

**ATTACHMENT A**  
**CITY COUNCIL FINDINGS FOR CUP #6759**

## ATTACHMENT A

### SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT # 6759

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed use was approved by the voters of Pasadena under Measures CC and DD in June 2018. The location proposed by Integral Associates Dena, LLC, 908 East Colorado Boulevard, is located within the CD-5, AD-2 (Central District Specific Plan – Lake Avenue Sub-District, Alcohol Density Overlay District 2) zoning district, where a cannabis retailer use can be permitted subject to approval of this permit if the site meets all location requirements as identified in Section 17.50.066.D 5 of the Zoning Code. Consistent with Section 17.50.066, the proposed sale of cannabis is considered a ‘retail’ use which is allowed in the CD zone with the approval of the Conditional Use Permit, City Cannabis Permit and State license. Operation of the proposed commercial cannabis retail dispensary is subject to compliance with all of the conditions of approval in addition to all of the regulations of the State of California Bureau of Cannabis Control as well as those regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities). The application demonstrates that the use as proposed will comply with the applicable zoning district and complies with all applicable provisions of the Zoning Code. This includes meeting the specified distance requirements, being located in an allowable zone and complying with all other applicable code provisions such as maximum size, hours of operation, parking etc.

Relative to the distance requirement to residential zones pursuant Section 17.50.066 D.5.b of the Pasadena Municipal Code, the proposed location, 908 East Colorado Boulevard, is located more than 600 feet from the boundaries of the nearest residential zone, as shown in the survey map submitted by Integral Associates Dena and dated October 3, 2019. As explained and summarized in the February 26, 2018 staff report to the City Council, in the City Attorney’s Impartial Analysis of Measure CC and on the City’s webpage for Measure CC, the intent of this regulation is to require a 600 foot buffer between the property lines of the proposed cannabis retailer location to the boundaries of any residential zoning district. There was no intent that the cannabis retail use be separated from a residential use. Current zoning regulations allow cannabis retail in zones that allow both commercial and residential uses, such as the Central District. The only specific restriction is not allowing cannabis retail on a parcel that has a mixed-use development. There was no intent to separate the cannabis use from residential uses. Protections were placed from a residential zone. Therefore, there is no required buffer from the proposed location at 908 East Colorado Boulevard to the portion of the condominium use at 120 South Mentor Avenue that is located within the CD-5 zone. Accordingly, the location proposed by Integral Associates at 908 East Colorado Boulevard is code compliant with all location requirements in Section 17.50.066 D of the Pasadena Municipal Code.

The AD-2 overlay does not affect the proposed cannabis retail use and there is nothing in the AD-2 overlay that prohibits the cannabis retail use or adds additional requirements on the use. The AD-2 overlay (Section 17.28.030) indicates that the purpose of the AD (alcohol density) overlay is to (1) provide increased public notification for the establishment of new bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service, food sales, liquor stores, convenience stores and any other use that provides for the sale of

alcohol for off-site consumption and (2) regulate the density of new bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service, food sales, liquor stores, convenience stores and any other use that provides for the sale of alcohol for off-site consumption in order prevent an over-concentration of such uses. The proposed use is cannabis retail and there are no alcohol sales associated with the use. Cannabis retail as a use is subject to its own regulations under the Pasadena Municipal Code that contain provisions for limiting the total amount citywide to six and a cap of one per council district to specifically address over-concentration for this specific use, and in this way address substantially similar matters as addressed by the AD-2 overlay zone, but with more specific focus on cannabis uses. There is no conflict with the applicability of the AD-2 overlay zone and the proposed use, and therefore there is utility to be gained by applying the AD-2 overlay zone requirements.

2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The proposed location was approved by the voters of Pasadena under Measures CC and DD in June 2018. This ordinance was a local ballot measure which was approved by the voters in June 2018. By virtue of the location requirements in this ordinance, the locations where retail cannabis uses can be permitted was approved by the voters. The location proposed by Integral Associates Dena, LLC at 908 East Colorado Boulevard, is located within the CD-5-AD-2 (Central District Specific Plan, Lake Avenue sub-district, Alcohol Density Overlay District 2) zoning district, where a cannabis retailer use can be permitted subject to approval of this permit if the site meets all of the location requirements as identified in Section 17.50.066.D.5 of the Zoning Code. As required in this application, Integral Associates submitted a location map which identifies the required 600 foot and 1,000 foot radii measured from the boundaries of the property at 908 East Colorado Boulevard. The map also includes identification of all uses and zones for properties that fall within the 600 foot radius. The location map submitted by the applicant was prepared by a licensed surveyor, Larry Marr. The radii identified in the map submitted by the applicant has been peer-reviewed by a third-party land surveyor hired by the City and a team of planning consultants hired to field verify accuracy and completeness of the uses within the radii. The scope of review by the City's land surveyor includes verification that generally accepted methods were used by the applicant's land surveyor to identify the property boundaries and determine the radii. Also, the land uses and zones identified in the applicant's location map were verified for accuracy and to ensure that there are no sensitive receptors within 600' of the boundaries of the proposed location. The City has determined, based upon these efforts, that the location map submitted by the applicant is accurate and complete and that the proposed location at 908 East Colorado Boulevard is compliant with all various zoning and location requirements of Section 17.050.066 D of the P.M.C. for commercial cannabis retailers. The applicable zoning district is the CD-5 zoning district (zoning designation is CD-5/AD-1). Per Section 17.30.020 the primary purpose of the CD zoning district is to implement the objectives and policies of the Central District Specific Plan by providing for a diverse mix of land uses designed to create the primary business, financial, retailing, and government center of the City. It emphasizes the concept of a higher density, mixed-use environment that will support transit and pedestrian oriented mobility strategies. The additional purpose of the CD-5 Lake Avenue subdistrict (17.30.020 E) is as follows:

*CD-5 - Lake Avenue. This subdistrict is intended to support Lake Avenue as a pedestrian-oriented high-end commercial street, including regional office space and local shopping.*

As previously noted, the voters of Pasadena approved the retail sales of cannabis and an approved zone is the CD-5 zone. Introducing a retail use is consistent with the purpose of the CD-5 subdistrict as it is a retail use in a commercial area of the City that was intended to attract a variety of retail types, restaurants, entertainment etc. that diversify the mix of land uses. The proposed use will occupy a vacant tenant space that has not recently been occupied. The use of retail sales at this location is consistent with the special purposes of the zoning code and the purposes of the applicable zoning district. There is no conflict with the purposes of the Zoning Code by allowing the use of the site for retail sales.

3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* Granting of the requested Conditional Use Permit is consistent with General Plan Land Use Element – Goal 2, Land Use Diversity which encourages the maintenance of existing and development of new land uses that cumulatively provide for the diverse needs of Pasadena’s residents and businesses offering a variety of employment opportunities, are economically prosperous and sustainable, and respect the City’s environmental setting. General Plan Policy 2.3 (Commercial Businesses) calls for the designation of sufficient land to enable a broad range of viable commercial uses in Pasadena’s Central District, Transit and Neighborhood Villages, and commercial corridors. The proposed commercial cannabis retail use will serve both local and regional needs, reducing the needs for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. Additionally, the General Plan reaffirms the City’s commitment to providing diverse, active, prosperous and well-designed commercial corridors and districts that provide a diversity of goods, services and entertainment, including Policy 25.1 (Diversity of Uses) which actually encourages the development of a broad range of commercial uses. The proposed commercial cannabis retailer is a new land use that was approved by the voters of the City of Pasadena. Excluding the use is in direct conflict with this General Plan policy that encourages diversification of land uses. Consistent with Section 17.50.066, the proposed sale of cannabis is considered a ‘retail’ use which is allowed in the CD zone with the approval of the Conditional Use Permit, City Cannabis Permit and State license. There is nothing in the location requirements that precludes use of the proposed site for a retail cannabis use.
  
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The provisions of the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) accommodate the needs of medically ill persons that require treatment with medicinal cannabis as recommended by their health care provider, and provide access to adult-use cannabis for persons over the age of 21 while imposing sensible regulations on the use of land to protect the city’s residents, neighborhoods, and businesses from disproportionately negative secondary impacts that can arise from such uses. Ballot Measures CC and DD, passed by Pasadena voters in June 2018 as local initiatives, allow a limited number of cannabis retailers, cultivators, and testing labs to operate within specific zoning areas in the City and levy a business license tax on commercial cannabis businesses. Limitations and requirements were included in the measures to regulate the cultivation, processing, manufacturing, testing, sale, delivery, distribution, and transportation of medicinal and adult-use cannabis and cannabis products in a responsible manner to protect the health, safety, and welfare of residents and community members and to enforce rules and regulations consistent with state law. Adherence to the State of California Bureau of Cannabis Control’s

strict operational regulations for a storefront cannabis retailer under a Type-10 license is required in addition to compliance with the City's various additional operational, taxation, security and health-related regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities). The proposed Conditional Use Permit application meets all applicable code requirements of the Zoning Code and will be conditioned to comply with all regulations of the Pasadena Municipal Code, the Cannabis Permit and the State of California. The proposed use is retail in a location that has historically been occupied by other types of retail uses. The only site improvements are limited to tenant improvements.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* This application is for the proposed establishment of a commercial cannabis retailer at 908 East Colorado Boulevard in the CD-5-AD-2 (Central District Specific Plan, Lake Avenue sub-district, Alcohol Density Overlay District 2) zoning district. The voters of Pasadena approved the retail sales of cannabis under Measures CC and DD with specific regulations. The proposed location has been determined to meet all of the zoning and location requirements identified in Section 17.50.066 D of the Pasadena Municipal Code, and there are no sensitive receptors within 600' of the project's property boundaries. The applicant does not propose an increase to the existing building footprint. Operation of the proposed commercial cannabis retail dispensary is subject to compliance with all of the conditions of approval of this grant in addition to all of the regulations of the State of California Bureau of Cannabis Control as well as those regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities). As conditioned, the operation of a commercial cannabis retail storefront will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. The proposed use is retail in a location that has historically been occupied by other types of retail uses. The only site improvements are limited to tenant improvements. The project will be subject to design review to ensure that any exterior modifications are consistent with applicable design guidelines.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetics values, character, scale, and view protection.* The proposed location was approved by the voters of Pasadena in 2018 under Measures CC and DD. The granting of this Conditional Use Permit will allow a newly approved retail use pursuant to Section 17.050.066 D5 which allows for 'commercial cannabis retailers'. Commercial cannabis retail sales is considered a 'retail' use and the use of the existing commercial building is consistent with surrounding land uses which include retail, commercial and mixed uses. The applicant will not alter the existing height, setbacks, or expand the existing building envelope or footprint. Any exterior changes are required to be reviewed by the Design and Historic Preservation Section for compatibility. Only minor exterior changes are proposed with the majority of work being a tenant improvement. Therefore the existing building design and characteristics will remain and will not alter the compatibility with existing and future land uses in the vicinity.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR CUP #6759**

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6759**

The applicant or the successor in interest shall comply with the following conditions:

General

1. The site plan and floor plan submitted for building permits shall substantially conform to the site/floor plans stamped "Approved at Hearing, January 27, 2020" except as modified herein.
2. The approval of this application authorizes the operation of a commercial cannabis retailer which offers both medicinal cannabis and adult-use cannabis in compliance with all applicable regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities), and in accordance with the plans on file with the Current Planning Division.
3. Any change to these conditions of approval or expansion of the use, including hours of operation, shall require the modification of this Conditional Use Permit or a new Conditional Use Permit.
4. If the approved cannabis retailer use is discontinued for a continuous period of 12 months, this conditional use permit expires for discontinuance of use and thereafter is void.
5. The applicant shall meet the applicable code requirements of all other City Departments.
6. This Conditional Use Permit: Cannabis Retailer is contingent upon approval of a cannabis permit and is non-transferrable or assignable and **does not run with the land**.
7. The final decision letter and conditions of approval shall be incorporated in the building plans as part of the building plan check process.
8. The proposed project, Activity Number **PLN2019-00341**, is subject to a Final Zoning Inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy or its equivalent. Contact the Planning Case Manager, Guille Nunez at (626) 744-7634 to schedule an inspection appointment time.
9. The proposed project, Activity Number **PLN2019-00341**, is subject to Condition Monitoring for compliance with these conditions of approval. Condition Monitoring Fees, as specified in the City's adopted fee schedule, will be due upon every periodic inspection.
10. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress to the building.
11. Live music, live entertainment and the use of amplified speakers for advertising, entertainment or promotions is not permitted without required permits.
12. Live cannabis plants are not allowed to be stored or kept on the property. A licensed retailer may not sell immature or mature cannabis plants or seeds.

13. All staff shall undergo training which focuses on understanding the laws and rules regarding medicinal and adult-use cannabis, basic safe handling of cannabis items, checking identification, and recognizing the signs of visible intoxication prior to a sale. Integral Associates Dena, LLC shall retain records of the completion of such training and such records shall be available for City inspection upon request. The applicant shall utilize training services offered by the State or by a trainer accredited by the State of California Bureau of Cannabis Control (BCC), if available.
14. The applicant shall utilize not more than one (1) delivery vehicle.
15. The approved hours of retail operation are 7:00 a.m. to 10:00 p.m. Monday through Sunday. Deliveries can occur within the hours of 6:00 a.m. to 10:00 p.m. Shipments of cannabis goods shall occur only between the hours of 6:00 a.m. and 10:00 p.m.
16. The business shall not operate on the day of the annual Tournament of Roses Parade.
17. Prior to final building sign-off, the applicant shall submit a delivery operations plan to the Department of Transportation and to the Planning and Community Department for review and approval.

#### Fire Department

18. If delayed egress locking system is provided, the building shall be protected with automatic fire sprinklers and a smoke detection system per CFC Section 1010.1.9.7.

#### Design and Historic Preservation

19. Any exterior changes to the building, including new signage, shall require Design Review. New signs shall comply with the approved master sign plan or shall require amendment to the master sign plan if proposed to deviate.

#### Department of Transportation

20. The project is part of 880-940 East Colorado Boulevard Development (CUP #5209). Development conditions shall apply to this project. No new conditions for CUP #6759.

#### Building Department

21. Governing Codes: Comply with the governing edition of California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review. FYI – The current edition is the 2016 series effective January 1, 2017 until December 31, 2019.
22. Building Code Analysis: Document on the plans the Allowable Height & Area, Occupancy Group(s), Type of Construction, and occupant load.
23. Means of Egress (Exiting): Provide Occupant Load Calculations for all areas, and provide an "Exit Plan". Identify exit separation and travel distance.
24. California Disabled Access Requirements: Project to be accessible to the disabled in accordance with Chapter 11B of the CBC. Stage and seating must be accessible.



25. Permit(s): Separate permits are required for grading (if applicable), fire sprinkler, mechanical, electrical, and plumbing.

Water Division

26. Refer to attached memorandum dated September 30, 2019.



PASADENA WATER AND POWER

## MEMORANDUM

September 30, 2019

**To:** Guille Nunez  
Planning Department

**From:** Sandra Andrade-Hernandez  
Water Engineering, Water and Power

**Subject:** Conditional Use Permit (CUP): Cannabis Retailer #6759, PLN2019-00341, 908 E Colorado Boulevard

Enclosed is the check sheet for CUP #6759 per your request dated August 13, 2019.

Case Number: **CUP #6759, PLN2019-00341, 908 E Colorado Boulevard 5735-006-036 & 5735-006-040**

**WATER & POWER DEPARTMENT -  
WATER DIVISION**

Plan Reviewer: Sandra Andrade-Hernandez

Phone: (626) 744-4189

Email: [sandrade-hernandez@cityofpasdena.net](mailto:sandrade-hernandez@cityofpasdena.net)

Date Reviewed: September 30, 2019

District Map Sheet: 617

**Water Mains:**

Pasadena Water and Power ("PWP"), Water Division can serve water to this project. There are two water mains surrounding this project. There is a 20-inch cast iron water main in Colorado Boulevard, installed under Work Order 951 in 1922. This water main is located approximately 19 feet north of the south property line of Colorado Boulevard. There is an 8-inch cast iron water main in Mentor Avenue, installed under Work Order 2496 in 1930. This water main is located approximately 26 feet east of the west property line of Mentor Avenue.

**Moratorium:**

Verify with Public Works Department ("PWD") regarding any street construction moratorium affecting this project.

**Water Pressure:**

The approximate water pressure in the area is 50 – 60 psi.

**Water Service:**

PWP records reflect six water services serving this project.

- 2-inch domestic service (50311)
- 2-inch domestic service (50312)
- 4-inch domestic service (50314)
- 4-inch fire service (47778)
- 4-inch domestic service (50315)
- 8-inch fire service (50313)

Any change in water service will be reviewed when the building plans are submitted. Any change in service will be installed at actual cost and paid for by the owner/developer.

Additionally, if it is determined that a water main must be upgraded due to size, age, pressure deficiencies, and/or the integrity of the existing water main; the upgrade will be paid for by the owner/developer. A deposit will be requested for the water main design and a cost estimate will be provided to the owner/developer for the new water service installations, main design, and main construction. The owner/developer must be aware that the design of a new water main will take 3 to 4 months after the initial deposit is made by the owner/developer. Also, an additional 4 to 6 months will be needed for the construction of the water main after the balance of the estimate is paid in full by the owner/developer. The design and construction estimated time depends on the size and length of the water main and other mains in the queue. For this reason, it is imperative that the initial deposit be submitted promptly. Also, the owner/developer will pay in full for any street restoration required by PWD. PWD determines the limits of street restoration.

### **Water Division Requirements:**

- Water lines are not permitted to cross lot lines to serve adjoining lots without a utility easement; the Pasadena Water Division shall approve all proposed easements.
- The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.
- All services not in use must be abandoned at the distribution main at the applicable rate.
- For subdivided lots with one unit behind the existing, show easement documentation and assessor parcel map showing the subdivision.
- Pursuant to the PWP Water Regulation Section XI 'A water service and meter may be evaluated for its continuing integrity. Should PWP find a service, meter, vault or other appurtenance to be substandard and no longer suitable for continued use, replacement and/or construction of new facilities may be required. PWP may require that a portion or all of the costs of such replacement and/or construction be paid or contracted for by the Applicant or Customer prior to construction.' The property owner is responsible for the replacement cost. All service pipes shall be of suitable capacity as determined by applicable plumbing and fire codes. The minimum sized service installed by PWP is 1-inch.

### **Cross Connection Requirements for Domestic Services:**

- All city cross-connection prevention policies must be adhered to. The developer is required to provide back-flow protection at all connections whereby the plan arrangement or configuration could potentially contaminate the domestic water system.
- There shall be no taps between the meter and the backflow assembly.
- The owner/developer shall provide and install an approved double check valve backflow prevention assembly at each water service if more than one water service serves property. The location of the back-flow prevention assembly shall be above ground within 20-feet of the property line.
- The property owner is responsible for the back-flow prevention assembly. The assembly will be registered and require an annual test certification. All manufacturer warranties shall be transferred upon installation and certification to the property owner.
- The owner/developer is responsible for certifying and testing the assembly after installation by a person that possesses a current and valid license, and must be certified by the County of Los Angeles Department of Health Services.
- The owner/developer shall submit the results of the test to the Water Utility Service Section for approval. Upon approval, the City will maintain domestic water to the property and will automatically register the assembly.
- All water services shall be protected from cross connections by means of approved backflow prevention techniques and assemblies.
- An administrative fee of \$194.00 will be charged for each backflow prevention assembly installed.

### **Cross Connection Requirements for Fire Service:**

- The fire service requires a detector meter and back-flow prevention assembly.
- The assembly shall be located in a readily accessible location for meter reading, test and maintenance.
- All fire sprinkler systems require installation of an approved double check valve backflow prevention assembly at the sprinkler lateral off the domestic system.
- Contract service other than PWP, providing the backflow prevention assembly shall contact the Water Utility Services Section to verify assembly approval or contact the

University of Southern California foundation for Cross Connection Control and Hydraulic Research for an approve list of assemblies.

- All manufacturer warranties shall be transferred upon installation and certification to the property owner. The property owner shall assume ownership of the back-flow prevention assembly. The assembly will be registered and require an annual test certification.
- If PWP is to provide DCDA for fire service, PWP will install Wilkins, model 450 DA.
- Choose from one of the below listed options and incorporate into the fire sprinkler plans.

### **Option 1:**

Detector meter located on double check detector check assembly (DCDA) outside the structure on private property.

- The Water Division will install the service tap, lateral, DCDA (optional Wilkins, models 350 DA or 450 DA) and designate the distribution main and service tap.
- The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 10-feet of the property line, on private property. Reference Water Division Plan Check for certification and registration.

### **Option 2:**

Detector meter located in a vault within the public right of way with a double check valve backflow prevention assembly (DCA) provided and installed inside or outside the building by the owner/developer.

- The Water Division will install the service tap, lateral, detector water meter and designate the distribution main and service tap.
- The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 20-feet of the property line on private property. Reference Water Division Plan Check for certification and registration.

### **All Other Cross Connection Requirements:**

The owner/developer is also responsible for additional cross connection requirements for irrigation system, swimming pool and/or spa, boiler / chilled water / cooling tower (using chemical additives), domestic water line at makeup to carbonation system, sewage ejector, decorative water fountain, and makeup water to reverse osmosis filtration equipment.

### **Fire Flow and Fire Hydrants:**

The Pasadena Fire Department ("PFD") has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer.

There are three fire hydrants in close proximity to the project site. Fire hydrant 617-49 is located on the south side curb of Colorado Boulevard, 161 feet west of the west property line of Mentor Avenue. Fire hydrant 617-18 is located on the southeast corner of Colorado Boulevard and Mentor Avenue. Fire hydrant 617-42 is located on the west side curb of Mentor Avenue, 150 feet south of the south property line of Colorado Boulevard. There is no current fire flow test information available for these fire hydrants. If you would like to request for a fire flow test, please contact Marco Sustaita at (626) 744-4498.

