.TSD



PROJECT SUMMARY
 GROSS SITE AREA = 10.0 ACRES
 NET SITE AREA = 8.15 ACRES
 TOTAL UNITS = 63
 DENSITY = 7.7 UNITS/ACRE

UNIT SUMMARY
 (20) PLAN 1 = 2,095 S.F. (4BD + LOFT OR 5TH BD)
 (20) PLAN 2 = 2,210 S.F. (4BD + LOFT)
 (23) PLAN 3 = 2,492 S.F. (4BD + LOFT)
 63 TOTAL UNITS

PARKING SUMMARY
 126 GARAGE STALLS (2 CAR-20' X 20' CLR)
 126 PRIVATE DRIVEWAY STALLS
 24 IN-TRACT GUEST STALLS
 276 TOTAL STALLS
 4.38 STALLS PER UNIT

OPEN SPACE SUMMARY
 TOTAL OPEN SPACE = 205,154 S.F.
 PRIVATE OPEN SPACE = 120,154 S.F.
 PUBLIC OPEN SPACE (PARK) = 85,000 S.F.
 AVERAGE PRIVATE OPEN SPACE = 1,907 S.F.

SITE PLAN NOTES
 1 PROPERTY LINE
 2 2-STORY UNIT TYP.
 3 INTERIOR LOT LINE
 4 2-CAR GARAGE TYP.
 5 GUEST PARKING @ DRIVEWAY (18' DEPTH)
 6 COMMON MAILBOX PER USPS
 7 OPEN GUEST STALL TYP.
 8 PRIVATE STREET
 9 6' BLOCK WALL OR FENCE PER LANDSCAPE PLANS
 10 AC CONDENSER
 11 FUTURE CROSSWALK
 12 ELECT. TRANSFORMER WITH LANDSCAPE SCREENING

LOT AREA TABLE		
LOT NO.	AREA (SQ)	AREA (SQ)
1	2095	2095
2	2210	2210
3	2492	2492
4	2095	2095
5	2210	2210
6	2492	2492
7	2095	2095
8	2210	2210
9	2492	2492
10	2095	2095
11	2210	2210
12	2492	2492

PROJECT SITE PLAN
 SUMMA ARCHITECTURE
 5236 S. Mission Road, Ste. 404, Bonaville, CA 92003
 www.summaarch.com 760.724.1198

BANNA CROSSINGS - 63 DETACHED 2 STORY HOMES
 800 N. BANNA AVENUE
 COVINA, CA

NOVEMBER 5, 2015
 0 15 30 60
 NORTH

One Charter Oak
 Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949) 777-9400



2.0 ACRE PARK

BANNA AVENUE

STREET CYPRESS

AVENUE

KINDER

PLACE COLVER

COLVER

PARKING SUMMARY

- 126 GARAGE STALLS (2 CAR-20' X 30' CLR)
- 126 PRIVATE DRIVEWAY STALLS
- 24 IN-TRACT GUEST STALLS
- 276 TOTAL STALLS

4.38 STALLS PER UNIT

PARKING EXHIBIT LEGEND

- ▲ RESIDENT GARAGE PARKING
- OPEN GUEST STALLS
- * PRIVATE GUEST STALLS

PARKING EXHIBIT

BANNA CROSSINGS - 63 DETACHED 2 STORY HOMES

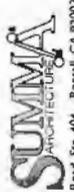
800 N. BANNA AVENUE

COVINA, CA

One Charter Oak
 Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949) 777-9400

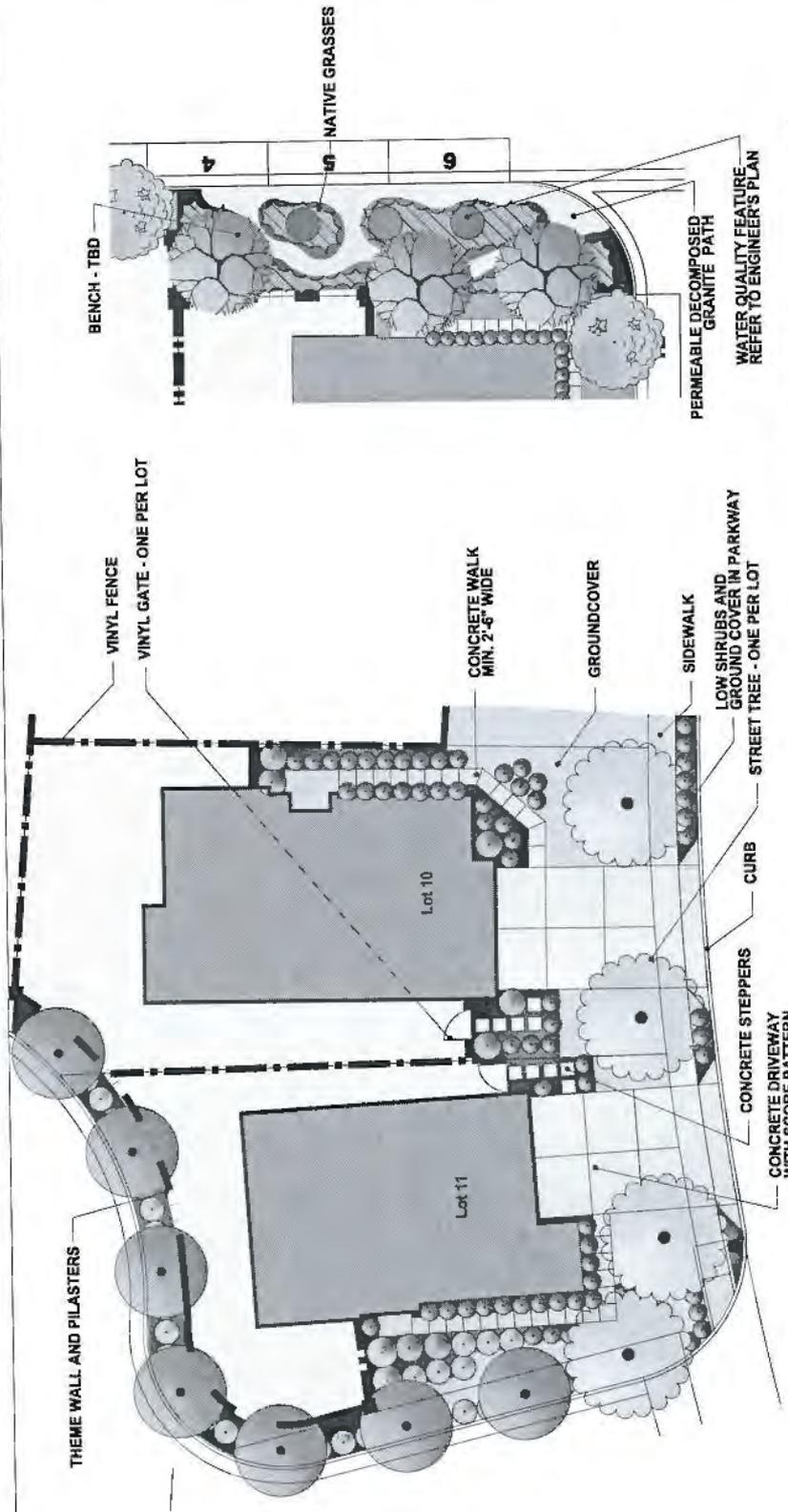


0 15 30 60
 NOVEMBER 5, 2015



5256 S. Mission Road, Ste. 404, Bonelli, CA 92003
 www.summarci.com 760.726.1196

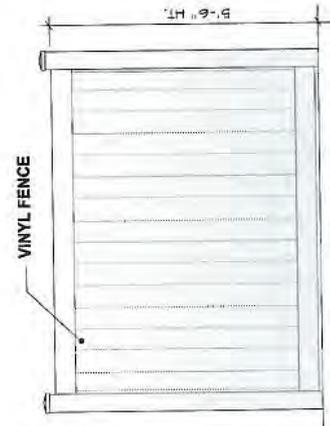
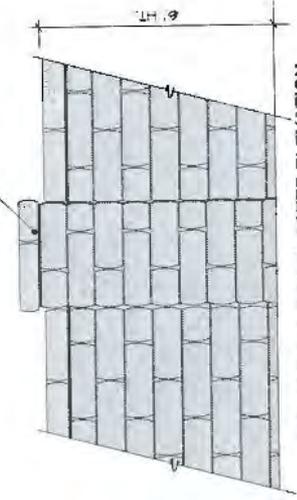
PE



ENLARGEMENT WATER QUALITY AREA

LANDSCAPE NOTES
 NO TURF IN FRONT YARDS
 REFER TO PLANT LEGEND ON OVERALL PRELIMINARY PLAN
 ALL FRONT YARDS TO HAVE DRIP IRRIGATION, AUTOMATIC CONTROLLER, AND RAIN SHUT OFF DEVICE
 3" LAYER OF MULCH IN ALL SHRUB AREAS
 ALL LANDSCAPE TO MEET CITY OF COVINA DESIGN GUIDELINES

TYP. FRONT YARD ENLARGEMENT





PLAN 1A

PLAN 1B

PLAN 2B



PLAN 2A

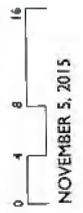
PLAN 3B

PLAN 3A

STREETSCENE

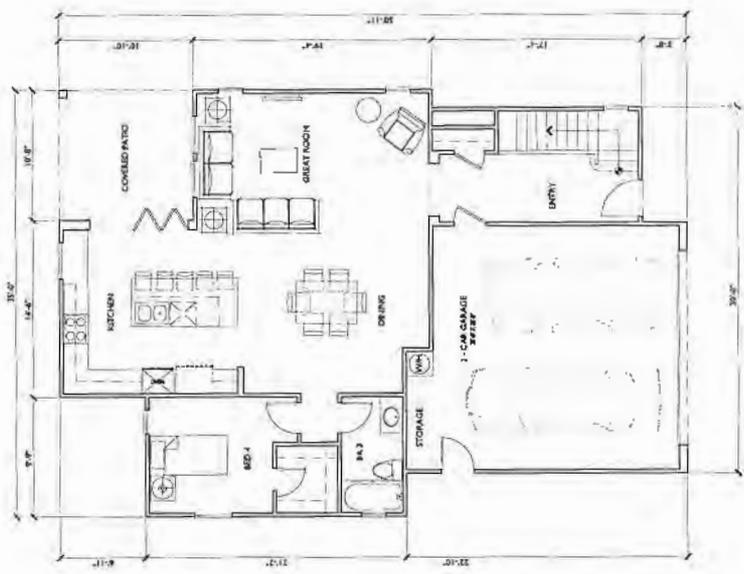
BANNA CROSSING- 63 DETACHED 2 STORY HOMES

SUNMA
ARCHITECTURE
5256 S. Mission Road, Ste. 404 Bonnell, CA 92003
760.724.1198
www.sunmarch.com

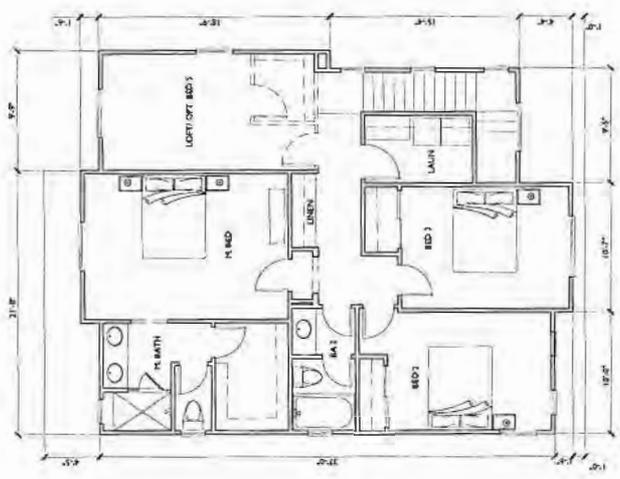


COVINA, CA

One Charter Oak
Sheldon Development, LLC
401 Dove Street, Suite 200
Newport Beach, CA 92660
Phone: (949) 777-9400



FIRST FLOOR PLAN 1

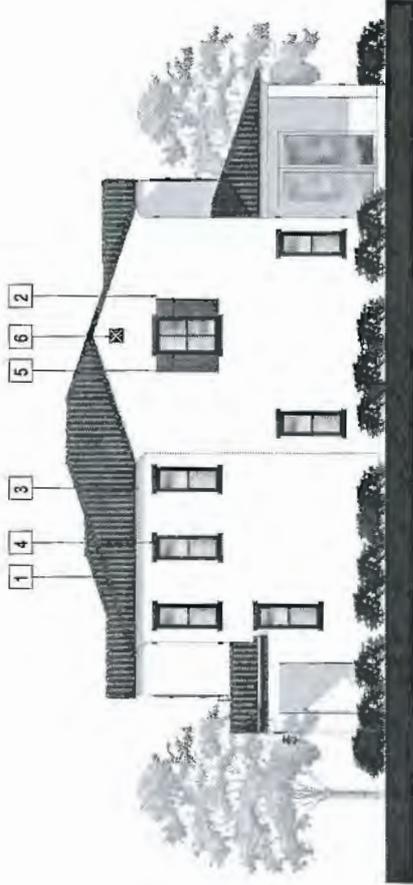


SECOND FLOOR PLAN 1

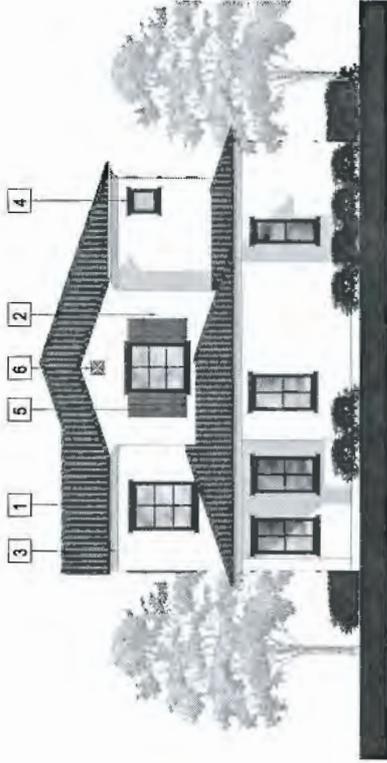
Plan 1 - 4 BD - LOFT/STH BDRM	
First Floor	1,012 s.f.
Second Floor	1,083 s.f.
Total Area	2,095 s.f.
Garage	155 s.f.
Garage	435 s.f.

Material Schedule:

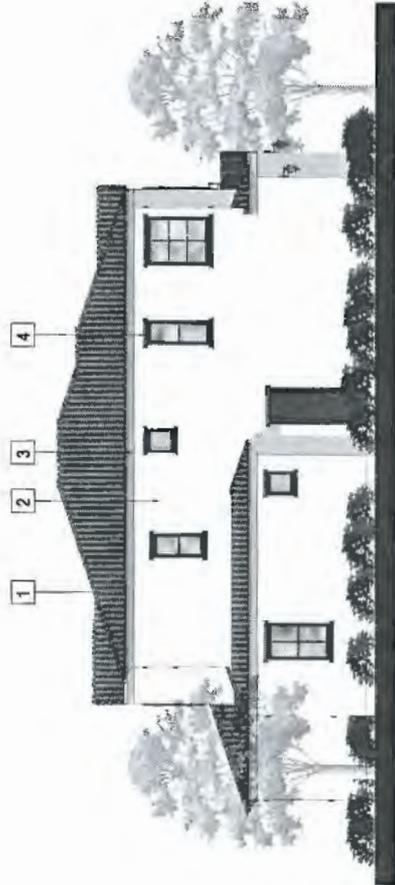
- 1 Concrete 5" Tile Roofing
- 2 Sand Finish Stucco
- 3 Shaped Foam Cornice
- 4 Stucco O/2X Foam Trim
- 5 Decorative Shutters
- 6 Decorative Gable Accent
- 7 Decorative Metal Postshell



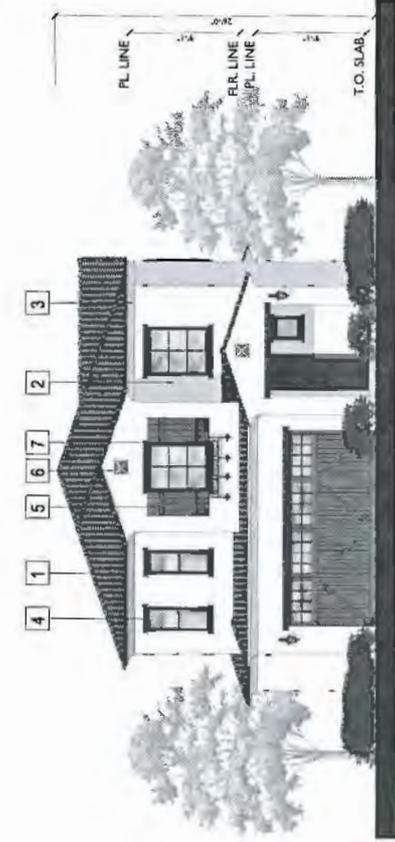
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

COVINA, CA

One Charter Oak
 Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949) 777-9400

BANNA CROSSING - 63 DETACHED 2 STORY HOMES

800 N. BANNA AVENUE



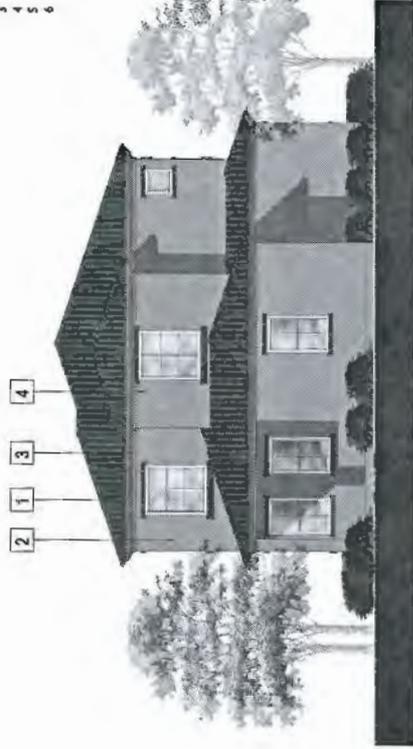
NOVEMBER 5, 2015

SPANISH - PLAN 1A ELEVATIONS

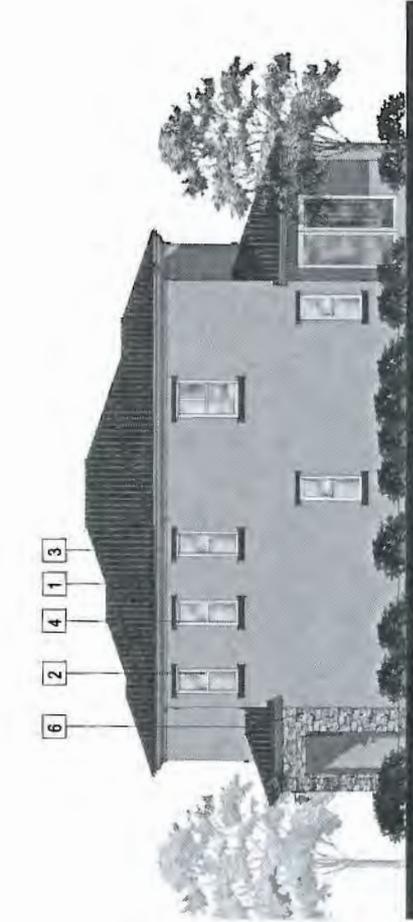
SUMMA
 ARCHITECTURE
 5256 S. Mission Road, Ste. 404 Bonita, CA 92003
 www.summarch.com 760.724.1198

Material Schedule

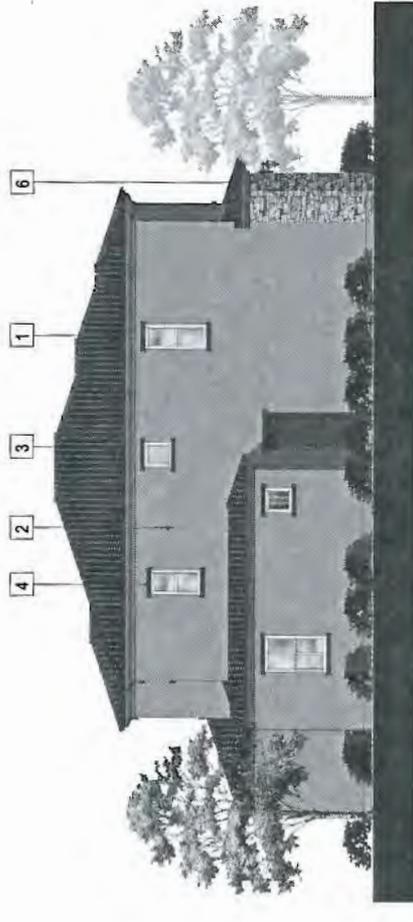
- 1 Concrete 15' Tile Roofing
- 2 Sand Finish Stucco
- 3 Shaped Foam Cornice
- 4 Stucco On 2X Fram Trim
- 5 Decorative Iron Grille
- 6 Stone Veneer



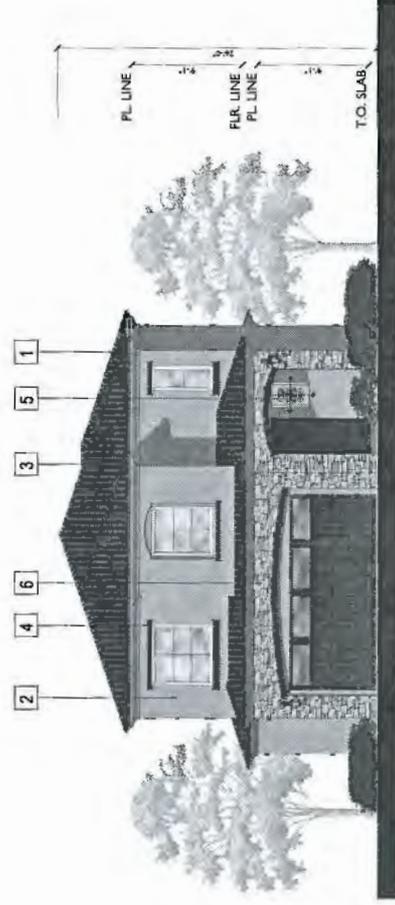
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

COVINA, CA

One Charter Oak
 Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949)777-9400

BANNA CROSSING - 63 DETACHED 2 STORY HOMES

800 N. BANNA AVENUE

TUSCAN - PLAN 1B ELEVATIONS

0 4 8 16
 NOVEMBER 5, 2015



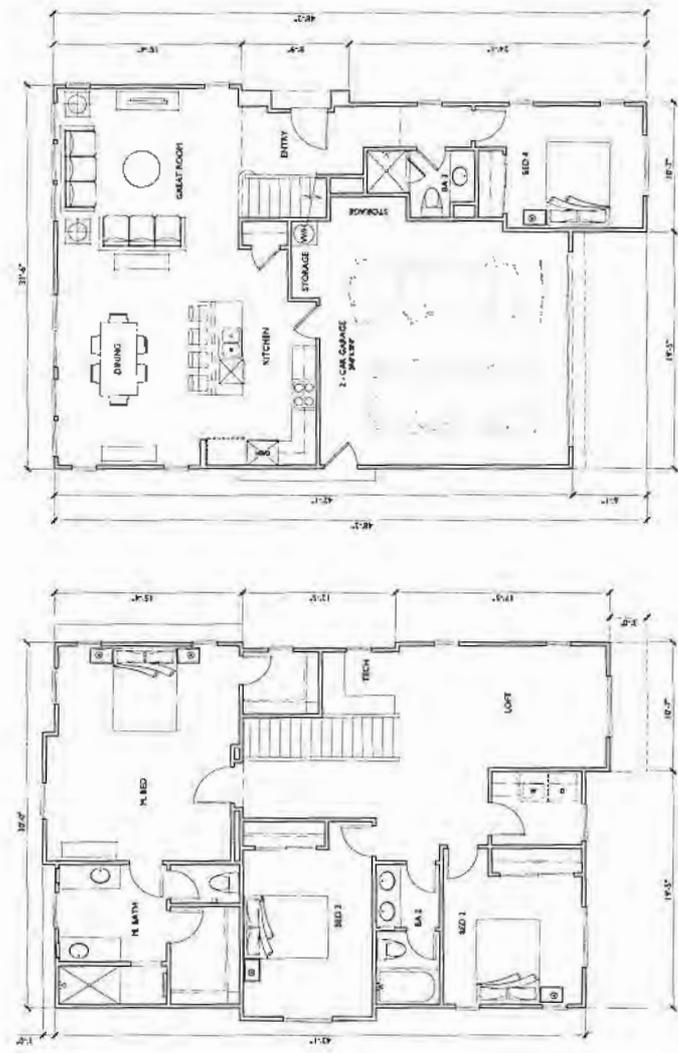
5256 S. Miston Road, Ste. 404 Bonnell, CA 92003
 www.summarch.com 760.724.1198

BANNA CROSSING - 63 DETACHED 2 STORY HOMES

800 N. BANNA AVENUE

COVINA, CA

One Charter Oak
Sneddon Development, LLC
901 Dove Street, Suite 230
Newport Beach, CA 92660
Phone: (949) 777-9400



FIRST FLOOR PLAN 2

SECOND FLOOR PLAN 2

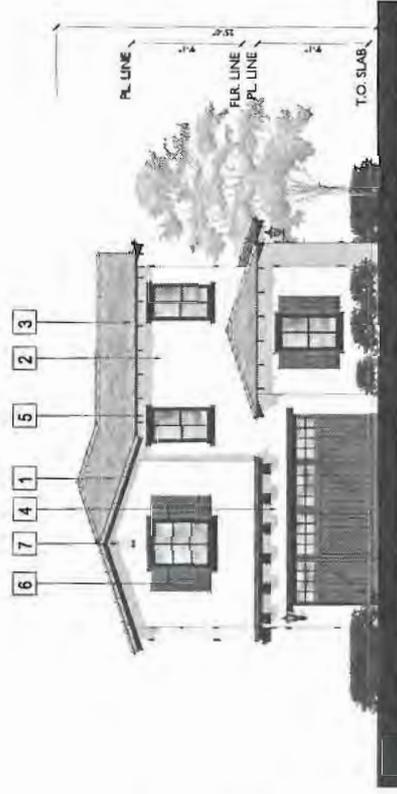
Plan 2 - 4 BD - LOFT	
First Floor	913 s.f.
Second Floor	1,238 s.f.
Total Livable	2,216 s.f.
Garage	425 s.f.



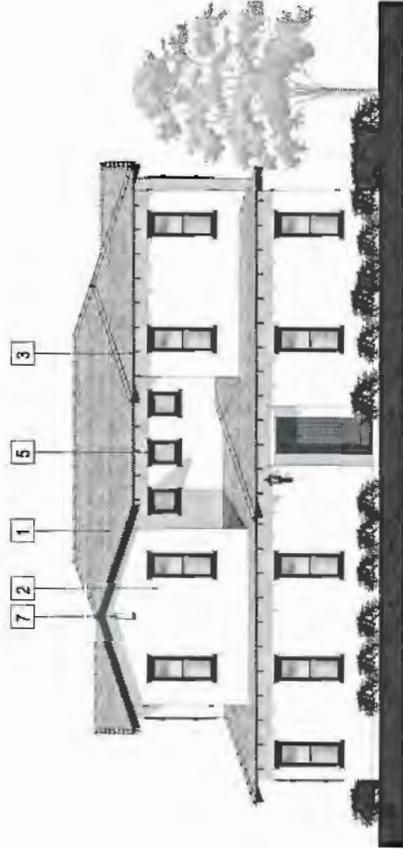
- Material Schedule:**
- 1 Concrete Shake Tie Roofing
 - 2 Sand Finish Stucco
 - 3 2X6 Kesaw Rafter Ties
 - 4 Decorative Foam Trim
 - 5 Stucco On 2X Foam Trim
 - 6 Decorative Shutters
 - 7 Decorative Cable Accent



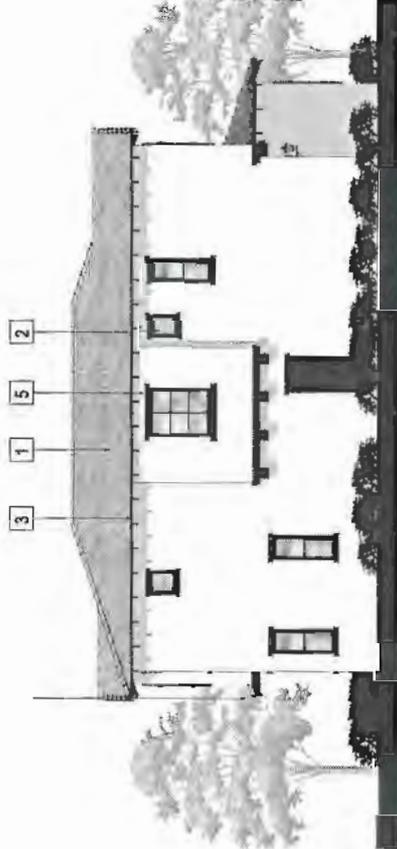
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

MONTEREY - PLAN 2A ELEVATIONS

BANNA CROSSING - 63 DETACHED 2 STORY HOMES

COVINA, CA

One Charter Oak
 Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949) 772-9400

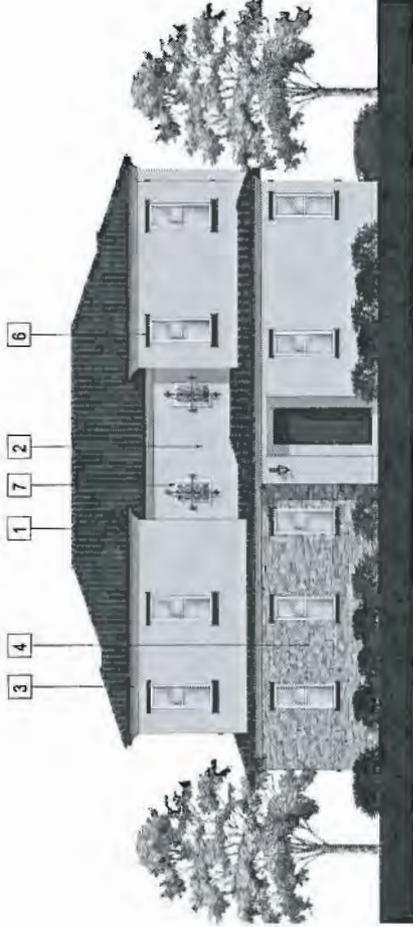


NOVEMBER 5, 2015

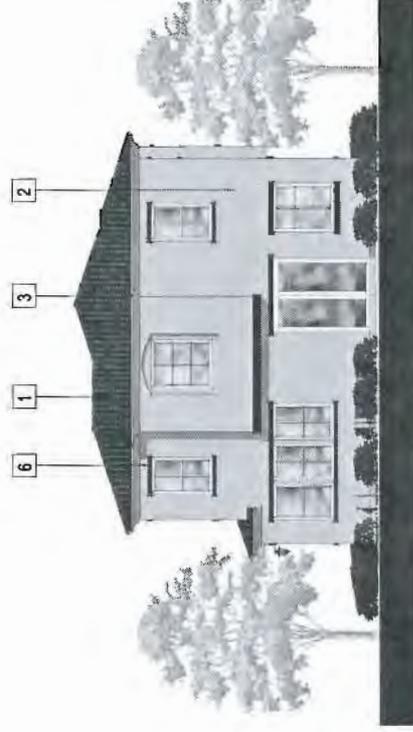
SUMMA
 ARCHITECTURE
 5254 S. Mission Road, Ste. 404, Bonita, CA 92003
 www.summarch.com 760.724.1199

Material Schedule:

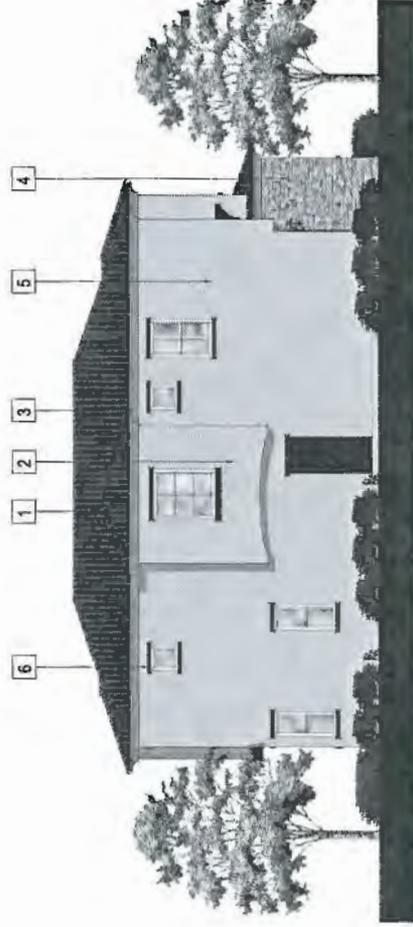
- 1 Concrete 5" Tile Roofing
- 2 Sand Finish Stucco
- 3 Shaped Foam Cornice
- 4 Stone Veneer
- 5 Decorative Shaped Potsshelf
- 6 Stucco O2X Foam Trim
- 7 Decorative Iron Grille



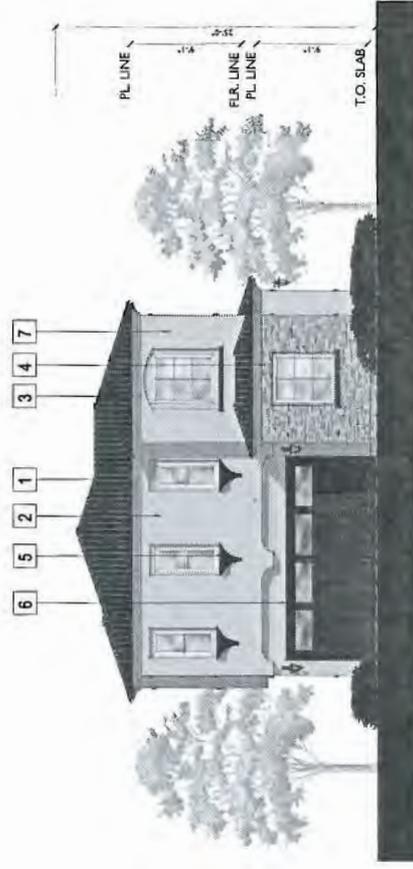
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

COVINA, CA

One Charter Oak
 Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949)777-9400

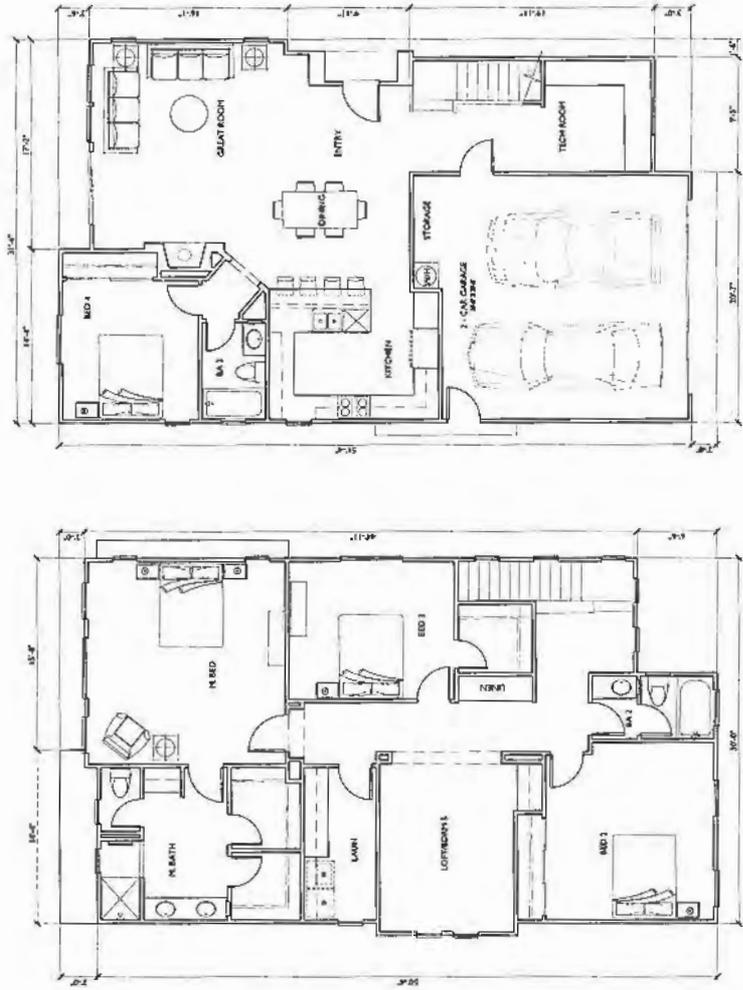
BANNA CROSSING - 63 DETACHED 2 STORY HOMES

800 N. BANNA AVENUE

0 4 8 16
 NOVEMBER 5, 2015

TUSCAN - PLAN 2B ELEVATIONS

SUMMA
 ARCHITECTURE
 5256 S. Mission Road, Ste. 404, Bonita, CA 92003
 www.summaarch.com 760.724.1198



FIRST FLOOR PLAN 3

SECOND FLOOR PLAN 3

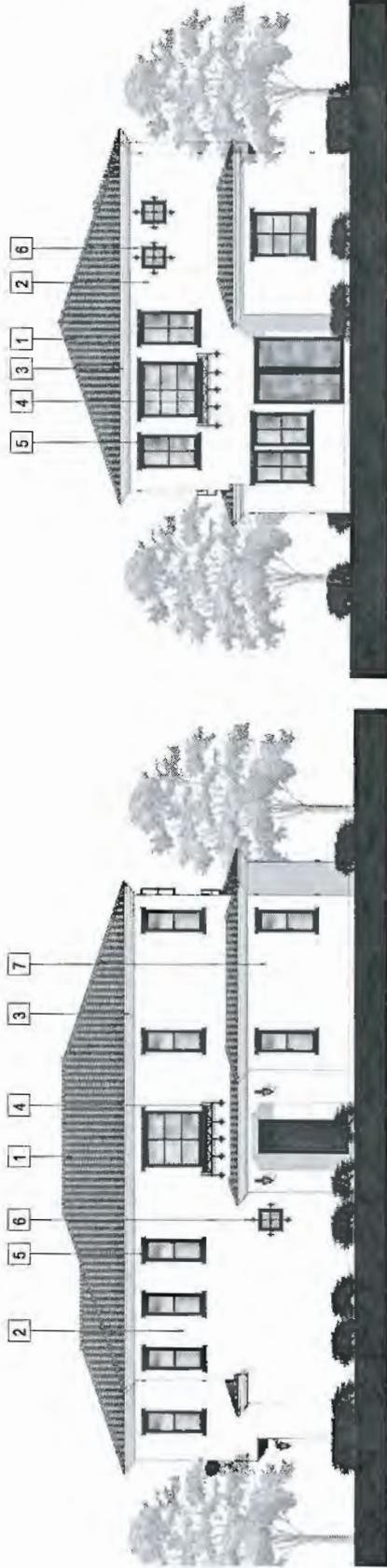
Plan 3 - 4 BD - LOFT/5TH BDRM	
First Floor	1,049 s.f.
Second Floor	1,443 s.f.
Total Livable	2,492 s.f.
Garage	425 s.f.



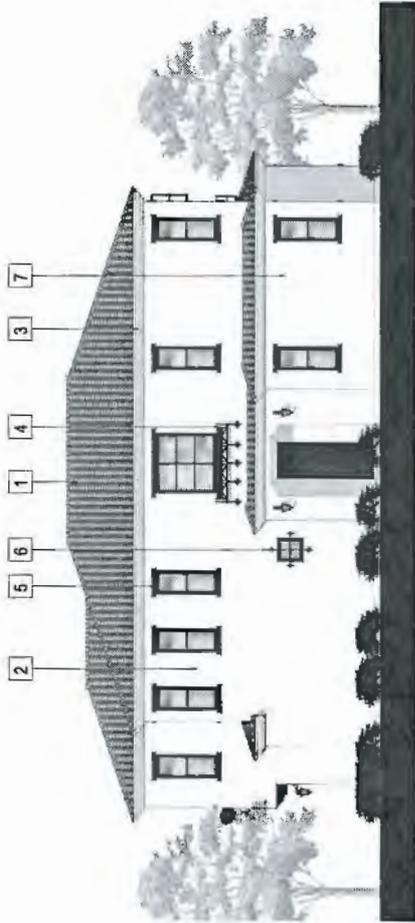
NOVEMBER 5, 2015

Material Schedule:

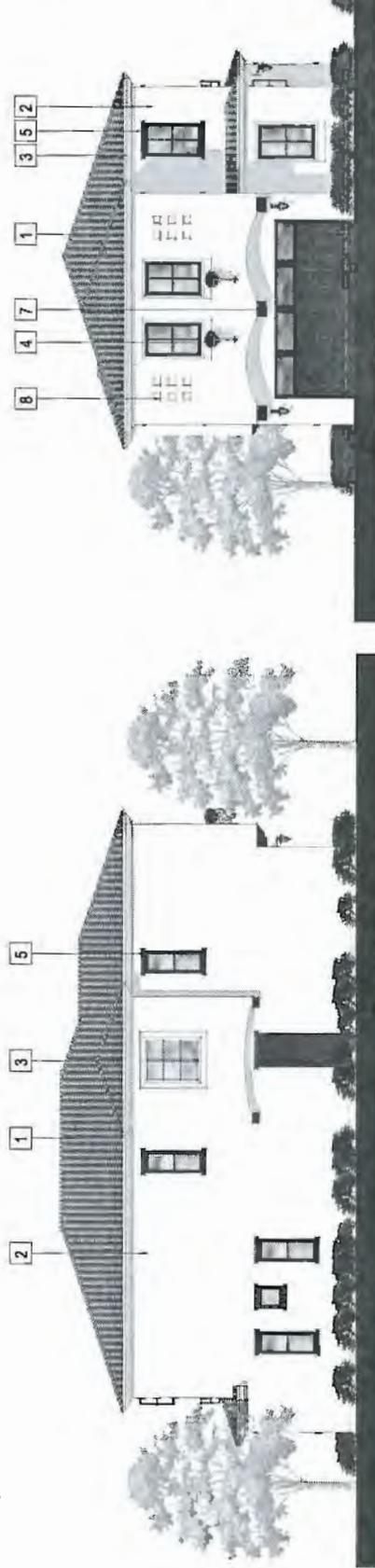
- 1 Concrete 5' Tile Roofing
- 2 Sand Finish Stucco
- 3 Shaped Foam Cornice
- 4 Decorative Metal Posthead
- 5 Stucco OJ 2X Foam Trim
- 6 Decorative Iron Grille
- 7 Decorative Corbels
- 8 Stucco Recess



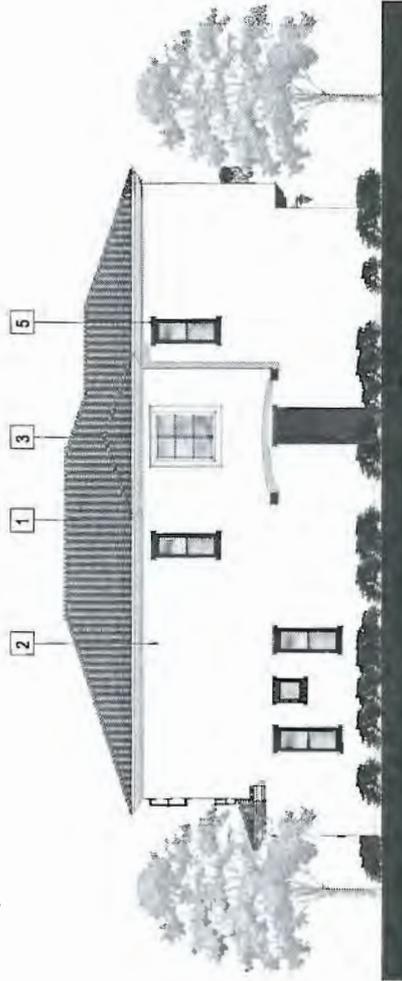
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

COVINA, CA

BANNA CROSSING - 63 DETACHED 2 STORY HOMES

SPANISH - PLAN 3A ELEVATIONS

One Charter Oak
 Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949)777-9400

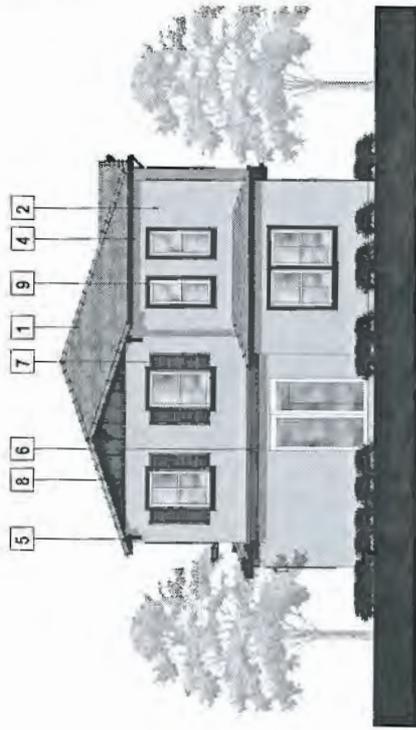
800 N. BANNA AVENUE

0 4 8 16
 NOVEMBER 5, 2015

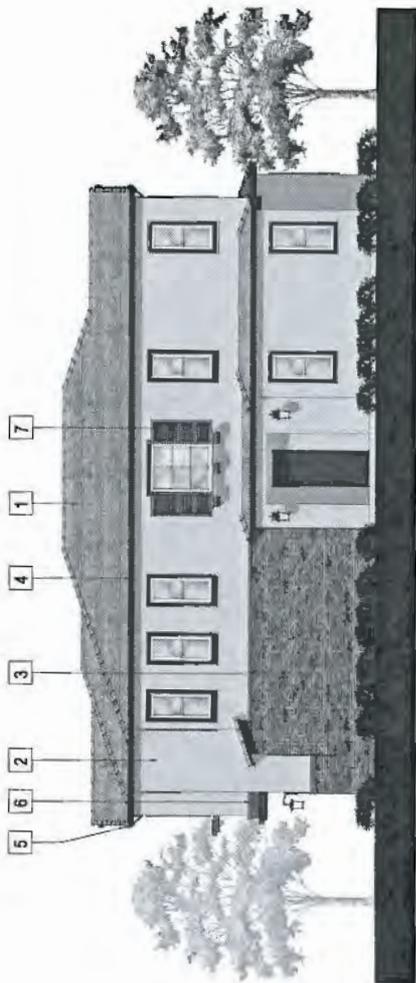
SUMMA
 ARCHITECTURE
 5256 S. Mission Road, Ste. 404
 Bonita, CA 92003
 www.summarch.com
 760-724-1196

Material Schedule:

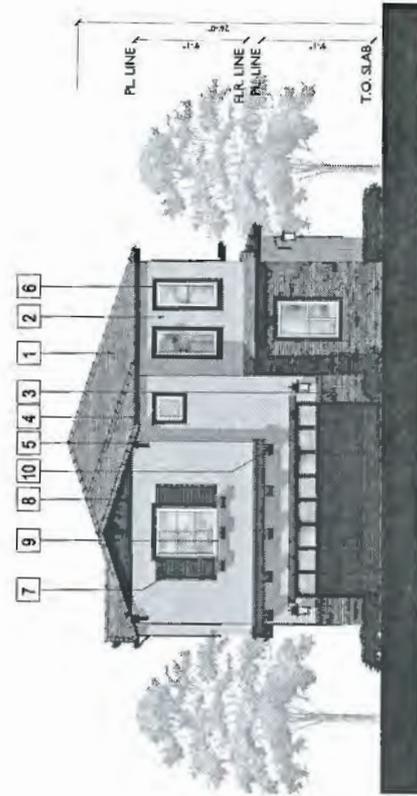
- 1 Concrete Shakes Tile Roofing
- 2 Sand Finish Stucco
- 3 Brick Veneer
- 4 2X6 Wood Finish
- 5 Decorative Wood Outliners
- 6 Stucco w/ 2X Foam Trim
- 7 Decorative Shutters
- 8 Board & Batten Gable Siding
- 9 Wood Porchself
- 10 Decorative Corbels



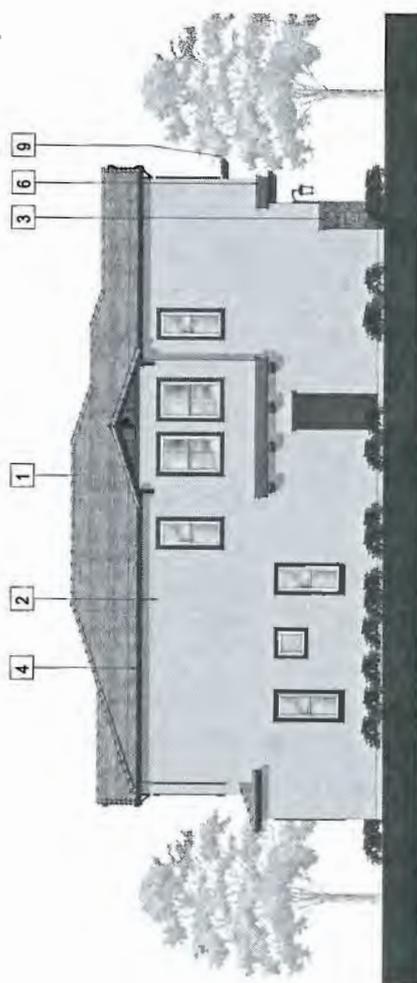
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

COVINA, CA

One Charter Oak
 Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949) 777-9400

BANNA CROSSING - 63 DETACHED 2 STORY HOMES

800 N. BANNA AVENUE

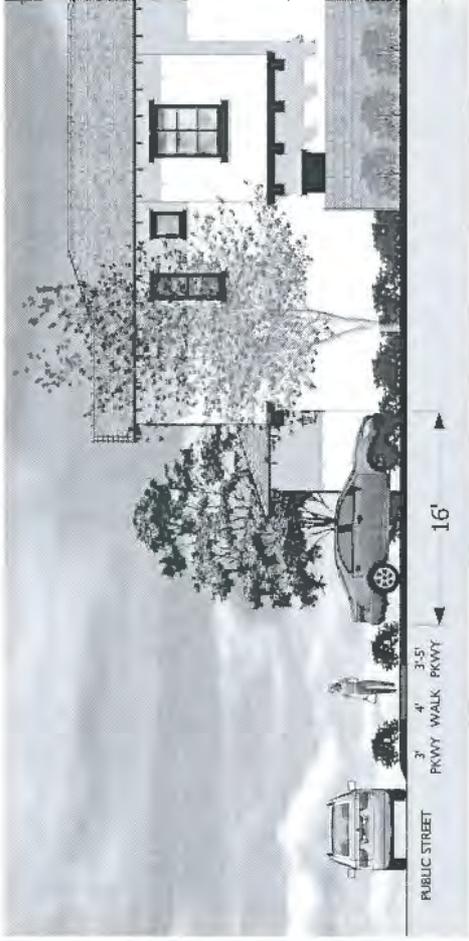
RANCH - PLAN 3B ELEVATIONS



NOVEMBER 5, 2015



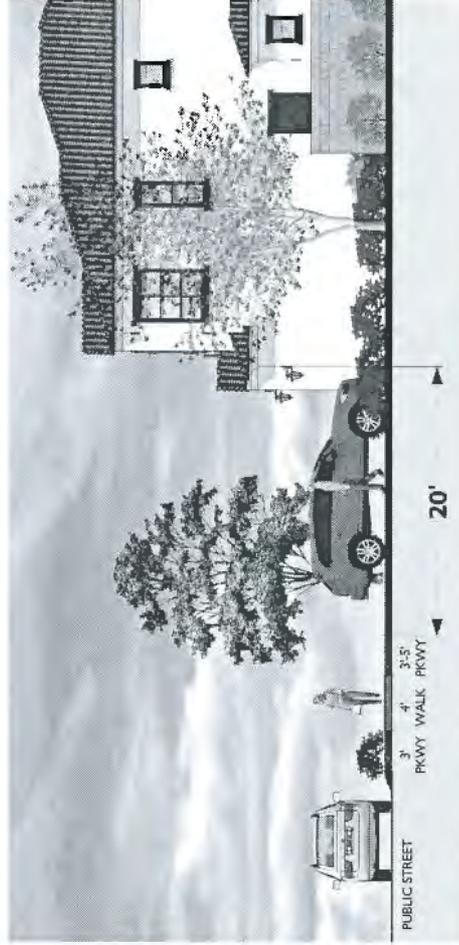
5254 S. Mission Road, Ste. 404 Bonita, CA 92003
 www.summarch.com 760.724.1198



TYPICAL 16 FOOT DRIVEWAY



TYPICAL 18 FOOT DRIVEWAY



TYPICAL 20 FOOT DRIVEWAY

COVINA, CA

One Charter Oak
 Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949)777-9400

BANNA CROSSING - 63 DETACHED 2 STORY HOMES

800 N. BANNA AVENUE

NOVEMBER 5, 2015

DRIVEWAY SECTION

SUMMITA
 ARCHITECTURE
 5256 S. Mission Road, Ste. 404 Bonnell, CA 92003
 www.summitacli.com 760.724.1196



CORNER AT KIDDER AND COLVER



PROJECT ENTRY AT KIDDER



PROJECT ENTRY AT BANNA

COVINA, CA

One Charter Oak
 Sheldon Development, LLC
 981 Dove Street, Suite 200
 Newport Beach, CA 92640
 Phone: (949)777-9600

BANNA CROSSING - 63 DETACHED 2 STORY HOMES

800 N. BANNA AVENUE

NOVEMBER 5, 2015

PROJECT PERSPECTIVES

SUMMA
 ARCHITECTURAL
 5256 S. Mission Road, Ste. 404 Brea, CA 92603
 www.summarch.com 760.724.1199

Exhibit 4

May 1, 2015 Neighborhood Meeting Attendance Sheet and
Summary Notes of Meeting

One Charter Oak 05/13/15 Meeting Summary

The purpose of the community meeting was to discuss the proposed "One Charter Oak" residential development. The Applicant proposes to develop 108 single-family residences on an eight-acre property. The units will be two- to three- stories and range in size from 1,600 to 2,400 square feet.

Over 100 people attended the meeting. Generally, most attendees had issues about the project related to its traffic generation, density and the compatibility of the proposed project with the existing surrounding single-family neighborhood.

A summary of comments/questions raised about each of these issue areas as well as other comments/questions is provided below.

Traffic Generation

- Traffic counts along Cypress, Glendora, and Banna were taken only for one day and the traffic analysis was skewed and incorrect.
- Residents were concerned with the safety of the "pork chop" median configuration proposed at the entrance/exit of the project.
- A number of attendees expressed concern that a new development with 108 dwelling units would result in an increased amount of cars parked on the streets for the guests of the new development.
- Questions were asked about the need for new traffic signals as a result of the new development, particularly whether there would be a need for a new traffic signal on Cypress.
- Many residents felt that the traffic would be especially bad during the early work/school "rush hour" period with 108 new units being developed, which would result in gridlock.
- Attendees had issues with increased traffic on Ruddock and Wingate from the proposed development.

Density

- Nearly all of the attendees felt that 108 units was too dense and were in favor of reducing the total number of units.
- Residents expressed concern that the new development will take away the land the neighborhood children use for recreation.

Compatibility

- A number of residents were concerned about the proposed three-story dwellings having views into their adjacent properties and invading their privacy.
- Concern was expressed that the three-story units were too tall and had a "fortress like" appearance.
- Attendees indicated that the character and look of the new homes would not be compatible with the surrounding neighborhood.

Other Comments/Questions

- Concern was expressed about the removal of existing trees in the area which would have an effect on air quality.
- A question was asked about the additional calls for service with the new development and the fact that this could cause a disruption in the neighborhood, especially since the development is within the vicinity of numerous schools.
- Construction issues. How long will construction take and will the neighborhood be constantly noisy from building 112 units? Will there be a noise analysis done for the construction?
- Will there be a time frame to when construction is allowed to occur?
- Some attendees had issues with dust and debris during construction.
- Attendees expressed concerned about the drought: if we are in a severe drought why would the developer want to build so many units? Will there be enough water to serve the 108 units?
- Some attendees questioned whether the new project would have sufficient landscaping, as well as whether the trees to be removed would be replaced and whether the existing sidewalks would be improved.

Exhibit 5

June 17, 2015 Summary meeting notes with small group of residents representing part of neighborhood



CITY OF COVINA

125 East College Street • Covina, California 91723-2199

SUMMARY NOTES OF MEETING WITH RESIDENTS AROUND BANNA
ELEMENTARY SCHOOL AREA
JUNE 17, 2015, 6 PM
CITY HALL, ENGINEERING CONFERENCE ROOM

Attendees from residents:

Shannon Welch
Leticia Gross
Cicero Salmon
Jeff Lonacre

Attendees from City staff:

Nancy Fong
Alan Carter

The following is a summary list of concerns and questions raised by the residents about the proposed 108 lots for the vacant Banna Elementary school site:

A. Density

- The proposed density, 108 lots, that the developer shown at the May 13th Neighborhood meeting was too dense. The residents indicated to staff that the developer has met with them after the May meeting and has shown them a revised design of 81 lots where the exterior lots faces the street instead of backing up to the street. The residents stated that the revised design is about 9.5 lots per acre, which has improved but still too dense for the neighborhood. The question the residents have was why the developer requested a change to a higher density and why the developer could not stick with the current density of 7,500 square feet for each lot.
Staff responded that the developer requested a Medium Density that has a density range of 6.1 to 14 dwelling units per acre. Staff stated that the developer prepared a plan that shows the higher range of the Medium Density and staff responded to the proposal. Staff clarified there was no commitment from the City to any proposed density, and that the developer chose to take that risk.
- The residents questioned staff what should be the right density for the project. *Staff responded that most likely the developer would not design a project with larger lots similar to their lot size. Staff stated she assumed the developer must have done a market analysis, which might have suggested to him the lot size and the house product he could develop for the site. Staff clarified that she did not have a copy of the market analysis and typically, the developer would not share with the City. Staff stated that the developer could still develop at the lower end of the Medium Density range, which then the lot size would increase to 4,500, 5,000 or 6,000 square feet.*
- The residents said some residents in the neighborhood might accept the reduction of density proposed by the developer but there will be others in the neighborhood that would

not accept the change in higher density. Those residents would stick with the current density in their neighborhood. The residents stated they they only represented a small group in the neighborhood.

B. Compatibility to neighborhood

- The residents continued to state that the placement of the house on 4,000 square feet lots even for the ones facing their neighborhood streets are too close to one another and do not provide the compatibility to the neighborhood. The residents stated they would like to see the houses placed farther apart so their view to the mountains would not be blocked.

Staff responded that she would forward the concerns to the developer.

- 2 and 3 story homes. The residents stated that they know that the 3-story house was not in the picture and the the proposed houses are all two-story homes. The residents said that the neighborhood is mostly single story and thus they raised the concerns that the two-story house straight up is too bulky and asked if there could be some transition.

Staff responded that it is a function of design and there is opportunity to have the second story terrace (move-in) a couple of feet so the building is not straight up.

C. Traffic

- The residents said they have read the Traffic Impact Analysis (TIA) and they questioned its accuracy. They said the traffic survey conducted between the peak time of 7 am and 9 am was not real for the neighborhood. The residents stated that by 9 am the streets are quiet, therefore, the survey should have be done between 6 am and 8 am. With the inaccurate peak time, the residents further said that the number of trips would be less. Therefore, the TIA needs to be revised. Further, the TIA did not factor in the traffic from the High School. The residents especially raised the issue with the intersection of Colver and Glendora and that it is a Level of Service "F" and the TIA did not address it. The residents said the have to wait for some time before the can make a safe turn.

Staff responded that staff would ask the developer to revise the TIA. Staff further stated that the intersection at Colver and Glendora is a City issue and the proposed project would contribute to the problem and that the TIA should have some mitigation where the developer may have to pay a traffic impact fee for his fair share to improve the intersection in the future by the City. Staff will ask the developer to address that in the revised TIA.

- Right turn only at Cypress from Banna. The residents indicated that the developer said they no longer proposed a raised island to force the "right turn only" at Banna and Cypress. The residents stated that they do not support any "right-turn only" at Banna and Cypress.

- The residents wanted to see a design of a "safe crossing" for pedestrian from Cypress north to the high school.

Staff responded that she would forward the concerns to the developer.

D. Property Values

- The residents asked if the developer could provide an economic report to determine how his project would affect their property values.

Staff responded that staff would forward the request to the developer.

E. Water

- Residents asked how the City could approve more lots if there is a drought where more lots equate to more consumption of water.
Staff responded that it is a policy question and that there is no ordinance adopted that prohibit development in cities, counties and the State. Staff further stated that the developer would have to provide information that demonstrates the water conservation methods for the houses, the site, the landscape and the irrigation.
- Residents questioned where the developer would get the water during construction.
Staff responded that the developer would have to buy gray water "recycled water" from Water District, which could be used to hose down the construction site. Other option was to spray non-toxic binding agent on the site to prevent dust flying around. Staff indicated that these requirements could be conditions of approval.

F. Sewer

- The resident raised concerns with the capacity of the sewer system and at present, some houses in the neighborhood have sewage problems.
Staff responded that the developer would be required to install their new sewer system and tied the new system with the existing public sewer system. If it were determined by Public Works that the existing segment of sewer system needs upgrade to allow more capacity, then the developer would be responsible to do that and would have to work with City's Public Works Department.

G. Construction and phasing plan

- The residents were concerned with the constant construction going on with the site for a long period. They asked about the phasing plan and asked if there would be security around the construction site.
Staff responded that the City have a Construction Mitigation Plan required of the developer. The plan would list the days and hours of construction allowed, the signs that are required to be posted such as "no drinking, no loitering, no music" etc., fencing with fabric around the site, contact number that residents could call in case of problems and issues, etc.
- The residents were concerned that during construction especially for the summer's months, they would not be able to have their windows open for air circulation and may have to rely on air conditioning if the houses have them. They said some houses do not have central air where some homeowners are seniors and on fixed income, whom might not have the financial means to continually use the air conditioning.
- The residents asked whether there would be a security guard for the site at night to prevent nuisance problems.
Staff stated that the City could require the developer to have on-site security guard to prevent nuisance problems for the duration of the construction. Staff stated that this requirement could be a condition of approval.

H. Noise

- The residents asked how the developer would address the impact of noise from construction. They said the Noise Study indicated a construction Noise level of 79 decibels.

Staff replied that staff would review the Noise Study and its proposed mitigations and determined if they would be adequate to address the residents' concerns.

I. Environmental issues like lead and asbestos

- The residents asked about the potential of them being exposed to asbestos and lead during the demolition of the existing buildings.

Staff replied that there are strict requirements from the State and OSHA for any workers to remove lead or asbestos before the building can be demolished.

J. Existing Trees

- The resident asked if the developer could save some existing mature trees on the site.

Staff replied that Oak trees are required to be preserved in place or by relocation. The developer has prepared an arborist report and the trees identified are not Oak trees, therefore the trees are not required to be preserved. Further, the grading of the site would not allow saving the trees.

K. Increase notification area

- *Staff mentioned to the residents that the notification area has been increased from 300 feet radius to 1,000 feet radius; and, it included those that have attended the May 13, 2015 neighborhood meeting outside of the 1,000 feet but on the sign-in sheets.*

L. Next Neighborhood meeting

- The residents asked when would be the next neighborhood meeting.

Staff replied that the developer has been pushing to have a neighborhood on June 23 or June 30. Staff has told the developer that the two dates does not work and that the project design is not ready for another neighborhood meeting. Staff mentioned to the residents that staff might consider combining a Planning Commission workshop with a neighborhood meeting. Staff has not determined a date yet.

M. Next Steps in the process

- The residents asked the next step in the process for the project.

Staff replied that the project has to be redesigned and reviewed for compliance with all development requirements regardless whether the City supports the change in the density, before staff is ready to schedule it for Planning Commission review.

Exhibit 6

September 29, 2015 Planning Commission Study Session
Minutes



**MINUTES OF THE SEPTEMBER 29, 2015 SPECIAL
MEETING OF THE COVINA PLANNING COMMISSION
HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125
EAST COLLEGE STREET AT 7:00 P.M.**

CALL TO ORDER

Chairman Hodapp called the Planning Commission meeting to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE

Chairman Hodapp led the Pledge of Allegiance.

B. ROLL CALL

Commission Members Present: Connors, Hodapp, Manning, McMeekin, Patterson

Commission Members Absent: None

Staff Members Present: Director of Community Development, City Planner, Associate Planner, Planning Consultant, Public Works Director, City Engineer/Traffic Engineer, CEQA Environmental Consultant

C. AMENDMENTS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

None.

CONTINUED PUBLIC HEARINGS

None.

PUBLIC HEARINGS

None.

GENERAL MATTERS

1. Presentation of brief background and overview of proposed 63-lot residential subdivision at former Banna Elementary School site at 800 N. Banna Avenue, also known as One Chart Oak Development. No action on project proposal will be taken at this Study Session.

Community Development Director Brian Lee explained that this meeting is a study session on the proposed residential subdivision and that the purpose of the meeting is to introduce the Planning Commission and the public to the current status of the project, provide information as to the project features, and provide background as to the different pieces of the entitlement process. He stated that this is not a public hearing, and there will be no decisions rendered by

the Planning Commission this evening. The process of the entitlement will require hearings before both the Planning Commission and eventually the City Council.

Mr. Lee presented the report and PowerPoint presentation, and gave a brief project history. The original development application was submitted in April 2015 for a 108-lot subdivision which was part of the actual purchase agreement executed between the Charter Oak School District and the developer in approximately July of 2014. In May 2015, a Mitigated Negative Declaration was circulated for the 108-lot subdivision for 30 days. On Jun 17, 2015 there was a community meeting with the neighborhood residents, where a number of concerns were raised related to density, compatibility with the adjoining existing neighborhood, potential impact of property values, traffic generation, water and sewer capacity phasing, etc. At that time, the original subdivision proposal was a gated community with a wall surrounding the perimeter of the project with access to the internal circulation.

In September, the applicant submitted a revised plan as a result of the concerns addressed by the community. During the past month, the developer hosted two community meetings at the Charter Oak High School. The revised plan shows a 63 home subdivision (7.7 units per acre) with a two acre open space park. The product type has evolved since the original proposal to a 2-story detached product with 4-5 bedrooms, with floor areas between just over 2,000 to 2,400 square feet. The total number of parking spaces proposed this time is 300, which would be allocated to two-car garages and also driveway parking, and the interior of the project would have 24 on-street parking spaces within the private street. The effort is to create a housing product in the neighborhood that is very much compatible to what is presently existing surrounding the Banna School site. The public park would be walkable and accessible for the surrounding neighborhood. The entitlement process would involve a General Plan Amendment, changing the land use designation from School to Medium Density Residential, a zone change from R1-7500 to multiple family with a Planned Community Development Overlay, a Site Plan Review, a Tentative Tract Map, and the CEQA Mitigated Negative Declaration.

Ruta Thomas, the CEQA Environmental Consultant, explained that CEQA (California Environmental Quality Act) is a public disclosure process which identifies potential environmental impacts of the project and which allows the public and other agencies and City staff to comment on the project, providing input and thereby allowing the decision makers to make an informed decision about the project. She stated that a Mitigated Negative Declaration (MND) is currently being revised, which will be re-circulated for a 30 day comment review period wherein public agencies interested in reviewing the document, and which have jurisdiction over the document, as well as the public, will have a chance to review and provide comments. It is anticipated that the document will be released sometime in October, and following the public review of the MND, the applicant and the project will return to the Planning Commission for a decision, and ultimately go before the City Council.

Commissioner McMeekin asked if the City would have a problem acquiring the land for the park. Mr. Lee responded that a purchase agreement would be needed to convey the property to the City, which would ultimately need to be approved by the City Council. There are funds designated for park development that are restricted just for that purpose, and we are in the process of evaluating how much is available. There are also potential ways to obtain additional funding through grants or CDBG allocations, in addition to other sources.

Chairman Hodapp asked the Traffic Engineer to explain the traffic impact under the current proposal and what kind of significant improvements have been made in relation to the original proposal. Traffic Engineer David Gilbertson stated that a single family residential home generates 10 vehicle trips per day, so by going from the original 108 homes to the current 63 it represents a significant decrease in the number of trips per day. For the entire development, impacts to the primary intersections surrounding the development were not significant with the initial plan, and are reduced marginally with the revised plan, and will still not have a significant impact to those intersections. A revised traffic study is currently being reviewed by staff and will be submitted after review.

Commissioner Manning asked about the intersection of Cypress and Banna as it relates to the Metrolink. Mr. Gilbertson said that Metro has made recommendations regarding traffic at the intersection but that they are not a requirement of the development. Staff, through the CEQA process, will analyze those recommendations and determine the merits of the recommendations. At this time it is still being reviewed.

Chairman Hodapp opened the meeting to questions from the audience.

Jeff Longacre of Covina spoke in opposition to the project. He stated concerns about density with the additional houses, and traffic, as well as maintenance of the proposed park, considering the drought conditions. He also felt that the new homes would not blend in with the existing neighborhood. Another concern was the inconvenience during construction and urged the Commission to not change the zoning for this project.

Joe Soran of Covina spoke in opposition to the project. He said it is his strong conviction that this is way too many homes for his neighborhood and feels that the increased density will reduce his property value, add more congestion, crime, traffic and accidents. He feels that the project will reduce the quality of life in the neighborhood.

Leticia Gross of Covina spoke in favor of the project. She stated that while she does not feel the project is ideal, something needs to be done for the neighborhood and that progress should not be stopped. She said that she had attended the previous community meetings presented by the developer and that the majority of the people present were pleasantly surprised and were in agreement with the project. She urged the Commission to "bring Covina into the 21st Century" with new designs and technology, and said we cannot stay in the past.

Nancy Barnett of Covina spoke in opposition to the project. She said she also attended the previous meetings and did not think that many of the people there agreed with what the developer was proposing. She stated that she has an issue with the proposed park and thinks it should be placed away from Cypress, which is a very busy street. She felt that if it was placed on the other side of the development there would be less chance of illegal activities because more neighbors would be able to watch the area. Her other issue is with density of the homes and the number of units per acre.

Shannon Welch of Covina spoke in opposition to the project. She said she has been involved in the process since the beginning and that while the developer has done a lot to accommodate suggestions that were made, she still feels that the quality of life for the existing neighborhood will be affected. She stated that demo and construction for several

months on a property that has not been maintained for many years will bring about rodents, in addition to dust and dirt, and will inconvenience the lifestyle of at least 60 existing homes for a year or more. Another concern is the existing traffic problems on Glendora Ave. and Colver, which will only increase with more homes and traffic. She questioned the park and the current water situation with the drought.

Commissioner McMeekin asked if staff is confident that the City will develop the park right away. Mr. Lee answered that he does not have a proposed timeline yet but that a conceptual timeline with some milestones as to when it will be developed will be provided and that an interim use plan would probably have some type of maintenance standard added in the interim until the park is fully built. Commissioner McMeekin asked if the City could design a park that is very drought tolerant. Mr. Lee answered, most definitely.

Marilyn Webb of Covina spoke in opposition to the project. She stated that putting a park next to a major street scares and concerns her for the safety of the children in the neighborhood.

Commissioner McMeekin commented that most parks in Covina are on busy streets and he does not have a concern about where it is situated, but asked how the park concept was developed along Cypress Street. Mr. Lee answered that while we can look for alternative locations for the park, the reason that most parks in Covina, as well as in other communities, are easily accessible and viewable from major public streets, is for a defensible space planning for law enforcement so that they can see activity going on in the park during the daytime or in the evening. As far as any amenities, the initial thought was that it would be a very passive park, easily maintainable, and a place for people to walk and enjoy being outdoors, but if it is the desire of the neighborhood to have a more active park, that can be considered.

Chairman Hodapp asked what the average lot size is of existing homes in the area. He said the reason for his question is that he wants the community to understand that while there is a zoning guideline, not all lots may fall exactly as the number dictates in the zoning regulations. For instance, lots in the R-1 7,500 zone may be less than 7,500 sq. ft. depending on the shape of the lot. City Planner Alan Carter answered that most of the single family detached houses in the area are approximately 7,000 - 7,500 square feet.

Chairman Hodapp also brought up the concerns of dust and noise during construction, which he said he believed are addressed by the Mitigated Declaration and Noise and Dust Controls. He asked if the issue of pest and rodent control is also taken care of in a declaration, or a mitigated declaration. Community Development Director Brian Lee stated that rodents and pests specifically are not a category but that it can certainly be evaluated. Chairman Hodapp said he thinks it will need to be addressed. He also said that the traffic issue at Glendora and Colver needs to be looked at.

Commissioner Manning added that he wants to be sure that the Banna and Cypress intersection where the Metro is requiring the right turn only is looked at carefully. Chairman Hodapp agreed.

An unidentified audience member stated that she would like to see that the proposed park is kept as a passive park, as there is already noise from the high school games, etc. Chairman

Hodapp noted that with the park being on the north side of the project, some of the noise from the high school will be mitigated by the amassing of homes and trees. Commissioner Manning stated that nothing has been said to indicate that this is going to become a noisy park.

Another unidentified audience member stated that for the safety of any children playing in the park, it should be built in the middle of the development so the homeowners can keep an eye on the park for any type of activities going on and so the children won't be subjected to such a busy street as Cypress.

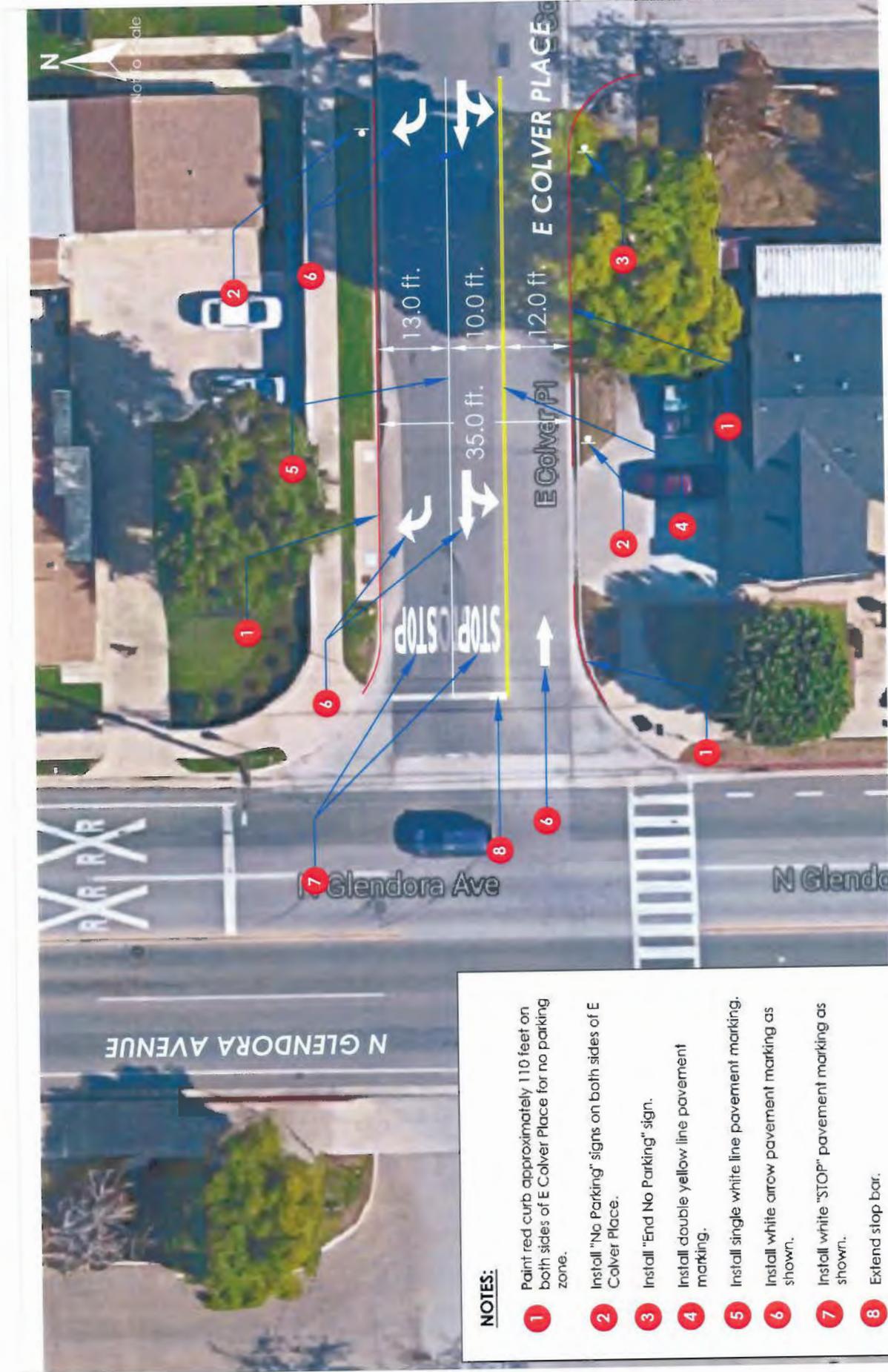
Chairman Hodapp asked staff for any closing comments. There were none.

ADJOURNMENT

Chairman Hodapp adjourned the meeting at 8:45 p.m. to a Regular Planning Commission Meeting to be held on Tuesday, October 13, 2015 at 7:00 p.m.

A handwritten signature in cursive script that reads "Alan Carter". The signature is written in black ink and is positioned above a horizontal line.

Secretary



NOTES:

- 1** Paint red curb approximately 110 feet on both sides of E Colver Place for no parking zone.
- 2** Install "No Parking" signs on both sides of E Colver Place.
- 3** Install "End No Parking" sign.
- 4** Install double yellow line pavement marking.
- 5** Install single white line pavement marking.
- 6** Install white arrow pavement marking as shown.
- 7** Install white "STOP" pavement marking as shown.
- 8** Extend stop bar.

Aerial Source: Google Maps, September 2015.

EXHIBIT 7 Figure 1
 Conceptual Striping Plan at
 Colver Place and Glendora Avenue

One Charter Oak, LLC.
 Manager: Sheldon Development, LLC
 901 Dove Street, Suite 230
 Newport Beach, CA 92660
 Phone: (949) 777-9400

