



CITY OF WEST COVINA

PLANNING COMMISSION

**FEBRUARY 23, 2021, 7:00 PM
REGULAR MEETING**

**CITY HALL COUNCIL CHAMBERS
1444 W. GARVEY AVENUE SOUTH
WEST COVINA, CALIFORNIA 91790**

**Sheena Heng, Chair
Shelby Williams, Commissioner
Brian Gutierrez, Commissioner
Livier Becerra, Commissioner
Nickolas Lewis, Commissioner**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, suspending certain requirements of the Brown Act relating to the conduct of public meetings. Pursuant to the Executive Orders, Planning Commissioners may attend Planning Commission meetings telephonically and the Planning Commission is not required to make available a physical location from which members of the public may observe the meeting and offer public comment.

On June 18, 2020, the California Department of Public Health issued guidance mandating that people in California wear cloth face coverings in specified circumstances, including when they are inside of, or in line to enter, any indoor public space

Due to the ongoing COVID-19 emergency and pursuant to State and County public health directives, the City Council Chambers will have limited seating available on a first-come, first-served basis for members of the public to attend and participate in the Planning Commission meeting in person. All persons attending the meeting are required to wear cloth face coverings and observe social distancing protocols. Members of the public may also watch Planning Commission the meeting live on the City's website

at: <https://www.westcovina.org/departments/city-clerk/agendas-and-meetings/current-meetings-and-agendas> under the "Watch Live" tab or through the West Covina City YouTube channel at www.westcovina.org/LIVE.

If you are experiencing symptoms such as fever or chills, cough, shortness of breath or difficulty breathing, fatigue, or sore throat, the City requests that you participate in the meeting from home by watching the meeting live via the links set forth above.

REMOTE PUBLIC PARTICIPATION:

In lieu of attending the meeting in person, members of the public can submit public comments via email or address the Planning Commission by telephone using the methods described below.

EMAILED PUBLIC COMMENT:

Members of the public can submit public comments to the City Clerk via e-mail at City_Clerk@westcovina.org. The subject line should specify "Oral Communications – 2/23/2021". Please include your full name and address in your e-mail. All emails received by 5:00 P.M. on the day of the Commission meeting will be posted to the City's website under "Current Meetings and Agendas" and provided to the Planning Commission prior to the meeting. No comments will be read out loud during the meeting. All comments received by the start of the meeting will be made part of the official public record of the meeting.

TELEPHONIC ACCESSIBILITY.

Members of the public that wish to address the Commission by telephone during Oral Communications or a public hearing may contact the City Clerk by email City_Clerk@westcovina.org or by telephone (626) 939-8433 by 5:30 P.M. on the day of the Commission meeting for instructions regarding addressing the Planning Commission by telephone during the meeting.

Please turn off all cell phones and other electronic devices prior to entering the Council Chambers

AMERICANS WITH DISABILITIES ACT

The City complies with the Americans with Disabilities Act (ADA). If you need special assistance at Planning Commission meetings, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 to 5 Monday through Thursday. Do call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Planning Commission meetings, please request no less than four working days prior to the meeting.

PUBLIC COMMENTS/ADDRESSING THE COMMISSION

Any person wishing to address the Planning Commission on any matter listed on the agenda or on any other matter within their jurisdiction is asked to complete a speaker card that is provided on the speaker podium and submit the card to a Planning Department staff member.

Please identify on the speaker card whether you are speaking on an agenda item or non-agenda item. Requests to speak on non-agenda items will be heard during "Oral Communications" before the Public Hearing section of the agenda. Oral Communications are limited to thirty (30) minutes. Generally, comments are limited to five minutes per speaker unless further time is granted by the Chairperson. ***The Chairperson may also, at his or her discretion, further limit the time of each speaker in order to accommodate a large number of speakers and/or to ensure that the business of the Planning Commission is effectively conducted.***

Any testimony or comments regarding a matter set for Public Hearing will be heard during the public hearing for that item.

MOMENT OF SILENT PRAYER/MEDITATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting, January 26, 2021

ORAL COMMUNICATIONS

This is the time when any member of the public may speak to the Commission on any matter within the scope of duties assigned to the Commission relating to non-agendized or consent calendar items. Other matters included on this agenda may be addressed when that item is under consideration. For all oral communications, the chairperson may impose reasonable limitations on public comments to assure an orderly and timely meeting. The Ralph M. Brown Act limits the Planning Commission and staff's ability to respond to public comments at this meeting. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may ask questions for clarification, if desired, at this time.

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes. Persons who are not afforded the opportunity to speak at this time may do so under "Continuation of Oral Communications" later on the agenda.

PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT NO. 20-07
SLIGHT MODIFICATION NO. 20-01
SUBCOMMITTEE FOR DESIGN REVIEW 20-36
CATEGORICAL EXEMPTION
APPLICANT: Gerardo Limon
LOCATION: 1208 S Hollencrest Drive
REQUEST: The applicant is requesting a Conditional Use Permit to allow for the construction of a 1,644-square foot second-story addition, a 654-square foot single-story addition, 952-square foot 3-car garage to replace the existing 2-car garage, and a 520-square foot balcony to the existing 4,344-square foot two-story single-family residence. The proposed house will have a total floor area of 7,160-square feet, exceeding the 5,000 square feet maximum unit size administrative use permit threshold. The applicant is also requesting a Slight Modification to exceed the maximum 25-foot building height by 2 feet.**

NON-HEARING ITEMS - None

TEN-DAY APPEAL PERIOD: *Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's Office before close of business on the tenth day.*

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

This is the time when any member of the Commission may bring a matter to the attention of the full Commission that is within the scope of duties assigned to the Commission. Any item that was considered during the Agenda is not appropriate for discussion in this section of the agenda. **NO COMMISSION DISCUSSION OR ACTION CAN BE CONSIDERED AT THIS TIME.** If the Commission desires to discuss an issue raised by a speaker or take an action, the Commission may vote to agendize the matter for a future meeting.

- a. Election of Vice-Chairperson

3. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:**

- a. Forthcoming - March 9, 2021

4. **CITY COUNCIL ACTION:**

This is an oral presentation of City Council matters and actions, which are in the Commission's area of interest

ADJOURNMENT

City of West Covina
A G E N D A

ITEM NO. 1.

DATE: February 23, 2021

TO: Planning Commission
FROM: Planning Division
SUBJECT: Regular meeting, January 26, 2021

Attachments

Minutes 1.26.21

**These minutes are preliminary and are considered unofficial
until adopted at the next Planning Commission meeting.**

A G E N D A

DATE: February 23, 2021

ITEM NO.: 1

**MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF WEST COVINA
Tuesday, January 26, 2021**

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina Council Chambers. The Commission observed a moment of silent prayer/meditation and Commissioner Becerra lead the Pledge of Allegiance.

SWEARING IN OF NEW COMMISSIONERS – The new Planning Commissioners were sworn in by Assistant City Clerk Lisa Sherrick.

ROLL CALL

Present: Heng, Becerra, Gutierrez, Lewis, Williams

Absent: None

City Staff Present: Morales, Burns, Martinez

APPROVAL OF MINUTES:

1. Regular meeting, December 8, 2020

The minutes were approved as presented.

OTHER MATTERS OR ORAL COMMUNICATIONS

None

PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT NO. 20-07
SLIGHT MODIFICATION NO. 20-01
SUBCOMMITTEE FOR DESIGN REVIEW NO. 20-36
CATEGORICAL EXEMPTION
APPLICANT: Gerardo Limon
LOCATION: 1208 S. Hollencrest Drive
REQUEST:** The applicant is requesting a Conditional Use Permit to allow for the construction of a 1,868-square foot second-story addition, a 734-square foot single-story addition, 952-square foot 3-car garage to replace the existing 2-car garage, and a 520-square foot balcony to the existing 4,344-square foot second-story single family residence. The proposed house will have a total floor area of 7,465-square feet exceeding the 5,000 square foot maximum unit size. The

applicant is also requesting a Slight Modification to exceed the maximum 25-foot building height by 2 feet.

Planning Manager Jo-Anne Burns presented the staff report. She also showed the Commission pictures of the story poles and answered questions by the Commission regarding the project.

Chairperson Heng opened the public hearing.

PROPONENTS:

Gerardo Limon, applicant, told the Commission that the property owners wanted to make their home larger. He added that the story poles were installed to show the size of the home with the addition, and that the neighbor's view would not be blocked by the addition. He showed the Commission pictures and said the height of the home would be consistent with other existing houses. He also pointed out that the addition conformed to the Zoning Code. In addition the property owner preferred the gable design and a more modern look. The Commission asked height of the proposed home and difference between the gable and Dutch gable roof.

OPPONENTS:

Paul Maselbas, Don Holtz and Carlos Garay spoke in opposition to the request. Mr. Maselbas said his concerns at the first hearing had been misrepresented and told the Commission that this addition would make the home 31% larger than the average size of surroundings homes. He added that he had requested the story poles to show how large the proposed home would be. Mr. Holtz expressed his opposition to the size of the home because it would be too large. Mr. Garay said he lives 1 block east of the home and expressed his concern with the possible loss of his privacy. He requested that the project be denied.

REBUTTAL:

Mr. Limon told the Commission that the project is the same as was presented at the November 10, 2020 meeting and complied with all applicable zoning requirements. He added there are larger homes in the area. In addition he added that the radius of public hearing notification was 300 feet, and it was possible Mr. Garay lived outside of that radius.

Chairperson Heng closed the public hearing.

There was a discussion by the Commission regarding the testimony during the public hearing. The Commission discussed the conditional use permit process with regard to this property, the number of homes in the subject area that are of the same size, the size of the home once the project is completed and whether this project is in compliance with the General Plan. There was also a discussion with

City Attorney Ivy Tsai regarding restricting accessory dwelling units on this property.

Motion by Gutierrez to approve Option 2 with a reduction of 300 sq ft from the project. The motion died for lack of a second.

Motion by Becerra, seconded by Lewis, to continue the public hearing to February 23, 2021, recommending Option 2 with the condition that there be no accessory dwelling units allowed and expansion of the garage. Motion carried 5-0.

Chairperson Heng said this matter will be continued to the February 23, 2021 regular meeting.

3. PRECISE PLAN NO. 20-04
 PROJECTS PURSUANT TO A SPECIFIC PLAN
 APPLICANT: Charles Chipp Riddle III of Emanate Health
 LOCATION: 1115 S. Sunset Avenue
 REQUEST: Implementation of Phase I – expansion of the hospital including a new 2-story medical office building, new emergency room and ICU Department, and new 4-level parking within the 28.78 acre Queen of the Valley Hospital Specific Plan area.

Planning Manager Jo-Anne Burns presented the staff report. During her presentation she spoke about the amended mitigation measures. In addition, she told the Commission that Robert Torres had submitted a letter requesting that a fence be required between the Queen of the Valley property and the adjacent property. In addition, Commissioner Gutierrez inquired about the possibility that Queen of the Valley could be designated as a trauma center. There was a short discussion regarding this matter.

Chairperson Heng opened the public hearing.

PROPOSERS:

Charles Chipp Riddle III, representing Emanate Health, spoke in favor of the project. In addition he answered questions by the Commission regarding this facility and how the Covid-19 Pandemic affected the development of the project. He also answered questions by the Commission related to the number of Intensive Care Rooms and negative pressure rooms would be available after it's constructed.

OPPOSERS:

No one spoke in opposition to the project.

Chairperson Heng closed the public hearing.

There was a discussion by the Commission regarding the parking structures, daily trip generation, the possible need to mitigate additional traffic with additional signals and the area between the park and the hospital. The Commission also discussed the existing chain link fence between the hospital property and the soccer field. There was also a discussion regarding when construction would start and when the project would be completed.

Chairperson Heng indicated she would favor continuing this matter to the February 23, 2021 regular meeting.

Motion by Gutierrez, seconded by Lewis, to waive further reading and adopt Resolution No. 21-6064, approving Precise Plan No. 20-04 and the addendum to the final Environmental Impact Report for the Queen of the Valley Specific Plan with revisions recommended by staff. Motion carried 5-0.

Chairperson Heng said this action is final unless appealed to the City Council within ten (10) days.

4. CONDITIONAL USE PERMIT NO. 20-15
CATEGORICAL EXEMPTION

APPLICANT: South Hills Animal Hospital (Keun Hyung Park)

LOCATION: 1424 S. Azusa Avenue

REQUEST: The applicant is requesting a Conditional Use Permit to allow the operation of a veterinary hospital, South Hills Animal Hospital. The veterinary hospital will be located with an existing 2,305 square-foot space.

Planning Intern Miriam Machado presented the staff report. She spoke briefly about the application and told the Commission this was a full-service veterinary hospital. Staff recommended approval of the application.

There was a brief discussion by the Commission regarding this matter.

Chairperson Heng opened the public hearing.

No one spoke in favor of, or in opposition to Conditional Use Permit No. 20-15.

Chairperson Heng closed the public hearing.

Commissioner Lewis expressed his support of this request.

Motion by Lewis, seconded by Becerra to waive further reading and adopt Resolution No. 21-6025. Motion carried 5-0.

NON-HEARING ITEMS

5. SUBCOMMITTEE FOR DESIGN REVIEW NO. 20-24
CATEGORICAL EXEMPTION

APPLICANT: Eleanor Reyes

LOCATION: 304 S. Lark Ellen Avenue

REQUEST: The applicant is proposing to convert an unpermitted patio cover into a 375-square foot family room addition located on the northwest side of an existing single-story residence.

Planning Manager Jo-Anne Burns presented the staff report. During her presentation she said the former Subcommittee for Design Review members made recommendations to the applicant, however, the applicant felt it would be a financial burden to implement those recommendations. The applicant, Eleanor Reyes, spoke to the Commission via Zoom and requested she be allowed to enclose the patio and retain the roof at its present height. There was a short discussion by the Commission regarding this request.

Motion by Gutierrez, seconded by Becerra, to approve Subcommittee for Design Review No. 20-24 as proposed. Motion carried 3-2 (Williams, Lewis opposed.)

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

Community Development Director Paulina Morales recommended that the election of the Vice Chairperson be rescheduled for the February 23, 2021 regular meeting.

Chairperson Heng appointed Commissioner Gutierrez and Commissioner Lewis to the Subcommittee for Design Review. Commissioner Williams will be the alternate.

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

Community Development Director Paulina Morales welcomed the new Planning Commissioners.

7. CITY COUNCIL ACTION:

Community Development Director Paulina Morales said there were no Council actions to report.

ADJOURNMENT

Chairperson Heng adjourned the meeting at 10:32 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant

ADOPTED AS SUBMITTED ON:

ADOPTED AS AMENDED ON:

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

CONDITIONAL USE PERMIT NO. 20-07

SLIGHT MODIFICATION NO. 20-01

SUBCOMMITTEE FOR DESIGN REVIEW 20-36

CATEGORICAL EXEMPTION

APPLICANT: Gerardo Limon

LOCATION: 1208 S Hollencrest Drive

REQUEST: The applicant is requesting a Conditional Use Permit to allow for the construction of a 1,644-square foot second-story addition, a 654-square foot single-story addition, 952-square foot 3-car garage to replace the existing 2-car garage, and a 520-square foot balcony to the existing 4,344-square foot two-story single-family residence. The proposed house will have a total floor area of 7,160-square feet, exceeding the 5,000 square feet maximum unit size administrative use permit threshold. The applicant is also requesting a Slight Modification to exceed the maximum 25-foot building height by 2 feet.

BACKGROUND

This project was initially reviewed by the Planning Commission on November 10, 2020. During the public hearing one neighbor spoke in opposition to the project. The Planning Commission continued the item to December 8, 2020 with direction to the applicant to install story poles and to provide a line of sight view property cross-section to show that the project will not obstruct any neighboring views. Since the project presented two different roof design options, the Planning Commission's direction regarding the story poles was to provide a general framework that would illustrate the "footprint" of the second-story addition and the height of the structure.

At the December 8, 2020 Planning Commission meeting, the Planning Commission continued the item to a date uncertain at staff's request because story poles were not installed and plans were not submitted prior to the Planning Commission packet distribution date.

The applicant has installed the story poles and has submitted plans that include a line of sight cross-section from the neighboring property to the east.

On January 26, 2021, the Planning Commission held a duly advertised public hearing. During the public hearing three members of the public spoke in opposition of the project with concerns regarding the size of the proposed house. In addition, the Planning Commission was presented with a petition signed by neighbors in opposition of the project (Attachment No. 4). The Planning Commission continued the item to a date certain of February 23, 2021 with direction to staff to talk to the applicant and City Attorney regarding the possibility of including a Condition of Approval to prohibit the future addition of an ADU/JADU and to verify the potential of not requiring the expansion of the garage (into a three-car garage).

DISCUSSION

Although the Planning Commission did not include direction to the applicant to reduce the size of the house as a part of the motion made on January 23, 2021, the applicant has redesigned the project with a 305 square foot reduction to the size of the proposed house from 7,465 square feet to 7,160 square feet. The proposed first-floor addition was reduced from 734 square feet to 654 square feet, while the proposed second-floor addition was reduced from 1,868 square feet to 1,644 square feet. The most noticeable change is the removal of the previously cantilevered portion of the second floor along the south side of the house.

All projects exceeding the maximum unit size above/greater than 25-percent require approval of a Conditional Use Permit. The project exceeds this 25-percent threshold by 2,160 square feet. The table below illustrates how the size of the revised house compares to the previous design, existing house, and code standards.

Existing House	Revised Design	Previous Design	Maximum Unit Size	+25% CUP Threshold
4,344 sq. ft. (includes 434 sq ft. garage)	7,160 sq. ft. (includes 952 sq. ft. garage)	7,465 sq. ft. (includes 952 sq. ft. garage)	4,000 sq. ft. (attached garage included)	5,000 sq. ft. (attached garage included)

It has been the City's practice for over 10 years to include the size of an attached garage towards the maximum unit size calculation. Section 26-401.5 (c) of the West Covina Municipal Code states "attached accessory structures, including, but not limited to, accessory habitable quarters, accessory dwelling units, and garages, shall be included in the twenty-five (25) percent figure.

Garage Expansion Requirement

As directed by the Planning Commission, staff and the City Attorney's office reviewed the WCMC pertaining to the requirement for a three-car garage and found that this requirement was adopted by the City Council on January 21, 2014 (Ordinance No. 2254). Per Section 26-402(e)(1) of the WCMC, the expansion of an existing single-family structure which exceeds the maximum permitted for a lot would require the expansion of the garage to conform to the current Code requirement (three-car garage for homes with a gross floor area of 4,500 square feet or greater, or with 5 or more bedrooms; each garage space is required to be 10 feet wide by 20 feet deep).

Potential for Accessory Dwelling Unit

The City Attorney's office reviewed ADU laws regarding the ability to prohibit the property owner from building an ADU on the property at a future date. Government Code section 65852.150 sets forth the California Legislature's declaration that ADUs are an essential component of California's housing supply. In recent years, state ADU laws have been revised to advance the development of ADUs. Government Code section 65852.2 limits local discretion and requires, among other things, that an ADU be approved through a ministerial process if certain conditions are met, and that an application for an ADU shall be deemed approved if the local agency has not acted on the completed application within 60 days. Further, Section 65852.2(a)(5) explicitly states that "[n]o other local ordinance, policy, or regulation shall be the basis for the delay or denial of a building permit or a use permit" for an ADU. Therefore, the City may not by any regulation prohibit a future ADU on the property if it satisfies the requirements for ADUs as dictated by state law.

Currently, every property in West Covina developed with a residential use is allowed to construct one 1,200 square foot ADU(attached or detached) and one 500 square foot JADU (attached to primary unit) by right subject to certain minimum standards established by State Law (height: 16 feet max; rear and side setback: 4 feet). ADU/JADUs are not subject to the maximum unit size and/or maximum lot coverage requirements/limitations. The project does not include a proposal to construct an ADU/JADU.

REQUIRED FINDINGS

Conditional Use Permit

Before an application for a conditional use permit may be granted, the following findings must be made:

1. The lot and proposed development is consistent with the general plan, zoning, and meets all other applicable code requirements.

The lot and proposed building are consistent with the Residential Low (1.1-2.0 dwelling units per acre) General Plan designation and "Single Family Residential" (R-1) zoning in that it consists of an addition to an existing single-family home. The project meets all applicable requirements of the "Single Family Residential" (R-1) Zone, Area District III.

2. The development utilizes building materials, color schemes and a roof style which blend with the existing structure, if any, and results in a development which is harmonious in scale and mass with the surrounding residences.

The roof design for the proposed addition blends with the existing structure and is consistent with the architectural style of the existing house and homes in the neighborhood. The proposed addition is harmonious in scale and mass with surrounding residences given that all properties directly abutting the project site are developed with two-story homes. The visual scale and massing presented by the addition from Hollencrest Drive and abutting residential properties is insignificant due to the topography of the site; the building pad is higher than the street and the addition would not be readily visible from pedestrians and vehicles passing by (on Hollencrest Drive), while the neighboring home directly to the east is located on a higher elevation with hill side views directed north, the neighboring property directly south is the Suburban Water company property. Distant uphill views of the addition from lower streets are expected for hillside properties.

3. The development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles.

The existing house is accessible from an existing driveway on Hollencrest Drive and the addition will not negatively impact circulation or safety for pedestrians and vehicles. The subject property is developed with setbacks greater than or equal to the minimum required by the Municipal Code. The proposed house with additions does not have any effect on the convenience and safety of circulation for pedestrians or vehicles in that it will not result in any visual obstructions adjacent to a right-of-way that would affect convenience and safety of circulation for pedestrians and vehicles.

4. The development can be adequately served by existing or required infrastructure and services.

The lot is adequately served by existing infrastructure (streets, sewer, water, etc.). The proposed additions are not anticipated to require additional infrastructure or services beyond that provided for the existing residences nearby. Therefore, the development can be adequately served by existing infrastructure and services.

5. The design of the structure has given consideration to the privacy of surrounding properties through the usage and placement of windows and doors, cantilevers, decks, balconies, minimal retaining walls, trees and other buffering landscaping materials.

The design of the house has given consideration to the privacy of the surrounding properties in that the area. The area consists of both single-story and second-story homes on hillside lots with sloped topography. The existing house is two-stories. The majority of all large windows on the proposed addition are facing the side and rear of the house which overlooks the street.

6. The development is sensitive to the natural terrain, minimizes necessary grading, de-emphasizes vertical massing which could disrupt the profile of a natural slope, and does not impede any scenic vistas or views open to the public or surrounding properties.

The proposal is sensitive to the natural terrain in that there are no major terrain modifications. Any necessary precise grading for construction will require that a grading permit be obtained from the Engineering Division. The project proposes remodeling of an existing house and a second-story addition that would not impede any scenic vistas. The neighboring home directly to the east is located at a higher elevation with predominate hill side views to the north. While the proposed addition would impair westerly views from the east neighbor's driveway, the City does not have view protection laws.

Slight Modification

Before an application for a slight modification may be granted, the following findings must be made:

1. There are special circumstances (which may include, but are not limited to, size, shape, topography, location or surroundings) applicable to the property which are not applicable to other property in the property's vicinity under identical zoning classification.

The existing second-story home is over-height and is 27 feet tall; this nonconforming situation on site is longstanding. The proposed second-story addition will match the height of the existing house in order to integrate the addition to the existing structure.

2. As a result of the special circumstances, the strict application of the zoning ordinance deprives the property of meaningful privileges enjoyed by other property in the vicinity and under identical zoning classification.

Given that the existing house exceeds the 25-foot height limit for single-family residential homes by two feet, the approval of a slight modification to allow the addition to exceed the 25-foot height limit is necessary in order for the addition to match the height of the existing house and architecturally integrate/blend well with the existing structure.

3. Such variance is necessary to allow the property in question to have the same substantial property right possessed by other property in the same vicinity and zone.

The slight modification is necessary to allow for the proposed addition to be consistent with the previously approved second-story.

4. The granting of such variance will not be materially detrimental to the public welfare or materially injurious to residents or owners of nearby properties.

Granting the slight modification will not be materially detrimental or injurious to nearby property owners as the existing house is longstanding and already exceeds the 25-foot height limitation by 2 feet. The addition will match the height of the existing house and building permits will be obtained to allow for the addition.

5. That the granting of such variance shall be consistent with the adopted general plan and any applicable specific plans.

The General Plan land use designation for the site is Neighborhood - Low Density Residential. The height variance is consistent with the General Plan land use designation in that it will not impact the use or increase the density of the site.

6. The variance does not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.

The property is located in the Single-Family Residential zone and is developed with a single-family residential home. The height variance will not change the single-family residential use and zoning of the lot.

ENVIRONMENTAL DETERMINATION

The proposal is considered to be categorically exempt, pursuant to Sections 15301 (Class 1, Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), as the proposal involves the remodel and additions to an existing structure.

STAFF RECOMMENDATIONS

Planning Staff recommends that the Planning Commission adopt a Resolutions No. 21-6066 and 21-6067 approving Conditional Use Permit No. 20-07, Slight Modification No. 20-01, and Subcommittee for Design Review No. 20-36.

LARGE ATTACHMENTS

Due to Covid-19, the set of plans are available for review with a scheduled appointment. Please contact the Planning Division at (626) 939-8422 to schedule an appointment.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Conditional Use Permit Resolution of Approval

Attachment No. 2 - Slight Modification Resolution of Approval

Attachment No. 3 - January 26 2020 Staff Report

Attachment No. 4 - Neighbor Petition

Attachment No. 5 - November 10, 2020 Staff Report

P L A N N I N G C O M M I S S I O N

R E S O L U T I O N N O. 21-6066

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WEST COVINA, CALIFORNIA, APPROVING CONDITIONAL USE
PERMIT NO. 20-07**

CONDITIONAL USE PERMIT NO. 20-07

CATEGORICAL EXEMPTION

APPLICANT: Gerardo Limon

LOCATION: 1208 S Hollencrest Drive

WHEREAS, there was filed with this City a verified application on the forms prescribed by the City requesting approval of a conditional use permit under the provisions of Chapter 26, Article VI of the West Covina Municipal Code, to allow:

A “Large Home” that exceeds the maximum unit size by more than 25 percent

On that certain property described as follows:

Assessor's Parcel No. 8493-010-017, as listed in the records of the office of the Los Angeles County Assessor; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the November 10, 2020, January 26, 2021, and February 23, 2021 conduct duly advertised public hearings as prescribed by law to consider said application; and

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

1. The applicant is proposing to construct a 1,644-square foot second-story addition, a 654-square foot single-story addition, 952-square foot 3-car garage to replace the existing 2-car garage, and a 520-square foot balcony to the existing 4,344-square foot second-story single-family residence. The proposed house will have a total floor area of 7,160-square feet.
2. Findings necessary for approval of a conditional use permit for a “Large Home” as follows:

- a. The lot and proposed development is consistent with the general plan, zoning and meets all other applicable code requirements.
 - b. The development utilizes building materials, color schemes and a roof style which blend with the existing structure, if any, and results in a development which is harmonious in scale and mass with surrounding residences.
 - c. The development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles.
 - d. The development can be adequately served by existing or required infrastructure and services.
 - e. The design of the structure has given consideration to the privacy of surrounding properties through the usage and placement of windows and doors, cantilevers, decks, balconies minimal retaining walls, trees and other buffering landscaping materials.
 - f. The development is sensitive to the natural terrain, minimizes necessary grading, de-emphasizes vertical massing which could disrupt the profile of a natural slope and does not impede any scenic vistas or views open to the public or surrounding properties.
3. The proposal is considered to be categorically exempt, pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) since the applications consist of a remodel of an existing structure.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of West Covina as follows:

1. On the basis of evidence presented, both oral and documentary, the Planning Commission makes the following findings for approval of a conditional use permit:
 - a. The lot and proposed building are consistent with the Residential Low (1.1-2.0 dwelling units per acre) General Plan designation and "Single Family Residential" (R-1) zoning in that it consists of an addition to an existing single-family home. The project meets all applicable requirements of the "Single Family Residential" (R-1) Zone, Area District III.
 - b. The roof design for the proposed addition blends with the existing structure and is consistent with the architectural style of the existing house and homes in the neighborhood. The proposed addition is harmonious in scale and mass with surrounding residences given that all properties directly abutting the project site are developed with two-story homes. The visual scale and massing presented by

the addition from Hollencrest Drive and abutting residential properties is insignificant due to the topography of the site; the building pad is higher than the street and the addition would not be readily visible from pedestrians and vehicles passing by (on Hollencrest Drive), while the neighboring home directly to the east is located on a higher elevation with hill side views directed north, the neighboring property directly south is the Suburban Water company property. Distant uphill views of the addition from lower streets are expected for hillside properties.

- c. The existing house is accessible from an existing driveway on Hollencrest Drive and the addition will not negatively impact circulation or safety for pedestrians and vehicles. The subject property is developed with setbacks greater than or equal to the minimum required by the Municipal Code. The proposed house with additions does not have any effect on the convenience and safety of circulation for pedestrians or vehicles in that it will not result in any visual obstructions adjacent to a right-of-way that would affect convenience and safety of circulation for pedestrians and vehicles.
 - d. The lot is adequately served by existing infrastructure (streets, sewer, water, etc.). The proposed additions are not anticipated to require additional infrastructure or services beyond that provided for the existing residences nearby. Therefore, the development can be adequately served by existing infrastructure and services.
 - e. The design of the house has given consideration to the privacy of the surrounding properties in that the area. The area consists of both single-story and second-story homes on hillside lots with sloped topography. The existing house is two-stories. The majority of all large windows on the proposed addition are facing the side and rear of the house which overlooks the street.
 - f. The proposal is sensitive to the natural terrain in that there are no major terrain modifications. Any necessary precise grading for construction will require that a grading permit be obtained from the Engineering Division. The project proposes remodeling of an existing house and a second-story addition that would not impede any scenic vistas. The neighboring home directly to the east is located at a higher elevation with predominate hill side views to the north. While the proposed addition would impair westerly views from the east neighbor's driveway, the City does not have view protection laws.
2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Conditional Use Permit No. 20-07 is approved subject to the provisions of the West Covina Municipal Code, provided that the physical development of the herein described property shall conform to said plan and the conditions set forth herein which, except as otherwise expressly indicated, shall be fully performed and completed or shall be secured by bank or cash deposit satisfactory to the Planning Director, before the use or occupancy of the property is commenced and

before the Certificate of Occupancy or final approval is issued, and the violation of any of which shall be grounds for revocation of said conditional use permit by the Planning Commission or City Council.

3. The conditional use permit shall not be effective for any purpose until the owner of the property involved (or his duly authorized representative) has filed at the office of the Planning Director his affidavit stating he is aware of, and accepts, all conditions of this conditional use permit as set forth below. Additionally, no permits shall be issued until the owner of the property involved (or a duly authorized representative) pays all costs associated with the processing of this application pursuant to City Council Resolution No. 8690.
4. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the applicant's violation of any condition imposed by this approval or any provision of the West Covina Municipal Code shall be paid by the applicant.
5. That the approval of the conditional use permit for a Large Home that exceeds the maximum unit size by more than 25 percent and is subject to the following conditions:
 - a. Comply with plans reviewed by the Planning Commission on February 23, 2021.
 - b. That the project comply with all requirements of the "Single-Family Residential" (R-1) Zone, Area District III, and all other applicable standards of the West Covina Municipal Code.
 - c. That any proposed changes to the approved site plan, floor plan or elevations be reviewed by the Planning Department, and the written authorization of the Planning Director shall be obtained prior to implementation.
 - d. This development shall conform to all applicable Municipal regulations, Fire, Building, Mechanical, Electrical, Plumbing codes and recognized, approved, standards of installation.
 - e. The approved use shall not create a public nuisance as defined in the West Covina Municipal Code Section 26-416 regarding landscape maintenance and property maintenance.
 - f. The applicant shall sign an affidavit accepting all conditions of this approval.
 - g. Any graffiti that appears on the property during construction shall be cleaned or removed on the same business day.
 - h. The existing landscaping along the front and side yards shall be maintained in perpetuity. Any landscaping destroyed or removed during construction shall be replaced prior to building permit final.

- i. This approval is effective for a period of two (2) years. All applicable building permits must be obtained within two (2) years of project approval.
- j. Prior to requesting a final inspection by the Building Division, the Planning Division shall inspect the development.
- k. The Zoning Code gives provisions for up to two one-year extensions to keep entitlements active. Therefore, prior to February 24, 2023, (if building permits have not been obtained) you are urged to file a letter with the department requesting a one-year extension of time. The required submittal is a letter stating the reasons why an extension is needed, as well as an applicable processing fee.
Please be advised that the applicant will not be notified by the Planning Division about the pending expiration of the subject entitlement.
- l. FIRE DEPARTMENT:
 - 1. NFPA 13D/13R/13 Fire Sprinkler System
 - 2. New Fire Flow Test Required
 - 3. Required Fire Flow of 1,125 GPM @ 20 psi for 2 hours
 - 4. Ensure 1 fire hydrant within 600 feet of the property line
 - 5. Hard-wired smoke and carbon monoxide detectors with battery back-up required
 - 6. Hard-wired Smoke and Carbon Monoxide Detectors Required.
 - 7. One-hour fire resistance rated wall assembly required between house & attached garage, along with self-closing/self-latching door
 - 8. Additional Fire Department requirements may be set upon future review of a full set of architectural plans.
- m. ENGINEERING DIVISION:
 - 1. The second sheet of building plans, grading plans and/or offsite improvement plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
 - 2. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.

3. The approved building addresse(s) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.
4. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
5. Stormwater Planning Program LID Plan Checklist (Form PC) completed by Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link <https://www.westcovina.org/home/showdocument?id=18427>
6. Comply with all regulations of the Los Angeles Regional Water Quality Control Board and Article II of Chapter 9 of the West Covina Municipal Code concerning Stormwater/Urban Run-off Pollution control.
7. LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.

n. BUILDING DIVISION:

1. All Conditions of Approval as approved by the Planning Commission shall appear as notes on the plans submitted for building plan check and permits.
2. Building design shall comply with the 2020 County of Los Angeles Building Codes. Plans shall be submitted for plan check and required permits shall be obtained from the Building & Safety Division prior to start of construction.
3. Separate application(s), plan check(s), and permit(s) is/are required for:
 - a. Grading (*see Engineering Division for requirements*)
 - b. Retaining walls (*see Engineering Division for requirements*)
 - c. Block walls exceeding 6 feet in height
 - d. Demolition work
 - e. Fire sprinkler/Alarm systems (*see Fire Department Prevention Bureau for requirements*)
4. A soils and geology report will be required to address the potential for and the mitigation measures of any seismic induced landslide/liquefaction. Soils report shall address foundation design and site preparation requirements.
5. All new on-site utility service lines shall be placed underground. WCMC 23-273.

6. Proof of payment of School Development Fees required prior to permit issuance.
7. A Prior to issuance of building permits, the applicant shall submit and obtain approval for a Waste Management Plan (WMP) for Construction and Demolition providing:
 - a. Estimated volume or weight of materials that can be reused or recycled.
 - b. Estimated maximum volume or weight of materials that can be reused or recycled
 - c. Identify the vendor or facility that the applicant proposes to use to collect and receive the materials.
 - d. Estimated volume of waste materials that will be landfilled.
 - e. Identify any special or specific activities that will be used to comply with the Recycling and Disposal requirements.
 - f. Submit Security Deposit.
8. Prior to final inspection and approvals, the applicant shall submit documentation and obtain approval from the WMP Compliance Official showing that the Waste Diversion Requirement has been met, and shall include the following information:
 - a. Receipts from the vendor and/or facility that collected and received each material, showing the actual volume or weight of that material.
 - b. A copy of the previously approved WMP for the project adding the actual volume or weight of each material diverted or disposed of at a landfill.
 - c. Security Deposit will not be returned until this has been accomplished
 - d. Any additional information the applicant believes is relevant to assist in making the determination that the necessary efforts to comply have been achieved.
9. All work shall be completed with a valid permit and in accordance with applicable Building Regulations. Final building inspection and approvals shall be completed prior to the occupancy of the building.

I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a regular meeting held on the 23rd day of February 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: February 23, 2021

Sheena Heng, Chairperson
Planning Commission

Planning Commission Secretary

PLANNING COMMISSION

RESOLUTION NO. 21-6067

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WEST COVINA, CALIFORNIA, APPROVING SLIGHT MODIFICATION
NO. 20-01

SLIGHT MODIFICATION NO. 20-01

CATEGORICAL EXEMPTION

APPLICANT: Gerardo Limon

LOCATION: 1208 S Hollencrest Drive

WHEREAS, there was filed with this City a verified application on the forms prescribed by the City requesting approval of a Slight Modification under the provisions of Chapter 26, Article VI of the West Covina Municipal Code, to allow:

A Slight Modification for an addition to exceed the 25'-0" maximum height by 2 feet.

On that certain property described as follows:

Assessor's Parcel No. 8493-010-017, as listed in the records of the office of the Los Angeles County Assessor; and

WHEREAS, the Planning Commission, upon giving the required notice, did on November 10, 2020, January 26, 2021, and February 23, 2021, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

1. The applicant is requesting a Slight Modification to exceed the maximum 25-foot building height by 2 feet.
2. Findings necessary for approval of a slight modification as follows:
 - a. There are special circumstances (which may include, but are not limited to, size, shape, topography, location or surroundings) applicable to the property which are

not applicable to other property in the property's vicinity under identical zoning classification.

- b. As a result of the special circumstances, the strict application of the zoning ordinance deprives the property of meaningful privileges enjoyed by other property in the vicinity and under identical zoning classification.
 - c. Such variance is necessary to allow the property in question to have the same substantial property right possessed by other property in the same vicinity and zone.
 - d. The granting of such variance will not be materially detrimental to the public welfare or materially injurious to residents or owners of nearby properties.
 - e. That the granting of such variance shall be consistent with the adopted general plan and any applicable specific plans.
 - f. The variance does not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.
3. The proposal is considered to be categorically exempt, pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) since the applications consist of a remodel of an existing structure.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of West Covina as follows:

1. On the basis of evidence presented, both oral and documentary, the Planning Commission makes the following findings for approval of a slight modification:
 - a. The existing second-story home is over-height and is 27 feet tall; this nonconforming situation on site is longstanding. The proposed second-story addition will match the height of the existing house in order to integrate the addition to the existing structure.
 - b. Given that the existing house exceeds the 25-foot height limit for single-family residential homes by two feet, the approval of a slight modification to allow the addition to exceed the 25-foot height limit is necessary in order for the addition to match the height of the existing house and architecturally integrate/blend well with the existing structure.
 - c. The slight modification is necessary to allow for the proposed addition to be consistent with the previously approved second-story.

- d. Granting the slight modification will not be materially detrimental or injurious to nearby property owners as the existing house is longstanding and already exceeds the 25-foot height limitation by 2 feet. The addition will match the height of the existing house and building permits will be obtained to allow for the addition.
 - e. The General Plan land use designation for the site is Neighborhood - Low Density Residential. The height variance is consistent with the General Plan land use designation in that it will not impact the use or increase the density of the site.
 - f. The property is located in the Single-Family Residential zone and is developed with a single-family residential home. The height variance will not change the single-family residential use and zoning of the lot.
2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Slight Modification No. 20-01 is approved subject to the provisions of the West Covina Municipal Code, provided that the physical development of the herein described property shall conform to said plan and the conditions set forth herein which, except as otherwise expressly indicated, shall be fully performed and completed or shall be secured by bank or cash deposit satisfactory to the Planning Director, before the use or occupancy of the property is commenced and before the Certificate of Occupancy or final approval is issued, and the violation of any of which shall be grounds for revocation of said conditional use permit by the Planning Commission or City Council.
3. The conditional use permit shall not be effective for any purpose until the owner of the property involved (or his duly authorized representative) has filed at the office of the Planning Director his affidavit stating he is aware of, and accepts, all conditions of this conditional use permit as set forth below. Additionally, no permits shall be issued until the owner of the property involved (or a duly authorized representative) pays all costs associated with the processing of this application pursuant to City Council Resolution No. 8690.
4. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the applicant's violation of any condition imposed by this approval or any provision of the West Covina Municipal Code shall be paid by the applicant.
5. That the approval of the slight modification for a proposed construction not to exceed twenty (20) percent of any regulation pertaining to heights and is subject to the following conditions:
 - a. Comply with plans reviewed by the Planning Commission on November 10, 2020.

- b. That the project comply with all requirements of the “Single-Family Residential” (R-1) Zone, Area District III, and all other applicable standards of the West Covina Municipal Code.
- c. That any proposed changes to the approved site plan, floor plan or elevations be reviewed by the Planning Department, and the written authorization of the Planning Director shall be obtained prior to implementation.
- d. Height surveys shall be obtained by the applicant and conducted by a licensed surveyor prior to building permit issuance and prior to building permit framing inspection. The survey shall indicate the height of the existing house (1st survey) and indicate that the height of the addition is no taller than 27 feet or no taller than the height of the existing house, whichever is less (2nd survey). Height shall be measured from the lowest adjacent grade to the highest point (ridge).
- e. This development shall conform to all applicable Municipal regulations, Fire, Building, Mechanical, Electrical, Plumbing codes and recognized, approved, standards of installation.
- f. The approved use shall not create a public nuisance as defined in the West Covina Municipal Code Section 26-416 regarding landscape maintenance and property maintenance.
- g. The applicant shall sign an affidavit accepting all conditions of this approval.
- h. Any graffiti that appears on the property during construction shall be cleaned or removed on the same business day.
- i. The existing landscaping along the front and side yards shall be maintained in perpetuity. Any landscaping destroyed or removed during construction shall be replaced prior to building permit final.
- j. This approval is effective for a period of two (2) years. All applicable building permits must be obtained within two (2) years of project approval.
- k. Prior to requesting a final inspection by the Building Division, the Planning Division shall inspect the development.
- l. The Zoning Code gives provisions for up to two one-year extensions to keep entitlements active. Therefore, prior to February 24, 2023, (if building permits have not been obtained) you are urged to file a letter with the department requesting a one-year extension of time. The required submittal is a letter stating the reasons why an extension is needed, as well as an applicable processing fee.
Please be advised that the applicant will not be notified by the Planning Division about the pending expiration of the subject entitlement.

m. FIRE DEPARTMENT:

1. NFPA 13D/13R/13 Fire Sprinkler System
2. New Fire Flow Test Required
3. Required Fire Flow of 1,125 GPM @ 20 psi for 2 hours
4. Ensure 1 fire hydrant within 600 feet of the property line
5. Hard-wired smoke and carbon monoxide detectors with battery back-up required
6. Hard-wired Smoke and Carbon Monoxide Detectors Required.
7. One-hour fire resistance rated wall assembly required between house & attached garage, along with self-closing/self-latching door
8. Additional Fire Department requirements may be set upon future review of a full set of architectural plans.

n. ENGINEERING DIVISION:

1. The second sheet of building plans, grading plans and/or offsite improvement plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
2. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
3. The approved building address(es) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.
4. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
5. Stormwater Planning Program LID Plan Checklist (Form PC) completed by Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link <https://www.westcovina.org/home/showdocument?id=18427>

6. Comply with all regulations of the Los Angeles Regional Water Quality Control Board and Article II of Chapter 9 of the West Covina Municipal Code concerning Stormwater/Urban Run-off Pollution control.
7. LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.

o. BUILDING DIVISION:

1. All Conditions of Approval as approved by the Planning Commission shall appear as notes on the plans submitted for building plan check and permits.
2. Building design shall comply with the 2020 County of Los Angeles Building Codes. Plans shall be submitted for plan check and required permits shall be obtained from the Building & Safety Division prior to start of construction.
3. Separate application(s), plan check(s), and permit(s) is/are required for:
 - a. Grading (*see Engineering Division for requirements*)
 - b. Retaining walls (*see Engineering Division for requirements*)
 - c. Block walls exceeding 6 feet in height
 - d. Demolition work
 - e. Fire sprinkler/Alarm systems (*see Fire Department Prevention Bureau for requirements*)
4. A soils and geology report will be required to address the potential for and the mitigation measures of any seismic induced landslide/liquefaction. Soils report shall address foundation design and site preparation requirements.
5. All new on-site utility service lines shall be placed underground. WCMC 23-273.
6. Proof of payment of School Development Fees required prior to permit issuance.
7. A Prior to issuance of building permits, the applicant shall submit and obtain approval for a Waste Management Plan (WMP) for Construction and Demolition providing:
 - a. Estimated volume or weight of materials that can be reused or recycled.
 - b. Estimated maximum volume or weight of materials that can be reused or recycled
 - c. Identify the vendor or facility that the applicant proposes to use to collect and receive the materials.

- d. Estimated volume of waste materials that will be landfilled.
 - e. Identify any special or specific activities that will be used to comply with the Recycling and Disposal requirements.
 - f. Submit Security Deposit.
8. Prior to final inspection and approvals, the applicant shall submit documentation and obtain approval from the WMP Compliance Official showing that the Waste Diversion Requirement has been met, and shall include the following information:
- a. Receipts from the vendor and/or facility that collected and received each material, showing the actual volume or weight of that material.
 - b. A copy of the previously approved WMP for the project adding the actual volume or weight of each material diverted or disposed of at a landfill.
 - c. Security Deposit will not be returned until this has been accomplished
 - d. Any additional information the applicant believes is relevant to assist in making the determination that the necessary efforts to comply have been achieved.
9. All work shall be completed with a valid permit and in accordance with applicable Building Regulations. Final building inspection and approvals shall be completed prior to the occupancy of the building.

I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a regular meeting held on the 23rd day of February, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: February 23, 2021

Sheena Heng, Chairperson
Planning Commission

Planning Commission Secretary

AGENDA

ITEM NO. 2.

DATE: January 26, 2021

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

CONDITIONAL USE PERMIT NO. 20-07

SLIGHT MODIFICATION NO. 20-01

SUBCOMMITTEE FOR DESIGN REVIEW 20-36

CATEGORICAL EXEMPTION

APPLICANT: Gerardo Limon

LOCATION: 1208 S Hollencrest Drive

REQUEST: The applicant is requesting a Conditional Use Permit to allow for the construction of a 1,868-square foot second-story addition, a 734-square foot single-story addition, 952-square foot 3-car garage to replace the existing 2-car garage, and a 520-square foot balcony to the existing 4,344-square foot second-story single-family residence. The proposed house will have a total floor area of 7,465-square feet exceeding the 5,000-square foot maximum unit size. The applicant is also requesting a Slight Modification to exceed the maximum 25-foot building height by 2 feet.

BACKGROUND

This project was initially reviewed by the Planning Commission on November 10, 2020. During the public hearing one neighbor spoke in opposition to the project. The Planning Commission continued the item to December 8, 2020 with direction to the applicant to install story poles and to provide a line of sight view property cross-section to show that the project will not obstruct any neighboring views. Since the project presented two different roof design options, the Planning Commission's direction regarding the story poles was to provide a general framework that would illustrate the "footprint" of the second-story addition and the height of the structure.

At the December 8, 2020 Planning Commission meeting, the Planning Commission continued the item to a date uncertain at staff's request because story poles were not installed and plans were not submitted prior to the Planning Commission packet distribution date.

The applicant has installed the story poles and has submitted plans that include a line of sight cross-section from the neighboring property to the east.

DISCUSSION

The applicant has installed the story poles and has submitted plans that include a line of sight cross-section from the neighboring property to the east. The story poles appear to accurately depict the "footprint" of the second-floor addition. However, the story poles installed were not designed, or intended to be a full-scale accurate silhouette of the proposed structure, based on the direction provided by the Planning Commission. The intent of the story poles is to show the basic representation of the mass and bulk of the proposed structure at the proposed maximum height (top of the highest roof ridge).

ATTACHMENT NO. 3

The height of the story poles appear to be higher than the existing house. As such, Condition of Approval "d" has been added to the draft Slight Modification Resolution (Attachment No. 2) requiring height surveys indicating the height of the existing house prior to building permit issuance and another height survey prior to framing inspection indicating that the height of the addition is no taller than 27 feet, or no taller than the existing house, whichever is less.

Although the project is significantly larger in floor area than other homes in the neighborhood on comparable size lots, staff is not necessarily opposed to the size of the proposed house. As conditioned, the visual scale and massing presented by the addition from directly adjacent off-site views (Hollencrest Drive and adjacent neighbors) is insignificant due to the topography of the site; the subject lot's building pad is higher than the street and the addition would not be readily visible from pedestrians and vehicles passing by on Hollencrest Drive. The neighboring property directly to the south is the Suburban Water company property. The neighboring home directly to the east is located at a higher elevation with predominate hill side views to the north. While the proposed addition would impair westerly views from the east neighbor's driveway, the City does not have view protection laws.

The project does not have any privacy impacts to any of the surrounding neighbors.

REQUIRED FINDINGS

CONDITIONAL USE PERMIT

1. The lot and proposed development is consistent with the general plan, zoning, and meets all other applicable code requirements.

The lot and proposed building are consistent with the Residential Low (1.1-2.0 dwelling units per acre) General Plan designation and "Single Family Residential" (R-1) zoning in that it consists of an addition to an existing single-family home. The project meets all applicable requirements of the "Single Family Residential" (R-1) Zone, Area District III.

2. The development utilizes building materials, color schemes and a roof style which blend with the existing structure, if any, and results in a development which is harmonious in scale and mass with the surrounding residences.

The existing house features a dutch gable roof. Design Option 1 of the roof design for the proposed addition blends with the existing structure and is consistent with the architectural style of the existing house and homes in the neighborhood. The visual scale and massing presented by the addition from off-site (street and residential) views is insignificant due to the topography of the site; the building pad is higher than the street and the addition would not be readily visible from pedestrians and vehicles passing by, while the neighboring home directly to the east is located on a higher elevation with hill side views directed north, the neighboring property directly south is the Suburban Water company property.

3. The development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles.

The existing house is accessible from an existing driveway on Hollencrest Drive and the addition will not negatively impact circulation or safety for pedestrians and vehicles. The subject property is developed with setbacks greater than or equal to the minimum required by the Municipal Code. The proposed house with additions does not have any effect on the convenience and safety of circulation for pedestrians or vehicles in that it will not result in any visual obstructions adjacent to a right-of-way that would affect convenience and safety of circulation for pedestrians and vehicles.

4. The development can be adequately served by existing or required infrastructure and services.

The lot is adequately served by existing infrastructure (streets, sewer, water, etc.). The proposed additions are not anticipated to require additional infrastructure or services beyond that provided for the existing residences nearby. Therefore, the development can be adequately served by existing infrastructure and services.

5. The design of the structure has given consideration to the privacy of surrounding properties through the usage and placement of windows and doors, cantilevers, decks, balconies, minimal retaining walls, trees and other buffering landscaping materials.

The design of the house has given consideration to the privacy of the surrounding properties in that the area. The area consists of both single-story and second-story homes on hillside lots with sloped topography. The existing house is two-stories. The majority of all large windows on the proposed addition are facing the side and rear of the house which overlooks the street.

6. The development is sensitive to the natural terrain, minimizes necessary grading, de-emphasizes vertical massing which could disrupt the profile of a natural slope, and does not impede any scenic vistas or views open to the public or surrounding properties.

The proposal is sensitive to the natural terrain in that there are no major terrain modifications. Any necessary precise grading for construction will require that a grading permit be obtained from the Engineering Division. The project proposes remodeling of an existing house and a second-story addition that would not impede any scenic vistas. The neighboring home directly to the east is located at a higher elevation with predominate hill side views to the north. While the proposed addition would impair westerly views from the east neighbor's driveway, the City does not have view protection laws.

SLIGHT MODIFICATION

1. There are special circumstances (which may include, but are not limited to, size, shape, topography, location or surroundings) applicable to the property which are not applicable to other property in the property's vicinity under identical zoning classification.

The existing second-story home is over-height and is 27 feet tall; this nonconforming situation on site is longstanding. The proposed second-story addition will match the height of the existing house in order to integrate the addition to the existing structure.

2. As a result of the special circumstances, the strict application of the zoning ordinance deprives the property of meaningful privileges enjoyed by other property in the vicinity and under identical zoning classification.

Given that the existing house exceeds the 25-foot height limit for single-family residential homes by two feet, the approval of a slight modification to allow the addition to exceed the 25-foot height limit is necessary in order for the addition to match the height of the existing house and architecturally integrate/blend well with the existing structure.

3. Such variance is necessary to allow the property in question to have the same substantial property right possessed by other property in the same vicinity and zone.

The slight modification is necessary to allow for the proposed addition to be consistent with the previously approved second-story.

4. The granting of such variance will not be materially detrimental to the public welfare or materially

injurious to residents or owners of nearby properties.

Granting the slight modification will not be materially detrimental or injurious to nearby property owners as the existing house is longstanding and already exceeds the 25-foot height limitation by 2 feet. The addition will match the height of the existing house and building permits will be obtained to allow for the addition.

5. That the granting of such variance shall be consistent with the adopted general plan and any applicable specific plans.

The General Plan land use designation for the site is Neighborhood - Low Density Residential. The height variance is consistent with the General Plan land use designation in that it will not impact the use or increase the density of the site.

6. The variance does not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.

The property is located in the Single-Family Residential zone and is developed with a single-family residential home. The height variance will not change the single-family residential use and zoning of the lot.

ENVIRONMENTAL DETERMINATION

The proposal is considered to be categorically exempt, pursuant to Sections 15301 (Class 1, Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), as the proposal involves the remodel and additions to an existing structure.

STAFF RECOMMENDATIONS

Planning Staff recommends that the Planning Commission adopt a Resolutions No. 21-6066 and 21-6067 approving Conditional Use Permit No. 20-07, Slight Modification No. 20-01, and Subcommittee for Design Review No. 20-36 with design Option 1.

LARGE ATTACHMENTS

Due to Covid-19, the set of plans are available for review with a scheduled appointment. Please contact the Planning Division at (626) 939-8422 to schedule an appointment.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Conditional Use Permit Resolution of Approval

Attachment No. 2 - Slight Modification Resolution of Approval

Attachment No. 3 - November 10 2020 Staff Report

Attachment No. 4 - Nov 10 2020 Meeting Minutes (Excerpt)

Attachment No. 5 - Story Pole Certification

ATTACHMENT NO. 3

PETITION TO WEST COVINA PLANNING COMMISSION

ATTACHMENT NO. 4

JANUARY 23, 2021

PETITION ORGANIZER: PAUL H. MASELBAS
1216 HOLLENCREST DR
WEST COVINA
(626) 419-6390

WE, THE UNDERSIGNED, PETITION THE WEST COVINA PLANNING COMMISSION TO DENY THE APPLICATION FOR CONDITIONAL USE PERMIT NO. 20-07 AND SLIGHT MODIFICATION NO. 20-01 TO CONSTRUCT AN ADDITION TO AN **EXISTING 4,344 SQUARE FOOT HOUSE LOCATED AT 1208 S. HOLLENCREST DRIVE** TO A NEW TOTAL FLOOR AREA OF **7,465 SQUARE FEET**, EXCEEDING THE 5,000 SQUARE FOOT MAXIMUM HOUSE SIZE ALLOWED UNDER CITY ORDINANCE AND EXCEEDING THE 25-FOOT ALLOWABLE HEIGHT MAXIMUM BY 2 FEET.

NAME

DATE

ADDRESS

Michael Cervantes	1-23-2021	2133 E CASA GRANDE DR WEST COVINA 91791
Zelaida Oviedo	1-23-2021	1205 S. South Hills DR W.C. 91791
ELIA ESCANDON	1-23-2021	1161 S. HOLLENBECK ST W.C. 91791
Blake Colley	1-23-21	1158. Hollenbeck St. WE 91791
DON HOLTZ	1-23-21	1228 Hollencrest St. CA 91791
Sharon Hally	1-23-21	1228 Hollencrest - 91791
Don Carman	1-23-21	1238 Hollencrest 91791
Phen TRUONG	1-24-21	1230 SOUTH HILLS Dr. CA 91791
Carlos Garay	1-24-21	2147 CASA GRANDE DR CA 91792

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

CONDITIONAL USE PERMIT NO. 20-07

SLIGHT MODIFICATION NO. 20-01

SUBCOMMITTEE FOR DESIGN REVIEW 20-36

CATEGORICAL EXEMPTION

APPLICANT: Gerardo Limon

LOCATION: 1208 S Hollencrest Drive

REQUEST: The applicant is requesting a Conditional Use Permit to allow for the construction of a 1,868-square foot second-story addition, a 734-square foot single-story addition, 952-square foot 3-car garage to replace the existing 2-car garage, and a 520-square foot balcony to the existing 4,344-square foot second-story single-family residence. The proposed house will have a total floor area of 7,465-square feet exceeding the 5,000-square foot maximum unit size. The applicant is also requesting a Slight Modification to exceed the maximum 25-foot building height by 2 feet.

BACKGROUND

The project site is located on the north side of Hollencrest Drive, directly southeast of its intersection with Casa Grande Drive/Hollenbeck Street. The lot is currently developed with a 4,344-square foot two-story residence originally constructed in the 1960s with additions/remodels completed in the late 1970s.

ITEM	DESCRIPTION
ZONING AND GENERAL PLAN	"Residential Single Family" (R-1) and "Neighborhood - Low Density Residential" (NL)
SURROUNDING LAND USES AND ZONING	North: Residential Single Family (R-1); Residential Home South: Residential Single Family (R-1); Suburban Water Systems East: Residential Single Family (R-1); Residential Home West: Residential Single Family (R-1); Residential Home
CURRENT DEVELOPMENT	Single Family Residential Home
LEGAL NOTICE	Legal Notice was published in the San Gabriel Valley Tribune, and was mailed to 35 owners and occupants of the properties located within 300 feet of the subject site.

DISCUSSION

The project site is in the "Single-Family Residential" (R-1) zone, Area District III. The neighborhood is characterized with two-story and/or split level homes on hillside lots with building pads above street level. The project involves the construction of a 1,868-square foot second-story addition, a 734-square foot single-story addition, a 952-square foot 3-car garage to replace the existing 2-car garage, and a 520-square foot balcony. The total proposed net addition to the existing house is 3,120 square feet (1st floor addition + 2nd floor addition + garage addition, minus credit for existing garage).

Conditional Use Permit (CUP)

The proposed addition requires a Conditional Use Permit because it exceeds the 25% threshold of the 4,000 square-foot maximum unit size for lots between 20,000 and 24,999 square feet.

The existing two-story home is 4,344 square feet and the applicant is proposing to add on 3,120 square feet for a total of 7,646 square feet.

The proposed addition features large exterior windows, gray shade concord double vinyl siding, an offset 3-car garage, and one balcony to the rear of the property. The interior layout would provide seven bedrooms, five bathrooms, one powder room, one baby room, a dining area, a living room, a family room, a laundry room, and a kitchen. The residence has an existing balcony, two attached patios, and one detached patio.

The applicant is proposing two different roof designs for the proposed addition. Option 1 is proposing a dutch gable roof for the new second story addition to match the existing residence. Option 2 is proposing a gable roof for the new second story addition and keeping the dutch gable roof of the existing residence.

Staff Survey of Surrounding Residences

Staff review of the neighborhood surrounding the subject property found that the area consists of single-story and second-story houses that were constructed from 1951 to 1977. Staff conducted a survey of 13 homes surrounding the subject property. The houses in the survey are located on Hollencrest Drive, Hollenbeck Street, South Hills Drive, Casa Grande Drive, Shasta Street, and Merced Avenue.

The following chart shows the mean and median lot size, square footage of the homes, and floor area ratio of the surveyed homes. The mean is the average of all 13 homes, and the median is the number that falls directly in the middle of listed in numerical

order.

	LOT SIZE	FLOOR AREA	FLOOR AREA RATIO
MEAN	24,063 sq ft	3,855 sq ft	19%
MEDIAN	16,467 sq ft	3,453 sq ft	19%
SUBJECT PROPERTY	23,160 sq	7,465 sq ft	32%

Although the proposed home would be approximately 94% larger than the average size house within the surveyed area, there is one other house in the immediate neighborhood larger than the proposed house (largest house is 10,113 square feet). However, the largest house in the area, is also on the largest lot in the neighborhood (106,757 square feet) and has a much smaller floor area ratio of 9%. The second largest house in the surveyed area is 4,932 square feet and is on a 22,206 square foot lot with a 22% percent floor area ratio. The floor area ratio for the surveyed homes range from 9% to 25%. In terms of size, the house with the proposed addition, is significantly larger in floor area than other homes in the area on comparable size lots. However, staff is not necessarily opposed to the size of the proposed home because, as conditioned, the visual scale and massing presented by the addition from off-site (street and residential) views is insignificant due to the topography of the site; the building pad is higher than the street and the addition would not be readily visible from pedestrians and vehicles passing by, while the neighboring home directly to the east is located on a higher elevation with hill side views to the north and the neighboring property directly south is the Suburban Water company property.

Slight Modification

The applicant is also requesting a Slight Modification to exceed the maximum 25-foot building height by 2 feet in order to continue the height of the existing house. The existing house is 27'-0" in height as measured from the lowest adjacent grade to the top of the ridge, the proposed addition will be the same height as the existing house. Since the existing house is long-standing, granting of the slight modification is necessary to accommodate the addition.

Subcommittee for Design Review

Since the Conditional Use Permit application requires Planning Commission review and approval, the design review aspect of the project has been forwarded to the Planning Commission to promote efficiency in project review. The following is a discussion of Subcommittee Guidelines for new two-story additions:

1. Design the two-story house or addition so that all setbacks, including second

story, have been met. The proposed two-story single-family homes are in compliance with all applicable setback requirements.

The proposed house complies with all setback requirements. The proposed first story of the house will be 33 feet 5 inches from the front property line, 21 feet 2 inches from the east side property line, and 15 feet 9 inches from the north rear property line. The second story is setback 30 feet 5 inches from the front property line, 21 feet 2 inches from the east side property line, 29 feet 4 inches from the rear property line.

2. In area that is predominantly one story, it is encouraged that the size of the second story be reduced in relation to the ground floor. A smaller second floor will not appear as massive or boxy. (Plate height shall be consistent with the first story of the house)

The subject property is located in a neighborhood that is composed of both single-story and second-story homes. With the proposed addition the house would have a 3,371 square foot first-floor and a 3,142-square foot second floor. The proposed plate height for the second floor is 4 inches lower than the first floor plate height and the proposed first floor area is larger than the second floor area for the proposed home.

3. New two-story additions can result in privacy impacts to neighboring properties. Design the second story to reduce or eliminate the need for windows on the side elevations. High windows that allow light in but restrict views onto neighboring properties may also reduce privacy impacts. In an area that is predominately one story, the elements of the house usually emphasize the horizontal. Many modern two-story designs emphasize the vertical through two-story porches with tall columns, tall windows, and two-story front elevations with no horizontal breaks. These elements are generally out-of-character with a one-story neighborhood.

The proposed two-story home abuts split-level and two-story homes. The proposed addition will not have any privacy impacts to the surrounding neighbors because it overlooks the street and the proposed balcony is oriented towards hill side views to the north.

4. When adding a second-story elevation in a one-story area, it is encouraged to provide a significant second-story setback on the front elevation. By adding back the second story from the first story, the front of the house will fit better in the context of a one-story neighborhood.

The site is located in a predominately two-story neighborhood. The proposed house will provide sufficient first floor and second floor setbacks.

5. In an area that is predominately one story, the addition of a second-story balcony,

especially in a flatland neighborhood, can have an effect on privacy. In these areas, balconies in rear yards are discouraged.

The applicant is proposing balconies on the west side of the proposed house. The proposed balcony will have minimal privacy impacts; the balcony on the west side will be overlooking the back yard and the street.

6. When designing a second-story addition, consider that all sides of the second story are visible. Window treatment on second-story windows is encouraged.

All proposed windows include stucco trim.

7. Discuss your proposed house or addition with adjacent neighbors. An administrative use permit or conditional use permit requires written notification to all property owners and residents within 300-feet of the property.

The city sent out a public hearing notice to 35 property owners and occupants within the 300-foot radius.

8. Landscaping that is removed or destroyed during the construction process shall be replaced prior to final inspection.

The proposal is not removing landscaping.

9. Provide the City-owned parkway width for the strip of property between the private property and the street. (This area is to allow for sidewalks or the widening of the street.)

The applicant has illustrated the city-owned parkway width on the site plan.

REQUIRED FINDINGS

CONDITIONAL USE PERMIT

1. The lot and proposed development is consistent with the general plan, zoning, and meets all other applicable code requirements.

The lot and proposed building are consistent with the Residential Low (1.1-2.0 dwelling units per acre) General Plan designation and "Single Family Residential" (R-1) zoning in that it consists of an addition to an existing single-family home. The project meets all applicable requirements of the "Single Family Residential" (R-1)

Zone, Area District III.

2. The development utilizes building materials, color schemes and a roof style which blend with the existing structure, if any, and results in a development which is harmonious in scale and mass with the surrounding residences.

The existing house features a dutch gable roof . Design Option 1 of the roof design for the proposed addition blends with the existing structure and is consistent with the architectural style of the existing house and homes in the neighborhood. The visual scale and massing presented by the addition from off-site (street and residential) views is insignificant due to the topography of the site; the building pad is higher than the street and the addition would not be readily visible from pedestrians and vehicles passing by, while the neighboring home directly to the east is located on a higher elevation with hill side views directed north, the neighboring property directly south is the Suburban Water company property.

3. The development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles.

The existing house is accessible from an existing driveway on Hollencrest Drive and the addition will not negatively impact circulation or safety for pedestrians and vehicles. The subject property is developed with setbacks greater than or equal to the minimum required by the Municipal Code. The proposed house with additions does not have any effect on the convenience and safety of circulation for pedestrians or vehicles in that it will not result in any visual obstructions adjacent to a right-of-way that would affect convenience and safety of circulation for pedestrians and vehicles.

4. The development can be adequately served by existing or required infrastructure and services.

The lot is adequately served by existing infrastructure (streets, sewer, water, etc.). The proposed additions are not anticipated to require additional infrastructure or services beyond that provided for the existing residences nearby. Therefore, the development can be adequately served by existing infrastructure and services.

5. The design of the structure has given consideration to the privacy of surrounding properties through the usage and placement of windows and doors, cantilevers, decks, balconies, minimal retaining walls, trees and other buffering landscaping materials.

The design of the house has given consideration to the privacy of the surrounding properties in that the area. The area consists of both single-story and second-story homes on hillside lots with sloped topography. The existing house is two-stories. The

majority of all large windows on the proposed addition are facing the side and rear of the house which overlooks the street.

6. The development is sensitive to the natural terrain, minimizes necessary grading, de-emphasizes vertical massing which could disrupt the profile of a natural slope, and does not impede any scenic vistas or views open to the public or surrounding properties.

The proposal is sensitive to the natural terrain in that there are no major terrain modifications. Any necessary precise grading for construction will require that a grading permit be obtained from the Engineering Division. The project proposes remodeling of an existing house and a second-story addition that would not impede any scenic views from surrounding properties.

SLIGHT MODIFICATION

1. There are special circumstances (which may include, but are not limited to, size, shape, topography, location or surroundings) applicable to the property which are not applicable to other property in the property's vicinity under identical zoning classification.

The existing second-story home is over-height and is 27 feet tall; this nonconforming situation on site is longstanding. The proposed second-story addition will match the height of the existing house in order to integrate the addition to the existing structure.

2. As a result of the special circumstances, the strict application of the zoning ordinance deprives the property of meaningful privileges enjoyed by other property in the vicinity and under identical zoning classification.

Given that the existing house exceeds the 25-foot height limit for single-family residential homes by two feet, the approval of a slight modification to allow the addition to exceed the 25-foot height limit is necessary in order for the addition to match the height of the existing house and architecturally integrate/blend well with the existing structure.

3. Such variance is necessary to allow the property in question to have the same substantial property right possessed by other property in the same vicinity and zone.

The slight modification is necessary to allow for the proposed addition to be consistent with the previously approved second-story.

4. The granting of such variance will not be materially detrimental to the public

welfare or materially injurious to residents or owners of nearby properties.

Granting the slight modification will not be materially detrimental or injurious to nearby property owners as the existing house is longstanding and already exceeds the 25-foot height limitation by 2 feet. The addition will match the height of the existing house and building permits will be obtained to allow for the addition.

5. That the granting of such variance shall be consistent with the adopted general plan and any applicable specific plans.

The General Plan land use designation for the site is Neighborhood - Low Density Residential. The height variance is consistent with the General Plan land use designation in that it will not impact the use or increase the density of the site.

6. The variance does not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.

The property is located in the Single-Family Residential zone and is developed with a single-family residential home. The height variance will not change the single-family residential use and zoning of the lot.

ENVIRONMENTAL DETERMINATION

The proposal is considered to be categorically exempt, pursuant to Sections 15301 (Class 1, Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), as the proposal involves the remodel and additions to an existing structure.

CONCLUSION

The project consists of a 1,868-square foot second-story addition, a 734-square foot single-story addition, 952-square foot 3-car garage to replace the existing 2-car garage, and a 520-square foot balcony to the existing 4,344-square foot second-story single-family residence. The proposed house will have a total floor area of 7,465-square feet exceeding the 5,000-square foot maximum unit size. The applicant is also requesting a Slight Modification to exceed the maximum 25-foot building height by 2 feet.

STAFF RECOMMENDATIONS

Planning Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 20-07, Slight Modification No. 20-01, and Subcommittee for Design Review No. 20-36 with design Option 1.

LARGE ATTACHMENTS

Due to Covid-19, the set of plans are available for review with a scheduled appointment. Please contact the Planning Division at (626) 939-8422 to schedule an appointment.

Submitted by: Camillia Martinez, Assistant Planner

Attachments

Attachment No. 1 - Resolution (CUP)

Attachment No. 2 - Resolution (SM)

City of West Covina
A G E N D A

ITEM NO. 3. a.

DATE: February 23, 2021

TO: Planning Commission
FROM: Planning Division
SUBJECT: Forthcoming - March 9, 2021

Attachments

Forthcoming 3.9.21

FORTHCOMING PLANNING COMMISSION HEARING

March 9, 2021

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

PRECISE PLAN NO. 20-01

TENTATIVE TRACT MAP 83134 (20-01)

ZONE CHANGE NO. 20-02

GENERAL PLAN AMENDMENT NO. 20-01

TREE REMOVAL PERMIT NO. 20-14

MITIGATED NEGATIVE DECLARATION OF ENVIROMENTAL IMPACT

APPLICANT: Lewis Homes

LOCATION: 1651 East Rowland Avenue

REQUEST: 158 residential condominium units

C. NON-HEARING ITEMS

None

March 23, 2021

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

None

C. NON-HEARING ITEMS

None