



CITY OF WEST COVINA

PLANNING COMMISSION

**MAY 10, 2022, 7:00 PM
REGULAR MEETING**

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

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

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. Please 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 Division 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. 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, April 12, 2022

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 agendas 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.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Planning Commission request specific items to be removed from the Consent Calendar for separate discussion or action.

PUBLIC HEARINGS

2. **CODE AMENDMENT NO. 22-02
STATUTORY EXEMPTION
APPLICANT: City of West Covina
LOCATION: City Wide
REQUEST: The proposed code amendments consist of certain amendments to the Zoning section of the West Covina Municipal Code to modify standards for Accessory Dwelling Units. The proposed code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15282(h).**

NON-HEARING ITEMS

3. **CONSIDERATION OF THE ART IN PUBLIC PLACES 2022/2023 ANNUAL WORK PROGRAM**
4. **FISCAL YEAR 2022-2023 CAPITAL IMPROVEMENT PROGRAM FILING OF CONFORMANCE WITH THE GENERAL PLAN**

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 agenda the matter for a future meeting.

ELECTION OF OFFICERS - Reorganization of the Planning Commission

Motion by _____, seconded by _____, to elect _____ as Chairperson.

Motion by _____, seconded by _____, to elect _____ as Vice Chairperson.

APPOINTMENT OF NEW SUBCOMMITTEE MEMBERS - Appointments by incoming Chairperson

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

6. **CITY COUNCIL ACTION:**

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

ADJOURNMENT

ITEM NO. 1.
DATE: May 10, 2022

TO: Planning Commission
FROM: Planning Division
SUBJECT: Regular meeting, April 12, 2022

Attachments

Minutes 4.12.22

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

A G E N D A

DATE: May 10, 2022

ITEM NO.: 1

**MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF WEST COVINA
Tuesday, April 12, 2022**

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.

Commissioner Heng lead the Pledge of Allegiance.

ROLL CALL

Present: Heng, Becerra, Gutierrez, Williams, Lewis

Absent: None

City Staff Present: Bettenhausen, Morales, Burns, Rivera

APPROVAL OF MINUTES:

1. Regular meeting, February 8, 2022 – Approved as submitted.

OTHER MATTERS OR ORAL COMMUNICATIONS

None

CONSENT CALENDAR

2. Extension of time for Precise Plan No. 15-07, Tentative Tract Map (TTM) No. 73652, and Variance No. 15-18 at 1920 W. Pacific Lane.

Motion by Lewis, seconded by Gutierrez, to approve the extension request.
Motion carried 5-0.

PUBLIC HEARINGS

3. ADMINISTRATIVE USE PERMIT NO. 22-01
CATEGORICAL EXEMPTION
APPLICANT: Mirlande Amazan
LOCATION: 414 S Pima Ave, West Covina, CA 91790
REQUEST: The applicant is requesting approval of an administrative use permit to allow an increase in wall height.

Assistant Planner Jerry Rivera presented the staff report.

Discussion by the Commission.

Chairperson Becerra opened the public hearing.

PROPONENTS:

Miralande Amazan, applicant, spoke in favor.

OPPONENTS:

Luz Osterheim spoke in opposition.

REBUTTAL:

Miralande Amazan, applicant, spoke in rebuttal.

Chairperson Becerra closed the public hearing.

Discussion by the Commission.

Chairperson Becerra reopened the public hearing.

Ms. Osterheim and Ms. Amazan restated their positions.

Chairperson Becerra closed the public hearing.

Discussion by the Commission.

Motion by Gutierrez, to waive further reading and adopt a resolution approving Administrative Use Permit No. 22-01. Motion died for lack of a second.

Motion by Lewis, to waive further reading and deny Administrative Use Permit No. 22-01. Motion died for lack of a second.

Motion by Gutierrez to require the applicant to present evidence show which property owner owns the wall. Motion died for lack of a second.

Motion by Becerra, seconded by Gutierrez, to waive further reading and adopt a resolution approving Administrative Use Permit No. 22-01, as amended. Motion carried 3-2 (Williams, Lewis opposed.)

Chairperson Becerra said this action is final unless appealed to the City Council within ten days.

4. GENERAL PLAN AMENDMENT NO. 21-01
ZONE CHANGE NO. 21-02
PRECISE PLAN NO. 21-02
TENTATIVE TRACT MAP NO. 83576
TREE PERMIT NO. 20-01 (AMENDMENT)
MITIGATED NEGATIVE DECLARATION
APPLICANT: RC West Covina, LP c/o Matt Livingston
LOCATION: 1912 W Merced Avenue
REQUEST: The applicant is requesting approval of a precise plan and vesting tentative tract map to construct 39 residences (attached two-story townhome style units with attached garages, ranging from approximately 1,325 sq. ft. to 1,475 sq. ft.), internal drive aisles, common open space, guest parking spaces, and other associated incidental improvements on a 2.26-acre site. A tree removal permit is required to remove up to 38 significant trees on the site, with the proposed addition of 81 new trees on site. The project also involves a request for a General Plan Amendment to change the general plan land use designation from Neighborhood Low to Neighborhood Medium, and a Zone Change to change the zoning from Single Family Residential (R-1) to Specific Plan (S-P).

Planning Manager Jo-Anne Burns presented the staff report.

Theresa Lee, representing Terry Hayes and Associates presented the Mitigated Negative Declaration of Environmental Impact.

Questions by the Commission.

Chairperson Becerra opened the public hearing.

PROPOSERS:

Matt Livingston, President of RC Homes, and an unidentified gentleman, spoke in favor of the request and answered questions by the Commission.

OPPOSERS:

Lorena (last name not given), spoke in opposition.

REBUTTAL:

Matt Livingston spoke in rebuttal.

Chairperson Becerra closed the public hearing.

Discussion by the Commission.

Motion by Gutierrez, seconded by Becerra, to waive further reading and adopt Resolution No. 22-6103, recommending to the City Council, certification of the Negative Declaration of Environmental Impact for General Plan No. 22-01, Zone Change No. 22-02, Precise Plan No. 22-03, and vesting Tentative Tract Map No. 83576, Motion carried 4-1 (Lewis opposed).

Motion by Gutierrez, seconded by Becerra, to waive further reading and adopt Resolution No. 22-6104, recommending to the City Council approval of General Plan Amendment No. 22-01. Motion carried 4-1 (Lewis opposed.)

Motion by Gutierrez, seconded by Becerra, to waive further reading and adopt Resolution No. 22-6105, recommending to the City Council approval of Zone Change No. 22-02. Motion carried 4-1 (Lewis opposed.)

Motion by Gutierrez, seconded by Becerra, to waive further reading and adopt Resolution No. 22-6106, recommending to the City Council approval of Precise Plan No. 21-01. Motion carried 4-1 (Lewis opposed.)

Motion by Gutierrez, seconded by Becerra, to waive further reading and adopt Resolution No. 22-6107, recommending to the City Council approval of Tentative Tract Map No. 83576. Motion carried 4-1 (Lewis opposed.)

Chairperson Becerra said final action on this matter will take place at a public hearing before the City Council on a date to be determined.

NON-HEARING ITEMS - None

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS - None

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

- a. Forthcoming – April 26, 2022
- b. Municipal Code Update

6. CITY COUNCIL ACTION: None

ADJOURNMENT

Chairperson Becerra adjourned the meeting at 9:53 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant

ADOPTED AS SUBMITTED ON:

ADOPTED AS AMENDED ON:

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

CODE AMENDMENT NO. 22-02

STATUTORY EXEMPTION

APPLICANT: City of West Covina

LOCATION: City Wide

REQUEST: The proposed code amendments consist of certain amendments to the Zoning section of the West Covina Municipal Code to modify standards for Accessory Dwelling Units. The proposed code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15282(h).

BACKGROUND

In September 2019 the State Legislature adopted Senate Bill (SB) 13 and Assembly Bills (AB) 68, 670, and 881 which were signed by Governor Newsom in October 2019 and took effect January 1, 2020. Cities that do not adopt an ordinance pertaining to accessory dwelling units (ADUs) in compliance with State law were required to follow the standards described in the Government Code. Based on the actions of the state, on November 26, 2019, the Planning Commission initiated Code Amendment 19-06 on a 3-2 vote (Kennedy and Redholtz opposed).

Due to time constraints, the City Council adopted the Urgency Ordinance on December 17, 2019, which went into effect January 1, 2020.

The Urgency Ordinance reflected the City's best interpretation, keeping in mind previous directives from the Department of Housing and Community Development ("HCD") with the intent that the City will revise the Ordinance once comments and feedback are received from HCD.

On October 5, 2020, the City conducted a virtual meeting with HCD and were informed that the Ordinance addressing ADUs was inconsistent with State Law. Staff prepared a draft revision to the ADU Ordinance to address HCD's verbal comments. On April 20, 2022, the City Council adopted an amendment to the ADU Ordinance. As required, the City submitted the revised Ordinance to HCD.

On February 11, 2022, the City received written comments on the City's ADU Ordinance (Attachment No. 2). The City responded to HCD's letter on March 8, 2022 (Attachment No. 3) and discussed the proposed revisions with an HCD representative on the telephone. HCD informed the City that they will not be providing written comments until the Ordinance is amended, and the revisions are adopted.

DISCUSSION

The following is a summary of the proposed changes:

- Clarify that setbacks are not required in certain instances mentioned in Government Code Section 65852.2 (existing structure converted into an ADU) for ADUs proposed/constructed within an existing multifamily residential use.
- Clarify that the 1,000-square foot maximum area is per ADU unit proposed/constructed within an existing multifamily residential use.
- A cross-reference to Government Code Section 65852.26 has been added to clarify that the separate sales of ADUs are allowed in certain instances referenced in the Government Code.

- Clarify that exterior staircases shall not be located between the side property line and the existing building. This would allow exterior staircases to be located at the rear of the building and would no longer make it impossible to create a compliant exterior staircase.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and is found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3), as this ordinance cannot create any significant effect on the environment and pursuant to 15282(h), which states that "the adoption of an ordinance regarding second units in a single-family or multifamily zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code" are Statutorily Exempt from the requirements of CEQA.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission adopt Resolution No. 22-6108, recommending that the City Council approve Code Amendment No. 22-02.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 Resolution 22-6108

Attachment No. 2 - HCD Letter dated February 11, 2022

Attachment No. 3 - City's Response to HCD's Letter

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 . 2 2 - 6 1 0 8

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WEST COVINA, CALIFORNIA, RECOMMENDING TO THE CITY
COUNCIL APPROVAL OF CODE AMENDMENT NO. 22-02, CODE
AMENDMENT RELATED TO ACCESSORY DWELLING UNITS
STANDARDS**

CODE AMENDMENT NO. 22-02

STATUTORY EXEMPTION

APPLICANT: City of West Covina

LOCATION: Citywide

WHEREAS, effective January 1, 2020 multiple new housing laws relating to accessory dwelling units (ADUs) will become law, including AB 68, AB 881, SB 13, AB 587, and AB 670, AB 671; and

WHEREAS, effective January 1, 2021, AB 3182, a new housing law which includes certain standards relating to ADUs, will become law; and

WHEREAS, to preserve what limited authority the city has remaining to regulate ADUs, it is desirable that the City update its laws consistent with State law.

WHEREAS, May 10, 2022, the Planning Commission conducted a duly noticed public hearing as prescribed by law regarding proposed Code Amendment No. 22-02. At the conclusion of the public hearing, the Planning Commission approved Planning Commission Resolution No. _____, recommending that the City Council approve Code Amendment No. 22-02 and

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

1. The City's ADU Urgency Ordinance was adopted by the City Council on December 17, 2020.
2. The City's ADU Ordinance amendment was adopted by the City Council on April 20, 2022.

3. The California Department of Housing and Community Development sent the City a letter with comments on necessary changes to the City's ADU Ordinance on February 11, 2022.
4. It is necessary to amend the municipal code in order to make the City's ADU standards consistent with State Law.
5. The proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3), as this ordinance cannot create any significant effect on the environment and pursuant to 15282(h), which states that "the adoption of an ordinance regarding second units in a single-family or multifamily zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code" are Statutorily Exempt from the requirements of CEQA.

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

SECTION NO. 1: The above recitals are true and correct and are incorporated herein as if set forth herein in full.

SECTION NO. 2: Based on the evidence presented and the findings set forth, Code Amendment No. 19-06 is hereby found to be consistent with the West Covina General Plan and the implementation thereof, and that the public necessity, convenience, general welfare, and good zoning practices require Code Amendment No. 22-02.

SECTION NO. 3: Based on the evidence presented and the findings set forth, the Planning Commission of the City of West Covina hereby recommends to the City Council of the City of West Covina that it approves Code Amendment No. 22-02 to amend Chapter 26 (Zoning) of the West Covina Municipal Code as shown on Exhibit "A."

SECTION NO. 4: The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law and this Resolution shall go into force and effect upon its adoption.

[continued on next page]

Resolution No. 2022-6108
Code Amendment No. 22-02
May 10, 2022
Page 3

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 10th day of May, 2022, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE:

Livier Becerra, Chairperson
Planning Commission

Paulina Morales, Secretary
Planning Commission

EXHIBIT A

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF WEST COVINA, CALIFORNIA, AMENDING PORTIONS OF CHAPTER 26 OF THE MUNICIPAL CODE TO AUTHORIZE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS CONSISTENT WITH STATE LAW REQUIREMENTS

WHEREAS, effective January 1, 2020, multiple new housing laws relating to accessory dwelling units (ADUs) became law, including AB 68, AB 881, SB 13, AB 587, AB 670, and AB 671; and

WHEREAS, effective January 1, 2021, AB 3182, a new housing law which includes certain standards relating to ADUs, became law; and

WHEREAS, the City's Accessory Dwelling Unit Ordinance was last updated on April 6, 2021; and

WHEREAS, the State of California Department of Housing and Community Development notified the City in writing on February 11, 2022 that the City's Accessory Dwelling Unit Ordinance addressed many statutory requirements but finds five areas where revisions are necessary to comply with State ADU laws; and

WHEREAS, on _____, the Planning Commission conducted a duly noticed public hearing as prescribed by law regarding proposed Code Amendment No. _____. At the conclusion of the public hearing, the Planning Commission approved Planning Commission Resolution No. _____, recommending that the City Council approve Code Amendment No. _____; and

WHEREAS, on _____, the City Council conducted a duly noticed public hearing as prescribed by law regarding this ordinance approving Code Amendment No. _____; and

WHEREAS, the City Council has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Code Amendment. Division 11 (Accessory Dwelling Units) of Article XII (Special Regulations for Unique Uses) of Chapter 26 (Zoning) of the West Covina Municipal Code is hereby amended to read as follows:

Division 11. Accessory Dwelling Units

Sec. 26-685.30. - Accessory dwelling units and junior accessory dwelling units—Purpose, definitions, occupancy.

1. Purpose and Interpretation. The intent of this Section is to ensure that accessory dwelling units and junior accessory dwelling units remain as an accessory use to single-family and multifamily residential uses, that the structures on parcels are organized to accommodate an accessory dwelling unit and/or junior accessory dwelling unit, and that such dwelling units do not impact surrounding residents or the community. This Division is intended to retain the maximum ability of the city to regulate accessory dwelling units and to comply with the requirements of state law.
2. Definitions.
 - a. The terms “accessory dwelling unit”, “public transit”, “passageway” and “tandem parking” all have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time.
 - b. “Junior accessory dwelling unit” shall have same meaning as that stated in Government Code section 65852.22(h)(1) as that section may be amended time to time.
3. Occupancy. Except as otherwise provided by law (e.g., Government Code section 65852.26), accessory dwelling units and junior accessory dwelling units may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

Sec. 26-685.31 - Accessory dwelling units—Application for accessory dwelling unit permit.

1. Accessory dwelling units are permitted only in areas zoned to allow multifamily and single family residential, subject to the issuance of a building permit. Any application for an accessory dwelling unit that meets the unit size standards and development standards contained in Sections 26-685.32 or 26-685.33 of this division, or is the type of accessory dwelling unit described in Subsection 26-685.34 of this division, shall be approved ministerially by the city by applying the standards herein and without a public hearing.
2. An application for an accessory dwelling unit permit shall be made by the owner of the parcel on which the primary unit sits and shall be filed with the city on a city-approved application form and subject to the established fee set by city council resolution as it may be amended from time to time.
3. Applications for accessory dwelling units shall conform to the requirements for, and shall obtain, a building permit consistent with the requirements of Chapter 7 (Buildings and Building Regulations) of the Municipal Code.

Sec. 26-685.32. -Accessory dwelling units—Unit size standards.

Except as otherwise provided in Section 26-685.34 of this division, ~~below~~, all accessory dwelling units shall not exceed the size standards listed below.

1. Attached accessory dwelling units: The maximum floor area of an attached accessory dwelling unit shall be the higher of:
 - a. 850 square feet for an accessory dwelling unit with 0-1 bedrooms or 1,000 square feet for an accessory dwelling unit with two (2) or more bedrooms; or
 - b. If there is an existing primary single-family dwelling, 50% of the square footage of the existing primary single family dwelling; or
 - c. All properties developed with a residential use shall be allowed to construct at least an 800-square foot accessory dwelling unit with four-foot side and rear setbacks; or
 - d. Existing habitable and/or nonhabitable areas may be converted into an attached accessory dwelling unit without any size and/or setback limitations.
2. Detached Units. A detached accessory dwelling unit shall not have more than one thousand two hundred (1,200) square feet of living area.
3. Setback requirements.
 - a. No setbacks are required for: either (i) those portions of accessory dwelling units that are created by converting existing living area or existing accessory structures to new accessory dwelling units or (ii) constructing new accessory dwelling units in the same location and to the same dimensions as an existing structure.
 - b. For all other accessory dwelling units, there must be a minimum of four (4) feet of setbacks from side and rear lot lines and comply with all applicable front yard setbacks.
 - c. The minimum required distance between a detached accessory dwelling unit and the primary dwelling unit, and all other structures, including garages, on the property, shall be ten (10) feet.

Sec. 26-685.33. - Accessory dwelling units—Development standards.

Any permit for an accessory dwelling unit shall be subject to the development standards listed below.

- (1) Legal lot/residence. An accessory dwelling unit shall only be allowed on a lot within the city that contains a legal, single-family or multi-family residence as an existing or proposed primary unit on a lot.

(2) Accessory dwelling units and junior accessory dwelling units are accessory to the primary use. Therefore, accessory dwelling units ~~shall not have its own separate utility meter and shall share utility connections with the primary use.~~ shall not be assigned an address separate from the primary dwelling unit, unless the accessory dwelling unit is accessory to a multifamily residential use.

(3) Number of accessory dwelling units per lot.

- a. For lots with proposed or existing single-family residences, no more than one (1) accessory dwelling unit and one (1) junior accessory dwelling unit may be on the lot.
- b. For lots with existing multi-family residential dwellings:
 - i. No more than twenty-five percent (25%) of the number of the existing units, but at least one (1) unit, shall be permitted as accessory dwelling units constructed within the non-livable space (e.g., storage rooms, boiler rooms, hallways, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met; or
 - ii. No more than two (2) detached accessory dwelling units, provided that no such unit shall be more than sixteen (16) feet in height, and each such unit complies with front yard setbacks, and meets rear-yard and side yard setbacks of four feet. No setback shall be required for an existing living area or accessory structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit when created within an existing structure. The maximum square footage of detached accessory dwelling units on lots with existing multi-family residential dwellings shall be limited to one thousand ~~two hundred (1,200)~~ (1,000) square feet of living area per ADU unit.

(4) Building Code Compliance. All new accessory dwelling units must comply with Chapter 7 of the Municipal Code (“Buildings and Building Regulations”) and any other applicable provisions of the California Building Standards Code. However, fire sprinklers shall not be required if they are not required for the primary residence.

(5) Utilities.

- a. All accessory dwelling units and junior accessory dwelling units must be connected to public utilities (or their equivalent), including water, electric, and sewer services. Accessory dwelling units and junior accessory dwelling units shall not have its own separate utility meter and shall share utility connections with the primary use.
- b. All accessory dwelling units and junior accessory dwelling units shall have adequate water supply and sewer service.

- c. No overhead utility lines are to be relocated or otherwise modified to permit construction of an accessory dwelling unit or junior accessory dwelling unit. If existing overhead utility lines are to be relocated or otherwise modified to permit construction of an accessory unit, such lines shall be converted to underground services.
- d. The City may require the installation of a new or upgraded utility connection for a new accessory dwelling unit structure and/or the existing house to accommodate the additional burden of the proposed accessory dwelling unit on the existing utility infrastructure. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit based on either its square feet or number of drainage fixture unit values. New or upgraded utility connection shall not be required for existing structures converted into accessory dwelling units.

(6) Parking.

- a. The City shall require the owner to provide one (1) parking space unless the accessory dwelling unit has no bedrooms (e.g., a studio), in which case no space is required. The required parking space shall have a minimum dimension of ten (10) feet in width and twenty (20) feet in depth. The required parking space may be provided as:
 - i. Tandem parking on an existing driveway in a manner that does not encroach onto a public sidewalk and otherwise complies with city parking requirements; or
 - ii. Within a setback area or as tandem parking in locations determined feasible by the City for such use. Locations will be determined infeasible based upon specific site or regional topographical or fire and life safety conditions, or that such parking is not permitted anywhere else in the City.
- b. Notwithstanding the foregoing, no parking space shall be required for an accessory dwelling unit if:
 - i. It is located within one-half mile walking distance of public transit;
 - ii. It is located within an architecturally and historically significant district;
 - iii. It is part of a proposed or existing primary residence or accessory structure;
 - iv. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
 - v. Where there is a car share vehicle located within one block of the accessory dwelling unit.

- c. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the off-street parking spaces do not have to be replaced.
- (7) Siting. Detached accessory dwelling units may not be located within the area between the front property line and the line parallel to, and touching, the back of the primary residence.
- (8) Exterior Access. The entrance to an accessory dwelling unit shall be separate from the entrance to the primary dwelling unit.
- (9) Recorded Covenants. Before obtaining a permit for an accessory dwelling unit, the property owner shall file with the county recorder a declaration or agreement of restrictions which has been approved by the city attorney as to its form and content, describing restrictions that allows for and the continued use of the accessory dwelling as follows:
- a. the accessory dwelling unit shall not be sold separately from the primary residence, except for instances allowed by Government Code Section 65852.26;
 - b. the accessory second unit is restricted to the maximum size allowed per the development standards set forth in this section;
 - d. the restrictions shall be binding upon any successor in ownership of the property, and lack of compliance shall result in legal action against the property owner for noncompliance with the requirements for an accessory dwelling unit. In the event of violation, the property owner shall be responsible for all fees and penalties, as well as the city's enforcement costs.
- (10) Conversion of existing primary unit. An existing primary dwelling may be converted to an accessory dwelling unit if it complies with all applicable requirements of this ordinance. If so, a new, larger primary residence may be constructed.
- (11) Design requirements for new units. All new accessory dwelling units must comply with the following design requirements:
- a. The exterior materials, colors, roof pitch and architecture shall match the primary unit.
 - b. Accessory dwelling units shall not exceed 16 feet in height, unless the accessory dwelling unit is a conversion of an existing second floor area, a second-story addition to an existing residence, or is located on the second-floor of a new two-story house.
 - i. All second-story additions to an existing residence, and/or new two-story homes shall require the approval of an administrative use permit per Section 26-270 of the West Covina Municipal Code.

- ii. Exterior staircases serving second-floor accessory dwelling units shall not be located in between the side property line and the existing building.
 - c. Lighting shall not be directed on to neighboring lots.
 - d. Any attached accessory dwelling unit shall be attached to the living area of the primary dwelling unit by a common wall or floor/ceiling, and not simply by an attached breezeway, porch, or patio.
- (12) Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

Sec. 26-685.34. - Accessory dwelling unit and junior accessory dwelling unit exceptions.

1. Accessory dwelling units shall be approved for the following types of accessory dwelling units, regardless of whether the applicant meets the development standards contained in this Title. Accessory dwelling units and junior accessory dwelling units are accessory to the primary use. Therefore, accessory dwelling units and junior accessory dwelling units shall not have its own utility meter and shall share utility connections with the primary use, not be assigned an address separate from the primary dwelling unit, unless the accessory dwelling unit is accessory to a multifamily residential use.
 - a. For Single Family Dwelling lots in residential zones, either:
 - i. One accessory dwelling unit and one junior accessory dwelling unit per lot may be constructed. Each accessory dwelling unit and junior accessory dwelling unit must have exterior access and side and rear setbacks sufficient for fire safety and comply with all other setback requirements. If the unit is a junior accessory dwelling unit, it must also comply with the requirements of Section 26-685.36 below; or
 - ii. One detached, new construction, accessory dwelling unit with setbacks of at least four (4) feet from side and rear yards and in compliance with front yard setbacks, no more than eight hundred (800) square feet floor area, and a height not exceeding sixteen (16) feet on a lot with an existing or proposed single family dwelling.
 - b. On a lot with an existing multifamily residential:
 - i. Accessory dwelling units may be constructed in areas that are not used as livable space within an existing multi-family dwelling structure (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages), provided the spaces meet state building standards for dwellings. The number of interior accessory dwelling units permitted on the lot shall not exceed twenty-five percent (25%) of the current number of units of the multi-family complex on the lot and at least one such unit shall be allowed; and

- ii. Up to two (2) detached accessory dwelling units may be constructed, provided they are no taller than sixteen (16) feet, and they have at least four (4) feet of side and rear yard setbacks. Detached accessory dwelling units constructed pursuant to this subsection (b) shall not exceed one thousand ~~two~~ hundred (1,200 1,000) square feet in floor area per unit.
2. Accessory dwelling units approved under this Section 26-685.34 shall not be rented for a term of 30 days or less.
3. Accessory dwelling units or junior accessory dwelling units approved under this Section 26-685.34 shall not be required to correct legal nonconforming zoning conditions as a pre-condition to obtaining this authorization.

Sec. 26-685.35. - Accessory dwelling units—General plan consistency.

In adopting these standards, the city recognizes that the approval of dwelling units may, in some instances, result in dwelling densities exceeding the maximum densities prescribed by the general plan. The city finds that this occurrence is consistent with the general plan, as dictated under state planning and zoning law applicable to accessory dwelling units.

Sec. 26-685.36. - Junior accessory dwelling units.

- (1) Purposes: This section provides standards for the establishment of junior accessory dwelling units. Junior accessory dwelling units will typically be smaller than an accessory dwelling unit, will be constructed within the walls of an existing or proposed single family residence and requires owner occupancy in the single-family residence where the unit is located.
- (2) Size: A junior accessory dwelling unit shall not exceed 500 square feet in size.
- (3) Owner Occupancy: The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a primary residence either the primary dwelling or the junior accessory dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or “housing organization” as that term is defined in Government Code Section 65589.5(k)(2), as that section may be amended from time to time.
- (4) Sale Prohibited: A junior accessory dwelling unit shall not be sold independently of the primary dwelling on the parcel.
- (5) Short term rentals: The junior accessory dwelling unit shall not be rented for periods of 30 days or less.
- (6) Location of Junior Accessory Dwelling Unit: A junior accessory dwelling unit shall be entirely within a single-family residence; an attached garage is considered a part of the residence.

- (7) **Kitchen Requirements:** The junior accessory dwelling unit shall include an efficiency kitchen, including a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
- (8) **Parking.** No additional parking is required beyond that already required for the primary dwelling.
- (9) **Fire Protection; Utility Service.** For the purposes of any fire or life protection ordinance or regulation or for the purposes of providing service for water, sewer, or power, a junior accessory dwelling unit shall not be considered a separate or new unit, unless the junior accessory dwelling unit was constructed in conjunction with a new single-family dwelling. No separate connection between the junior accessory dwelling unit and the utility shall be required for units created within a single-family dwelling, unless the junior accessory dwelling unit is being constructed in connection with a new single-family dwelling.
- (10) **Deed Restriction.** Prior to the issuance of a building permit for a junior accessory dwelling unit, the owner shall record a deed restriction in a form approved by the city that includes a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, requires owner-occupancy consistent with subsection (3) above, does not permit rentals for periods 30 days or shorter, and restricts the size and attributes of the junior dwelling unit to those that conform with this section.

SECTION 2. Compliance with CEQA. Adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) under Public Resources Code section 21080.17 [statutory exemption for second unit ordinances]; CEQA Guidelines sections 15282(h) [statutory exemption for second unit ordinances]; 15303 [new construction or small structures] and 15305 [minor alterations to land]. This Ordinance is also exempt under CEQA Guidelines section 15061, because this Ordinance will not have a significant effect on the environment, because ADUs will largely constitute infill housing which is exempt from CEQA.

SECTION 3. Inconsistencies. Any provision of this Ordinance which is inconsistent with state law shall be interpreted in a manner to be consistent with state law. Any provision of the West Covina Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of West Covina hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 5. Effective Date. This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

SECTION 6. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

SECTION 7. Transmit Ordinance to HCD. The City Clerk is directed to send a copy of this Ordinance to the Department of Housing and Community Development within 60 days of the adoption of this Ordinance.

PASSED, APPROVED AND ADOPTED on the _____ day of _____, 2022.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick
Assistant City Clerk

I, LISA SHERRICK, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Ordinance No. _____ was introduced at a regular meeting of the City Council held on the ____ day of _____, and adopted at a regular meeting of the City Council held on the ____ day of _____, _____, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick
Assistant City Clerk

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



February 11, 2022

David Carmany, City Manager
City of West Covina
1444 W Garvey Ave
West Covina, CA 91790

Dear David Carmany:

**RE: Review of West Covina's Accessory Dwelling Unit (ADU) Ordinance under
State ADU Law (Gov. Code, § 65852.2)**

Thank you for submitting the City of West Covina's (City) accessory dwelling unit (ADU) ordinance No. 2480 ("the Ordinance") adopted April 20, 2021, to the California Department of Housing and Community Development (HCD). HCD has reviewed the Ordinance and is submitting these written findings pursuant to Government Code section 65852.2, subdivision (h). HCD has determined that the Ordinance does not comply with section 65852.2 in the manner noted below. Under the statute, the City has up to 30 days to respond to these findings. Accordingly, the City must provide a written response to these findings no later than March 14, 2022.

The adopted ADU ordinance addresses many statutory requirements; however, HCD finds that the ordinance does not comply with State ADU Law in the following respects:

- Pg. 4, Section 26-685.33 (3)(b)(ii) – Converted Setbacks – The Ordinance permits detached accessory dwelling units on lots with existing multifamily residential buildings and requires that "each such unit... meets rear-yard setbacks of four feet." However, Government Code section 65852.2, subdivision (a)(1)(D)(vii), states: "No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit when created within an existing structure." Therefore, ADUs created from a converted structure are not subject to setback requirements. The City should note this exemption for converted units.
- Pg. 4, Section 26-685.33 (3)(b)(ii) – Maximum Area – The Ordinance states that for "more than two (2) detached accessory dwelling units... the maximum square footage of detached accessory dwellings on lots with existing multifamily residential buildings shall be limited to 1,200 square feet of living area." Government Code section 65852.2, subdivision (c)(2), states that a local agency shall not establish a maximum square footage requirement for each detached

ADU that is less than 850 square feet or 1,000 square feet for an ADU that provides more than one bedroom. The City should amend the Ordinance to clarify that the square footage limitation applies to each ADU, not to the combined maximum size of the two detached ADUs.

- Pg. 6, Section 26-685.33 (7) – Siting – The Ordinance states that detached ADUs may not be located “within the area between the front property line and the line parallel to, and touching, the back of the primary residence.” This would relegate the detached ADUs to the rear of the primary residence. Government Code section 65852.150, subdivision (b), requires that “provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units....” HCD has determined that this siting requirement is impermissibly burdensome, because it would prohibit the construction of ADUs along the sides of the primary dwelling, thus making it difficult to develop ADUs in shallow lots with small rear yards. In addition, local development standards provided by the Ordinance pursuant to Government Code section 65852.2, subdivisions (a) through (d) do not apply to ADUs created under Government Code section 65852.2, subdivision (e). ADUs that meet the criteria under subdivision (e) must be ministerially approved. Therefore, local standards such as this siting requirement may not preclude the construction of an 800 square-foot unit with four-foot setbacks and a height limit of 16 feet even if the ADU was constructed along the side of the primary dwelling. The City should remove this section to comply with State ADU Law.
- Pg. 6, Section 26-685.33 (9) – Separate Sale – The Ordinance prohibits separate sale of an ADU from the primary residence. However, Government Code section 65852.26, subdivision (a)(1), creates a narrow exception to allow separate conveyance with the involvement of qualified nonprofit housing organizations. The City should refer to the statute to allow for such an exception.
- Pg. 7, Section 26-685.33 (11)(b)(ii) – Design requirements for new units – The Ordinance requires that “exterior staircases serving second-floor accessory dwelling units shall not be located in between the property line and the existing building.” Under Government Code section 65852.150, subdivision (b), such a prohibition is considered burdensome, because the requirement as written would make it impossible to create a compliant exterior staircase. Any exterior staircase would necessarily be built between the property line and the existing building. Where an exterior staircase serving a second story ADU is a necessary component for ingress and egress, the City may not preclude its construction. In addition, local development standards provided by the Ordinance pursuant to Government Code section 65852.2, subdivisions (a) through (d), do not apply to ADUs created under Government Code section 65852.2, subdivision (e)(1)(A)(i). Rather, a second story ADU constructed within a proposed or existing single-family dwelling must be ministerially approved. An ADU constructed pursuant to

subdivision (e)(1)(A)(i) "...may include an expansion of not more than 150 square feet beyond the physical dimensions of the existing accessory structure... [which] shall be limited to accommodating ingress and egress." The construction of an exterior staircase for a second story ADU would fall under this accommodation. Therefore, the City should remove this requirement to comply with State ADU Law.

In these respects, revisions are necessary to comply with statute.

HCD will consider any written response to these findings, such as a revised ordinance or a detailed plan to bring the ordinance into compliance with law by a date certain, before taking further action authorized pursuant to Government Code section 65852.2. Please note that HCD may notify the Attorney General's Office in the event that the City fails to take appropriate and timely action under section 65852.2, subdivision (h).

HCD appreciates the City's efforts in the preparation and adoption of the ordinance and welcomes the opportunity to assist the City in fully complying with State ADU Law. Please contact Mike Van Gorder, of our staff, at (916) 776-7541 or at mike.vangorder@hcd.ca.gov if you have any questions or would like HCD's technical assistance in these matters.

Sincerely,



David Zisser
Assistant Deputy Director
Local Government Relations and Accountability



March 8, 2022

David Zisser
 Assistant Deputy Director
 Local Government Relations and Accountability
 Department of Housing and Community Development
 2020 W. El Camino Avenue, Suite 500
 Sacramento CA 95833

RE: Review of West Covina's Accessory Dwelling Unit (ADU) Ordinance under State ADU Law (Gov. Code, 65852.2)

Dear Mr. Zisser:

Thank you for reviewing the City of West Covina's ADU Ordinance and providing us with written comments. We are looking forward to working with you in revising the City's ADU Ordinance to make it compliant with State Law. The following is a detailed response to the findings listed on your letter dated February 11, 2022:

- **Pg. 4, Section 26-685.33 (3)(b)(ii) – Converted Setbacks**

A proposed revision to the City's Accessory Dwelling Unit Ordinance has been drafted to address this concern. Please see Pg. 4 of the draft Ordinance. It has been clarified that setbacks are not required in certain instances mentioned in Government Code Section 65852.2. Such instances are specifically identified in the draft Ordinance.

- **Pg. 4, Section 26-685.33 (3)(b)(ii) – Maximum Area**

A proposed revision to the City's Accessory Dwelling Unit Ordinance has been drafted to address this concern. Please see Pg. 4 of the draft Ordinance. It has been clarified that the maximum area is per ADU unit.

- **Pg. 6, Section 26-685.33 (7) – Siting**

Section 26-286.34 of the WCMC provides accessory dwelling unit and junior accessory dwelling unit exceptions. These exceptions allow for a new detached 800 square foot (maximum size) accessory dwelling unit with side and rear yard setbacks at least 4 feet, in compliance with the front yard setback, and a height not exceeding 16 feet, regardless of whether the development standards in the title (which includes the entirety of Section 26-286.33) are complied with. Therefore, allowing Section 26-685.33(7) to remain as written would not create an unreasonable

prohibition or be in violation of State ADU laws, because of the existing exceptions in Section 26-685.34.

- **Pg. 6, Section 26-685.33(9) – Separate Sale**

A proposed revision to the City's Accessory Dwelling Unit Ordinance has been drafted to address this concern. Please see Pg. 6 of the draft Ordinance. A cross-reference to Government Code Section 65852.26 has been added.

- **Pg. 7, Section 26-685.33 (11)(b)(ii) – Design Requirements for new units**

A proposed revision to the City's Accessory Dwelling Unit Ordinance has been drafted to address this concern. Please see Pg. 6 of the draft Ordinance. The revision clarifies that exterior staircases shall not be located between the side property line and the existing building. This would allow exterior staircases to be located at the rear of the building and would no longer make it impossible to create a compliant exterior staircase.

We appreciate any technical assistance that you are able to provide and look forward to receiving written comments on the enclosed/attached draft ordinance. We will schedule a public hearing for Planning Commission review and consideration of the draft Ordinance within 4-5 weeks of receiving a written response that the submitted draft Ordinance is satisfactory and is in compliance with State ADU laws.

Sincerely,



David Carmany
City Manager

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF WEST COVINA, CALIFORNIA, AMENDING PORTIONS OF CHAPTER 26 OF THE MUNICIPAL CODE TO AUTHORIZE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS CONSISTENT WITH STATE LAW REQUIREMENTS

WHEREAS, effective January 1, 2020, multiple new housing laws relating to accessory dwelling units (ADUs) became law, including AB 68, AB 881, SB 13, AB 587, AB 670, and AB 671; and

WHEREAS, effective January 1, 2021, AB 3182, a new housing law which includes certain standards relating to ADUs, became law; and

WHEREAS, the City's Accessory Dwelling Unit Ordinance was last updated on April 6, 2021; and

WHEREAS, the State of California Department of Housing and Community Development notified the City in writing on February 11, 2022 that the City's Accessory Dwelling Unit Ordinance addressed many statutory requirements but finds five areas where revisions are necessary to comply with State ADU laws; and

WHEREAS, on _____, the Planning Commission conducted a duly noticed public hearing as prescribed by law regarding proposed Code Amendment No. _____. At the conclusion of the public hearing, the Planning Commission approved Planning Commission Resolution No. _____, recommending that the City Council approve Code Amendment No. _____; and

WHEREAS, on _____, the City Council conducted a duly noticed public hearing as prescribed by law regarding this ordinance approving Code Amendment No. _____; and

WHEREAS, the City Council has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Code Amendment. Division 11 (Accessory Dwelling Units) of Article XII (Special Regulations for Unique Uses) of Chapter 26 (Zoning) of the West Covina Municipal Code is hereby amended to read as follows:

Division 11. Accessory Dwelling Units

Sec. 26-685.30. - Accessory dwelling units and junior accessory dwelling units—Purpose, definitions, occupancy.

- (1) Purpose and Interpretation. The intent of this Section is to ensure that accessory dwelling units and junior accessory dwelling units remain as an accessory use to single-family and multifamily residential uses, that the structures on parcels are organized to accommodate an accessory dwelling unit and/or junior accessory dwelling unit, and that such dwelling units do not impact surrounding residents or the community. This Division is intended to retain the maximum ability of the city to regulate accessory dwelling units and to comply with the requirements of state law.
- (2) Definitions.
 - a. The terms “accessory dwelling unit”, “public transit”, “passageway” and “tandem parking” all have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time.
 - b. “Junior accessory dwelling unit” shall have same meaning as that stated in Government Code section 65852.22(h)(1) as that section may be amended time to time.
- (3) Occupancy. Except as otherwise provided by law (e.g., Government Code section 65852.26), accessory dwelling units and junior accessory dwelling units may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

Sec. 26-685.31 - Accessory dwelling units—Application for accessory dwelling unit permit.

- (1) Accessory dwelling units are permitted only in areas zoned to allow multifamily and single family residential, subject to the issuance of a building permit. Any application for an accessory dwelling unit that meets the unit size standards and development standards contained in Sections 26-685.32 or 26-685.33 of this division, or is the type of accessory dwelling unit described in Subsection 26-685.34 of this division, shall be approved ministerially by the city by applying the standards herein and without a public hearing.
- (2) An application for an accessory dwelling unit permit shall be made by the owner of the parcel on which the primary unit sits and shall be filed with the city on a city-approved application form and subject to the established fee set by city council resolution as it may be amended from time to time.
- (3) Applications for accessory dwelling units shall conform to the requirements for, and shall obtain, a building permit consistent with the requirements of Chapter 7 (Buildings and Building Regulations) of the Municipal Code.

Sec. 26-685.32. -Accessory dwelling units—Unit size standards.

Except as otherwise provided in Section 26-685.34 of this division, ~~below~~, all accessory dwelling units shall not exceed the size standards listed below.

- (1) Attached accessory dwelling units: The maximum floor area of an attached accessory dwelling unit shall be the higher of:
 - a. 850 square feet for an accessory dwelling unit with 0-1 bedrooms or 1,000 square feet for an accessory dwelling unit with two (2) or more bedrooms; or
 - b. If there is an existing primary single-family dwelling, 50% of the square footage of the existing primary single family dwelling; or
 - c. All properties developed with a residential use shall be allowed to construct at least an 800-square foot accessory dwelling unit with four-foot side and rear setbacks; or
 - d. Existing habitable and/or nonhabitable areas may be converted into an attached accessory dwelling unit without any size and/or setback limitations.
- (2) Detached Units. A detached accessory dwelling unit shall not have more than one thousand two hundred (1,200) square feet of living area.
- (3) Setback requirements.
 - a. No setbacks are required for: either (i) those portions of accessory dwelling units that are created by converting existing living area or existing accessory structures to new accessory dwelling units or (ii) constructing new accessory dwelling units in the same location and to the same dimensions as an existing structure.
 - b. For all other accessory dwelling units, there must be a minimum of four (4) feet of setbacks from side and rear lot lines and comply with all applicable front yard setbacks.
 - c. The minimum required distance between a detached accessory dwelling unit and the primary dwelling unit, and all other structures, including garages, on the property, shall be ten (10) feet.

Sec. 26-685.33. - Accessory dwelling units—Development standards.

Any permit for an accessory dwelling unit shall be subject to the development standards listed below.

- (1) Legal lot/residence. An accessory dwelling unit shall only be allowed on a lot within the city that contains a legal, single-family or multi-family residence as an existing or proposed primary unit on a lot.
- (2) Accessory dwelling units and junior accessory dwelling units are accessory to the primary use. Therefore, accessory dwelling units ~~shall not have its own separate utility meter and~~

shall share utility connections with the primary use, shall not be assigned an address separate from the primary dwelling unit, unless the accessory dwelling unit is accessory to a multifamily residential use.

(3) Number of accessory dwelling units per lot.

- a. For lots with proposed or existing single-family residences, no more than one (1) accessory dwelling unit and one (1) junior accessory dwelling unit may be on the lot.
- b. For lots with existing multi-family residential dwellings:
 - i. No more than twenty-five percent (25%) of the number of the existing units, but at least one (1) unit, shall be permitted as accessory dwelling units constructed within the non-livable space (e.g., storage rooms, boiler rooms, hallways, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met; or
 - ii. No more than two (2) detached accessory dwelling units, provided that no such unit shall be more than sixteen (16) feet in height, and each such unit complies with front yard setbacks, and meets rear-yard and side yard setbacks of four feet. No setback shall be required for an existing living area or accessory structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit when created within an existing structure. The maximum square footage of detached accessory dwelling units on lots with existing multi-family residential dwellings shall be limited to one thousand ~~two hundred (1,200)~~ (1,000) square feet of living area per ADU unit.

(4) Building Code Compliance. All new accessory dwelling units must comply with Chapter 7 of the Municipal Code (“Buildings and Building Regulations”) and any other applicable provisions of the California Building Standards Code. However, fire sprinklers shall not be required if they are not required for the primary residence.

(5) Utilities.

- a. All accessory dwelling units and junior accessory dwelling units must be connected to public utilities (or their equivalent), including water, electric, and sewer services. Accessory dwelling units and junior accessory dwelling units shall not have its own separate utility meter and shall share utility connections with the primary use.
- b. All accessory dwelling units and junior accessory dwelling units shall have adequate water supply and sewer service.
- c. No overhead utility lines are to be relocated or otherwise modified to permit construction of an accessory dwelling unit or junior accessory dwelling unit. If

existing overhead utility lines are to be relocated or otherwise modified to permit construction of an accessory unit, such lines shall be converted to underground services.

- d. The City may require the installation of a new or upgraded utility connection for a new accessory dwelling unit structure and/or the existing house to accommodate the additional burden of the proposed accessory dwelling unit on the existing utility infrastructure. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit based on either its square feet or number of drainage fixture unit values. New or upgraded utility connection shall not be required for existing structures converted into accessory dwelling units.

(6) Parking.

- a. The City shall require the owner to provide one (1) parking space unless the accessory dwelling unit has no bedrooms (e.g., a studio), in which case no space is required. The required parking space shall have a minimum dimension of ten (10) feet in width and twenty (20) feet in depth. The required parking space may be provided as:
 - i. Tandem parking on an existing driveway in a manner that does not encroach onto a public sidewalk and otherwise complies with city parking requirements; or
 - ii. Within a setback area or as tandem parking in locations determined feasible by the City for such use. Locations will be determined infeasible based upon specific site or regional topographical or fire and life safety conditions, or that such parking is not permitted anywhere else in the City.
- b. Notwithstanding the foregoing, no parking space shall be required for an accessory dwelling unit if:
 - i. It is located within one-half mile walking distance of public transit;
 - ii. It is located within an architecturally and historically significant district;
 - iii. It is part of a proposed or existing primary residence or accessory structure;
 - iv. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
 - v. Where there is a car share vehicle located within one block of the accessory dwelling unit.
- c. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the off-street parking spaces do not have to be replaced.

- (7) Siting. Detached accessory dwelling units may not be located within the area between the front property line and the line parallel to, and touching, the back of the primary residence.
- (8) Exterior Access. The entrance to an accessory dwelling unit shall be separate from the entrance to the primary dwelling unit.
- (9) Recorded Covenants. Before obtaining a permit for an accessory dwelling unit, the property owner shall file with the county recorder a declaration or agreement of restrictions which has been approved by the city attorney as to its form and content, describing restrictions that allows for and the continued use of the accessory dwelling as follows:
- a. the accessory dwelling unit shall not be sold separately from the primary residence, except for instances allowed by Government Code Section 65852.26;
 - b. the accessory second unit is restricted to the maximum size allowed per the development standards set forth in this section;
 - d. the restrictions shall be binding upon any successor in ownership of the property, and lack of compliance shall result in legal action against the property owner for noncompliance with the requirements for an accessory dwelling unit. In the event of violation, the property owner shall be responsible for all fees and penalties, as well as the city's enforcement costs.
- (10) Conversion of existing primary unit. An existing primary dwelling may be converted to an accessory dwelling unit if it complies with all applicable requirements of this ordinance. If so, a new, larger primary residence may be constructed.
- (11) Design requirements for new units. All new accessory dwelling units must comply with the following design requirements:
- a. The exterior materials, colors, roof pitch and architecture shall match the primary unit.
 - b. Accessory dwelling units shall not exceed 16 feet in height, unless the accessory dwelling unit is a conversion of an existing second floor area, a second-story addition to an existing residence, or is located on the second-floor of a new two-story house.
 - i. All second-story additions to an existing residence, and/or new two-story homes shall require the approval of an administrative use permit per Section 26-270 of the West Covina Municipal Code.
 - ii. Exterior staircases serving second-floor accessory dwelling units shall not be located in between the side property line and the existing building.
 - c. Lighting shall not be directed on to neighboring lots.

- d. Any attached accessory dwelling unit shall be attached to the living area of the primary dwelling unit by a common wall or floor/ceiling, and not simply by an attached breezeway, porch, or patio.

- (12) Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

Sec. 26-685.34. - Accessory dwelling unit and junior accessory dwelling unit exceptions.

- (1) Accessory dwelling units shall be approved for the following types of accessory dwelling units, regardless of whether the applicant meets the development standards contained in this Title. Accessory dwelling units and junior accessory dwelling units are accessory to the primary use. Therefore, accessory dwelling units and junior accessory dwelling units shall not have its own utility meter and shall share utility connections with the primary use, not be assigned an address separate from the primary dwelling unit, unless the accessory dwelling unit is accessory to a multifamily residential use.

- a. For Single Family Dwelling lots in residential zones, either:
 - i. One accessory dwelling unit and one junior accessory dwelling unit per lot may be constructed. Each accessory dwelling unit and junior accessory dwelling unit must have exterior access and side and rear setbacks sufficient for fire safety and comply with all other setback requirements. If the unit is a junior accessory dwelling unit, it must also comply with the requirements of Section 26-685.36 below; or
 - ii. One detached, new construction, accessory dwelling unit with setbacks of at least four (4) feet from side and rear yards and in compliance with front yard setbacks, no more than eight hundred (800) square feet floor area, and a height not exceeding sixteen (16) feet on a lot with an existing or proposed single family dwelling.
- b. On a lot with an existing multifamily residential:
 - i. Accessory dwelling units may be constructed in areas that are not used as livable space within an existing multi-family dwelling structure (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages), provided the spaces meet state building standards for dwellings. The number of interior accessory dwelling units permitted on the lot shall not exceed twenty-five percent (25%) of the current number of units of the multi-family complex on the lot and at least one such unit shall be allowed; and
 - ii. Up to two (2) detached accessory dwelling units may be constructed, provided they are no taller than sixteen (16) feet, and they have at least four (4) feet of side and rear yard setbacks. Detached accessory dwelling units constructed pursuant to this subsection (b) shall not exceed one thousand ~~two~~ hundred (1,2001,000) square feet in floor area per unit.

- (2) Accessory dwelling units approved under this Section 26-685.34 shall not be rented for a term of 30 days or less.
- (3) Accessory dwelling units or junior accessory dwelling units approved under this Section 26-685.34 shall not be required to correct legal nonconforming zoning conditions as a pre-condition to obtaining this authorization.

Sec. 26-685.35. - Accessory dwelling units—General plan consistency.

In adopting these standards, the city recognizes that the approval of dwelling units may, in some instances, result in dwelling densities exceeding the maximum densities prescribed by the general plan. The city finds that this occurrence is consistent with the general plan, as dictated under state planning and zoning law applicable to accessory dwelling units.

Sec. 26-685.36. - Junior accessory dwelling units.

- (1) Purposes: This section provides standards for the establishment of junior accessory dwelling units. Junior accessory dwelling units will typically be smaller than an accessory dwelling unit, will be constructed within the walls of an existing or proposed single family residence and requires owner occupancy in the single-family residence where the unit is located.
- (2) Size: A junior accessory dwelling unit shall not exceed 500 square feet in size.
- (3) Owner Occupancy: The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a primary residence either the primary dwelling or the junior accessory dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or “housing organization” as that term is defined in Government Code Section 65589.5(k)(2), as that section may be amended from time to time.
- (4) Sale Prohibited: A junior accessory dwelling unit shall not be sold independently of the primary dwelling on the parcel.
- (5) Short term rentals: The junior accessory dwelling unit shall not be rented for periods of 30 days or less.
- (6) Location of Junior Accessory Dwelling Unit: A junior accessory dwelling unit shall be entirely within a single-family residence; an attached garage is considered a part of the residence.
- (7) Kitchen Requirements: The junior accessory dwelling unit shall include an efficiency kitchen, including a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

- (8) Parking. No additional parking is required beyond that already required for the primary dwelling.
- (9) Fire Protection; Utility Service. For the purposes of any fire or life protection ordinance or regulation or for the purposes of providing service for water, sewer, or power, a junior accessory dwelling unit shall not be considered a separate or new unit, unless the junior accessory dwelling unit was constructed in conjunction with a new single-family dwelling. No separate connection between the junior accessory dwelling unit and the utility shall be required for units created within a single-family dwelling, unless the junior accessory dwelling unit is being constructed in connection with a new single-family dwelling.
- (10) Deed Restriction. Prior to the issuance of a building permit for a junior accessory dwelling unit, the owner shall record a deed restriction in a form approved by the city that includes a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, requires owner-occupancy consistent with subsection (3) above, does not permit rentals for periods 30 days or shorter, and restricts the size and attributes of the junior dwelling unit to those that conform with this section.

SECTION 2. Compliance with CEQA. Adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) under Public Resources Code section 21080.17 [statutory exemption for second unit ordinances]; CEQA Guidelines sections 15282(h) [statutory exemption for second unit ordinances]; 15303 [new construction or small structures] and 15305 [minor alterations to land]. This Ordinance is also exempt under CEQA Guidelines section 15061, because this Ordinance will not have a significant effect on the environment, because ADUs will largely constitute infill housing which is exempt from CEQA.

SECTION 3. Inconsistencies. Any provision of this Ordinance which is inconsistent with state law shall be interpreted in a manner to be consistent with state law. Any provision of the West Covina Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of West Covina hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 5. Effective Date. This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

SECTION 6. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

SECTION 7. Transmit Ordinance to HCD. The City Clerk is directed to send a copy of this Ordinance to the Department of Housing and Community Development within 60 days of the adoption of this Ordinance.

PASSED, APPROVED AND ADOPTED on the _____ day of _____, 2022.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick
Assistant City Clerk

I, LISA SHERRICK, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Ordinance No. _____ was introduced at a regular meeting of the City Council held on the ____ day of _____, and adopted at a regular meeting of the City Council held on the ____ day of _____, _____, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick
Assistant City Clerk

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

CONSIDERATION OF THE ART IN PUBLIC PLACES 2022/2023 ANNUAL WORK PROGRAM

DISCUSSION

On August 17, 2004, the City Council adopted Ordinance No. 2117 which established the requirement of Art in Public Places for certain developments within the City. The following projects are required to provide public art or pay the "in-lieu" contribution:

- New residential projects consisting of the subdivision of ten (10) or more residential lots and/or construction of ten (10) or more residential units
- New nonresidential projects having total project costs of \$500,000 or more
- Expansion and/or remodeling of existing nonresidential projects having a total project costs of \$250,000 or more
- Mixed use projects consisting of both residential and nonresidential development that meet one (1) or more of the criteria listed above
- Capital improvement projects involving the construction of public buildings or facilities and having a project costs of \$500,000 or more

When developers choose to pay the "in-lieu" contribution, they are required to pay 0.5% of the total project costs for residential development and/or 1% of the total project costs for non-residential development. Funds collected from the in-lieu contributions are deposited in the Art in Public Places fund. Monies in the Art in Public Places fund may only be used for the following purposes:

- The purchase, commission, and/or installation of public artwork
- Maintenance or restoration of public artwork
- Art education programs and events
- Plaques and signage
- Publicity and promotional materials for public art programs and functions
- Training and development for staff and commissioners involved in the administration of the art in public places program
- Other costs directly associated with the administration of the art in public places program as set forth in the annual program budget.

Per Section 17-74 of the West Covina Municipal Code, the Planning Commission is required to review the annual Art In Public Places work program and render a recommendation for the final approval by the City Council. The work program is to specify locations for artwork. Since Art and Public Places requirement was established, the City has collected approximately \$297,000 in the Art in Public Places fund.

STAFF RECOMMENDATIONS

Existing Artwork

The last and only artwork thus far that the City has commissioned is the West Covina Veterans Memorial located in the Civic Center Courtyard. The West Covina Veterans Memorial was dedicated on May 30, 2016. The total cost of the design and installation of the West Covina Veterans Memorial was approximately \$186,000 (including \$10,000 raised by the Veterans groups). The Memorial is overdue for the periodic maintenance procedure (inspection, cleaning, and waxing) that was recommended by the City's Art in Public Places Consultant in 2016 (Attachment No. 1). It is recommended that the Planning Commission consider recommending that the City Council direct staff

to contact Rosa Lowinger & Associates (professional arts conservator previously recommended by the City's Art Consultant) to obtain a quote for the maintenance procedure with the Professional Services Agreement being presented to the City Council at a later date.

Future Artwork

Since February 2023 is West Covina's centennial anniversary, staff is recommending that the Planning Commission consider recommending that the City Council utilize a portion of the art in public places fund to commission a new public art installation in the City, which could be unveiled during the City's centennial celebration, or during a special event throughout 2023. The potential artwork can be in the form of a mural at the Orangewood Park skatepark, or another form of art in a public area within the City.

Staff is also recommending that the Planning Commission recommend that the City Council create an Art in Public Places Subcommittee comprised of one (1) City Council member, one (1) Planning Commissioner, one (1) Community and Senior Services Commissioner, and the Community Development Director (or staff representative) appointed by the Mayor and approved by the City Council. The Subcommittee will be tasked with reviewing proposals for the artwork and making the recommendation to the City Council.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachement No. 1 - West Covina Veterans Memorial Maintenance Recommendation



Elwood & Associates, INC.
13428 Maxella Avenue, Suite 636
Marina del Rey, CA 90292
310-836-6512
Email: laelwood@earthlink.net



Title of Artwork: ***“West Covina Veterans Memorial”***

Summary of Maintenance Recommendations

1. It is recommended that the city replace sprinklers behind the artwork with drip irrigation
2. It is recommended that a landscape barrier be placed at the point where the sloped hill covered with bark meets the concrete pad of the artwork.
3. It is recommended that the City have the work inspected by an arts conservator every 2 – 3 years for cleaning and condition report documentation.

Date of Work: May 2016

Artist Information: Michael Amescua
4407 Van Horne Avenue
Los Angeles, CA 90032
323 395-8142
michaelinsteel@sbcglobal.net

Fabricators

Stainless Steel Guards & Columns

Michael Amescua
4407 Van Horne Avenue
Los Angeles, CA 90032
323 395-8142
michaelinsteel@sbcglobal.net

Stone Plaques

Sun City Granite Inc.
1270 West Markham Street, Perris, CA 92571
Stone – black granite / polished finish
In the event that the City would like to add text to the stone panels
please contact the following person:
Randy Montgomery
(626) 359-2120 office
(626) 590-5596 cell

Bronze United States Seal

Bronze Medallion Supplier – bronzememorials.net
772-924-0083
9" dia. – 1/4" thick

Art Consultant

Elwood & Associates
13428 Maxella Avenue
Suite 636
Marina del Rey, CA 90292
Contact: Lesley Elwood (310) 836-6512

Art Installer

Michael Amescua
(contact information shown above)

Materials used for Installation

1/2" dia. stainless steel expanded bolts were provided by the artist studio. In the event that the artwork is removed and replaced, McMaster-Carr in Santa Fe Springs, CA carries the replacement of this material.

McMaster – Carr
9630 Norwalk Blvd
Santa Fe Springs, CA 90670
(562) 692-5911

General Maintenance

The materials used for this project (bronze, stainless steel and granite) are durable and can tolerate typical environmental occurrences. General maintenance of the artwork should be included with that of the landscape maintenance and cleaned as necessary. Most surfaces may be wiped with a clean, damp cloth; a mild detergent can be used (Orvus) if the surfaces are soiled. For this task Orvus WA paste can be mixed with water to wash all surfaces. After cleaning, rinse with distilled water and wipe down with soft cloths. It is recommended that the sculptures be waxed and inspected by an arts conservator every 2 – 3 years.

Orvus WA Paste is a Proctor & Gamble product and can be obtained from the following supplier:

<http://www.nextag.com/orvus-paste/search-html>

To repair scratches that may appear on the surface, the City should contact the artist who can use the same orbital sander process. Paint graffiti can be removed with standard acetone. One removed, paint surface may look best if grinding of the surface is done after paint is removed.

Periodic Maintenance Procedure

A commitment to periodic review of the artwork by a professional arts conservator will insure long-term durability of the work. It is recommended that the maintenance staff check base attachment for water penetration. In addition, the work should be inspected cleaned and waxed by a professional arts conservator. Elwood & Associates recommends the following studio:

Rosa Lowinger & Associates
5418 Packard St, Los Angeles, CA 90019
310 383 4710
Contact: Rosa Lowinger or Christina Varvi
rosalowinger@gmail.com

City of West Covina
Memorandum
A G E N D A

ITEM NO. 4.

DATE: May 10, 2022

TO: Planning Commission

FROM: Planning Division

**SUBJECT: FISCAL YEAR 2022-2023 CAPITAL IMPROVEMENT PROGRAM FILING OF
CONFORMANCE WITH THE GENERAL PLAN**

BACKGROUND:

The Capital Improvement Program (CIP) identifies the proposed major projects or purchases over Fiscal Year 2022-2023. Typically, the CIP is considered with the budget every year. Capital improvements are those individual construction projects and purchase of land, equipment, and contract services that need to be addressed in the new fiscal year or future years.

Pursuant to California Government Code Section 65401, the CIP “shall be submitted to the county or city planning agency for review.... as to conformity with the adopted general plan...” The Planning Commission fulfills the role of “planning agency” for this purpose. Once the Planning Commission finds the CIP consistent with the General Plan, the proposed CIP will be presented to the City Council for adoption and appropriate funding for the ensuing year CIP projects.

Projects for Fiscal Year 2022-2023

Buildings/Facilities

- City Hall Parking Lot Resurfacing
- City Hall Entry Signs
- Police Building Repairs
- Fire Station 1 Replacement
- City Yard Renovations
- Sportsplex Improvements
- City Yard Roof

General

- City Signage - Entry and Wayfinding
- Digital Aerial Data Acquisition
- BKK Detention Basin

Parks

- City Parks Restroom Improvements
- Friendship Park Improvements
- Drinking Fountains & Picnic Areas
- Skate Park Mural
- Parks Security Cameras & Lighting
- Resurface Tennis Court at Del Norte
- Resurface Basketball Court at Gingrich
- Cortez Park Trash Enclosure & Goal Post

Sewer

- CIPP Lining Program
- Replace Glenview Sewer Main
- Sewer System Controls & Power

Streets

- Median Landscaping
- Pedestrian & Vehicle Safety Improvement
- Sidewalk, Curb & Gutter Repairs
- Sidewalk & Concrete Repairs
- Citrus Avenue Rehab
- Residential Street Rehab

Traffic

- Video Detection Citywide
- Traffic Control Devices Install
- Traffic Signal Controller & Backup Battery
- Regional Signal Synchronization
- Lark Ellen/Badillo Traffic Signal Improvement
- Cameron/Citrus Traffic Signal
- Traffic Signs, Stripping, Pavement Markers

DISCUSSION:

Overall, the proposed projects included in the CIP are consistent with the intent of the existing General Plan of supporting growth and development, providing municipal services and improving/maintaining infrastructure and quality of life and safety. The CIP fulfills the following goals of the General Plan:

Our Prosperous Community:

Action 2.3a - Invest in infrastructure and improve the public realm.

Policy 2.4 - Build on and grow West Covina's regional appeal.

Our Accessible Community:

Action 4.2b - Review capital improvement projects to ensure that needs of non-motorized travelers are considered in planning, programming, design, reconstruction, retrofit, maintenance, construction, operations, and project development.

Our Resilient Community:

Action 5.8b - Preserve the longevity and sound condition through evaluation and maintenance of the sewer infrastructure.

Action 5.8.c - Pursue construction of new or replacement sewer lines consistent with the City's Sewer System Management Plan.

Policy 5.9 - Provide adequate facilities and services for the collection, transfer, recycling, and disposal of refuse.

Our Active Community:

Policy 8.8 - Increase safety in public parks.

Action 8.8a - Provide adequate lighting; maintaining landscaping to maximize visibility; remove graffiti as soon as possible; remove trash, debris, weeds, etc. from public areas with ongoing maintenance of those public areas; and conduct regular police patrols and provide public safety information.

Action 8.8b - Continue to use the Capital Improvements Program to plan for the identification of available resources for park facility repair, upgrades, and replacements through the budget process.

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act (CEQA, Section 21000, et seq. of the California Public Resources Code), requires that the potential impacts of projects that will have a physical impact on the environment be analyzed prior to their construction. State CEQA Guidelines Sections 15061(b)(3) and 15378 exempts projects that have no potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Planning Commission's action involves determining the consistency of the Fiscal Year 2022-2023 Capital Improvement Program with the City's General Plan. It does not directly authorize the construction of the individual projects enumerated in the listing. Therefore, the determination of consistency will not have a direct effect on the environment. As such, the potential action qualifies for this exemption and no further environmental review is required.

RECOMMENDATION:

Staff recommends that the Planning Commission find the Fiscal Year 2022-2023 budget of the draft CIP, as outlined in the Exhibit A of Resolution No. 22-6109.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Resolution of General Plan Consistency

Attachment No. 2 - Proposed Budget FY 2022-2023 CIP Excerpt

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 . 22-6109

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF WEST COVINA, CALIFORNIA, FINDING THE FISCAL YEAR
2022-2023 CAPITAL IMPROVEMENT PROGRAM IN
CONFORMANCE WITH THE GENERAL PLAN PURSUANT TO
SECTION 65401 OF THE GOVERNMENT CODE**

WHEREAS, the proposed 2022-2023 Fiscal Year (FY) by the Capital Improvement Program (CIP) includes projects in various locations throughout the City of West Covina; and

WHEREAS, the Planning Commission of the City of West Covina has heretofore reviewed as required by Section 65401 of the Government Code, a list of projects being planned or constructed in 2022-2023 FY by the CIP conformity with the General Plan; and

WHEREAS, the Planning Commission of the City of West Covina is the planning agency for the City; and

WHEREAS, all projects listed in Exhibit A are located in the City of West Covina and are consistent with policies of the City; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, the Planning Commission on the 10th day of May 2022, reviewed the report and attachments for the 2022-2023 FY CIP to determine consistency with the General Plan

NOW, THEREFORE, the Planning Commission of the City of West Covina does resolve as follows:

1. The determination of the General Plan consistency for the 2022-2023 FY CIP is exempt from the California Environmental Quality Act (CEQA, section 21000 et seq. of the Public Resources Code) because the action is not a project under CEQA.
2. The 2022-2023 FY CIP as contained in the Draft Five-Year CIP has been reviewed with particular to its conformity with the General Plan
3. Said 2022-2023 FY CIP is in conformity with the General Plan, pursuant to Section 65401 of the Government Code. The proposed CIP provided in “Exhibit A” has

been found to serve the implementation of the following goals and policies of the General Plan:

Our Prosperous Community:

Action 2.3a - Invest in infrastructure and improve the public realm.

Policy 2.4 - Build on and grow West Covina's regional appeal.

Our Accessible Community:

Action 4.2b - Review capital improvement projects to ensure that needs of non-motorized travelers are considered in planning, programming, design, reconstruction, retrofit, maintenance, construction, operations, and project development.

Our Resilient Community:

Action 5.8b - Preserve the longevity and sound condition through evaluation and maintenance of the sewer infrastructure.

Action 5.8.c - Pursue construction of new or replacement sewer lines consistent with the City's Sewer System Management Plan.

Policy 5.9 - Provide adequate facilities and services for the collection, transfer, recycling, and disposal of refuse.

Our Active Community:

Policy 8.8 - Increase safety in public parks.

Action 8.8a - Provide adequate lighting; maintaining landscaping to maximize visibility; remove graffiti as soon as possible; remove trash, debris, weeds, etc. from public areas with ongoing maintenance of those public areas; and conduct regular police patrols and provide public safety information.

Action 8.8b - Continue to use the Capital Improvements Program to plan for the identification of available resources for park facility repair, upgrades, and replacements through the budget process.

4. This Resolution shall constitute this Commission's report and recommendation to the City Council as required by the Government Code.
5. The Planning Commission also finds and determines that the projects identified in Exhibit A do not qualify as a project or are categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the guidelines promulgated thereunder pursuant to Sections 15261, 15262, 15301, 15302, and 15303 of Division 6 of Title 14 of the California Code of Regulations.
6. The Secretary of this Commission shall certify to the adoption of this Resolution and forthwith transmit a certified copy to the City Council, as the report required to meet California Government Code 65401.

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 10^h day of May, 2022 by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: May 10, 2022

Livier Beccerra, Chair
Planning Commission

Paulina Morales, Secretary
Planning Commission

EXHIBIT A

Capital Improvement Program

FY 2022-2023 Budgeted Projects

Category/Project	FYE 2023	Total Project
Facilities	5,529,999	17,529,999
22XXX, City Hall Parking Lot Resurfacing	125,000	125,000
22XXX, City Hall Entry Signs	105,000	105,000
23001, Police Building Repairs	1,200,000	1,200,000
23002, Fire Station 1 Replacement	3,000,000	15,000,000
23003, City Yard Renovations	750,000	750,000
23011, Sportsplex Improvements	99,999	99,999
23015, City Yard Roof	250,000	250,000
General	1,128,841	1,157,682
23017, City Signage - Entry and Wayfinding	99,999	99,999
23018, Digital Aerial Data Acquisition	28,842	57,683
23021, BKK Detention Basin	1,000,000	1,000,000
Parks	1,859,999	3,254,999
23005, City Parks Restroom Improvements	1,000,000	1,000,000
23006, Friendship Park Improvements	50,000	325,000
23007, Drinking Fountains & Picnic Areas	100,000	500,000
23012, Skate park mural	99,999	99,999
23019, Parks Security Cameras & Lighting	180,000	900,000
23020, Parks Security Cameras & Lighting	300,000	300,000
23022, Resurface Tennis Courts at Del Norte	40,000	40,000
23023, Resurface Basketball Courts at Gingrich	40,000	40,000
23024, Cortez Park Trash Enclosure & Goal Post	50,000	50,000
Sewer	2,292,600	10,237,800
21009, CIPP Lining Program	152,600	457,800
21010, Replace Glenview Sewer Main	2,000,000	9,500,000
21013, Sewer System Controls & Power	140,000	280,000
Streets	4,495,076	12,507,299
21016, Median Landscaping	500,000	3,000,000
22004, Pedestrian & Vehicle Safety Imp.	1,000,000	5,512,223
21014, Sidewalk, Curb & Gutter Repairs	180,000	900,000
21015, Sidewalk & Concrete Repairs	70,000	350,000
23013, Citrus Ave Rehab	99,999	99,999
23014, Residential Street Rehab (22-23)	2,645,077	2,645,077
Traffic	2,470,000	5,400,000
21023, Video Detection Citywide	50,000	250,000
21025, Traffic Control Devices Install	30,000	90,000
21024, Traf Sig Controller & Bckp Battery	90,000	360,000
23008, Regional Signal Synchronization	1,000,000	1,000,000
23009, Lark Ellen/Badillo Traffic Signal Imp.	200,000	200,000
23010, Cameron/Citrus Traffic Signal	500,000	500,000
23016, Traf. Signs, Stripping, Pvmt. Markers	600,000	3,000,000
Grand Total	17,776,515	50,087,779

Capital Improvement Program

The City of West Covina develops a five-year Capital Improvement Program (CIP) that consists of an extensive list of projects necessary to maintain and improve the City's infrastructure. The City defines a CIP as having (1) a capital asset with a minimum dollar value of \$45,000, and (2) an estimated useful life of three years or more. A multi-year CIP is necessary because it is impossible to fund all capital projects immediately. In order to meet the City's needs, it is imperative that the City continues to plan and strategize how it will allocate limited financial resources for capital projects.

The CIP should not be confused with the capital improvement budget. The capital improvement budget represents the first year of the CIP that is reviewed and adopted by the City Council. It authorizes specific projects and appropriates specific funding for those projects.

Projects and funding sources listed in the CIP for years other than year one (commonly called "out years") are not authorized until the annual budget for those years is adopted by the City Council. The "out years" serve only as a guide for future planning and are subject to further review and modification in subsequent years. The City Council adopts a five-year CIP to provide a standard by which to:

- Prioritize the increased needs of the City
- Analyze the various funding sources
- Match, as appropriate, the funds to the various needs
- Plan to meet the City's capital needs over an extended period of time, as funding becomes available
- Help to eliminate deficiencies, yet accommodate changing priorities while progressing toward a goal



Capital Improvement Selection Process

The CIP has been developed with the combined input from the City Council and City staff. Requests are submitted to a committee of City staff members to review along with justifications, suggested funding source(s) and associated costs including any ongoing operating costs. The projects are categorized as CityWide, Building, General, Parks, Regional, Sewer, Streets, or Traffic.

They are assessed based on the funding availability and the needs and priorities of the City, then presented to the City Council for consideration and approval. Projects not funded in the current fiscal year are put in "out years." Conversely, during the budget year there may be additional CIP projects approved by the City Council that were unforeseen during the budget adoption process.

Special Comments

- Although staff has made every attempt to adhere to the definition of a CIP, there are some occasions when projects may be below the \$45,000 limit. While these projects may not be classified by most agencies as "capital projects," they have been included due to their uniqueness. The Government Finance Officers' Association defines a capital asset as "a new or rehabilitated physical asset that is nonrecurring, has a useful life of more than three to five years, and is expensive to purchase."
- This Five-Year Capital Improvement Program is presented to the City Council as a working document. The projects and funding sources are subject to change during the budget year to better reflect the priorities of the City Council.

Capital Improvement Program

Summary

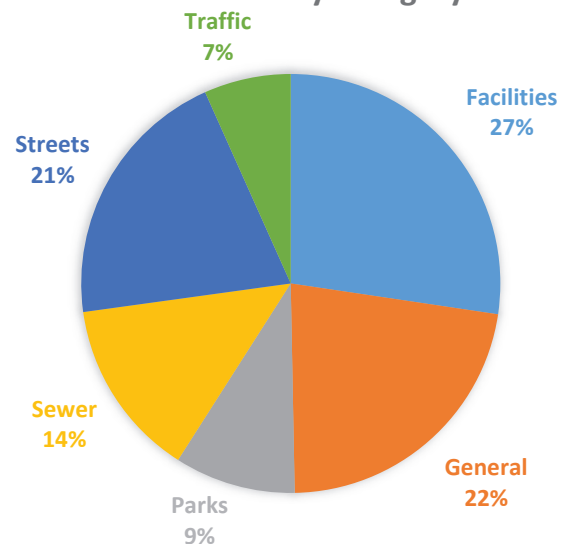
Funded Projects

Category	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
Facilities	8,411,898	5,529,999	12,000,000	-	-	-	25,941,897
General	20,037,302	1,128,840	28,842	-	-	-	21,194,984
Parks	4,928,849	1,859,999	555,000	620,000	620,000	280,000	8,863,848
Sewer	4,615,801	2,292,600	2,152,600	2,000,000	2,000,000	-	13,061,001
Streets	8,107,298	4,495,076	1,750,000	1,825,000	1,750,000	1,500,000	19,427,374
Traffic	704,018	2,470,000	770,000	870,000	740,000	600,000	6,154,018
Grand Total	46,805,166	17,776,514	17,256,442	5,315,000	5,110,000	2,380,000	94,643,122

Unfunded Projects

Category	Project Estimate
Facilities	6,034,999
General	1,562,442
Parks	3,994,999
Streets	719,999
Traffic	1,950,000
Grand Total	14,262,439

Funded CIP by Category



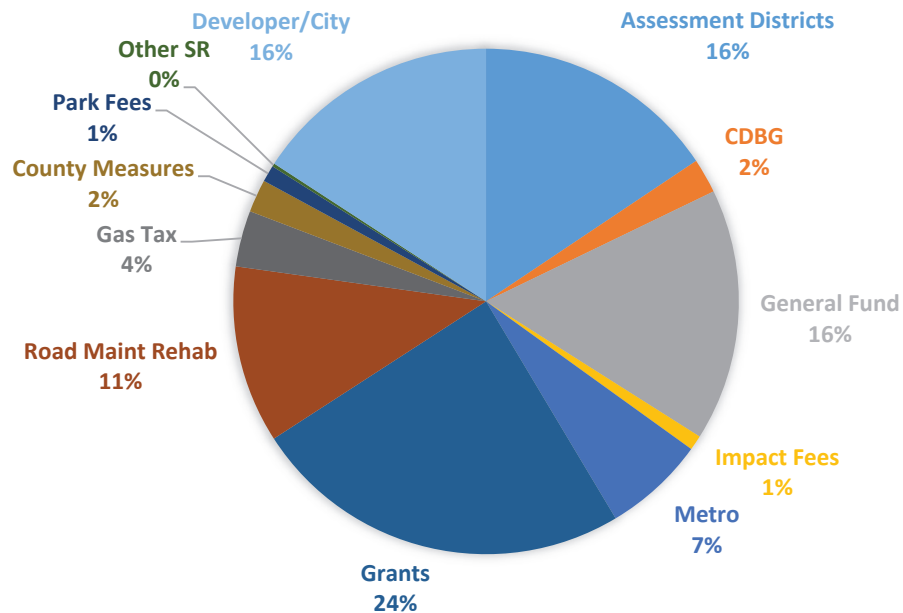
Capital Improvement Program

Summary

Funded Projects by Funding Source

Project Totals							
	Facilities	General	Parks	Sewer	Streets	Traffic	Grand Total
Assessment Districts				13,061,001	1,750,000		14,811,001
CDBG			1,097,956		1,000,000		2,097,956
County Measures			1,876,770		120,000		1,996,770
Developer/City	15,000,000						15,000,000
Gas Tax					315,000	3,090,000	3,405,000
General Fund	10,791,897	1,000,000	3,525,200				15,317,097
Grants		19,727,301	885,532		2,479,200	84,000	23,176,033
Impact Fees	150,000	367,684	378,291				895,975
Metro					2,994,374	2,980,018	5,974,392
Other SR		99,999	99,999				199,998
Park Fees			1,000,100				1,000,100
Road Maint Rehab					10,768,800		10,768,800
Grand Total	25,941,897	21,194,984	8,863,848	13,061,001	19,427,374	6,154,018	94,643,122

CIP Funding by Funding Source



Capital Improvement Program

FY 2021-2022 Completed Projects

Category/Project	Sum of Total EO	Total Project
Parks	3,230	340,000
21027, Shadow Oak Playground	3,230	340,000
Traffic	200,000	200,000
21006, La Puente/Forecastle Traffic Signal	200,000	200,000
Grand Total	203,230	540,000

Capital Improvement Program

FY 2021-2022 Projects Underway

Category/Project	FY 2021-22 Estimate	Total Project
Facilities	60,000	60,000
21032, Dispatch Center - New Roof	60,000	60,000
General	8,088,190	8,088,190
22008, Electrocardiograms (EKG) Heart Monitors	265,000	265,000
22011, PSA for Health Dept. Services	598,190	598,190
22013, Microwave system infrastructure	1,000,000	1,000,000
22014, Financial Accounting Software/System	1,500,000	1,500,000
22015, Park Pathway Lighting	295,000	295,000
22016, Park Sports Field Lighting	930,000	930,000
22017, ADA Transition Plan	1,000,000	1,000,000
22018, Remove Communication Tower	100,000	100,000
22019, Self-Contained Breathing Apparatus (SCBA)	1,050,000	1,050,000
22021, Ladder Truck (Quint)	350,000	350,000
22012, Job Training & Creating (Median Project)	1,000,000	1,000,000
Parks	2,937,423	2,937,423
22007, Cortez Park Playground	389,070	389,070
21004, Del Norte Dog Park Renovation	70,000	70,000
21028, Lark Ellen House - Design & Demo	200,000	200,000
21030, Shadow Oak Restroom	408,600	408,600
22002, Orangewood Park Restroom	400,000	400,000
22003, Shadow Oak Parking Lot Imp.	800,000	800,000
21005, PalmView, Aroma & Wal. Playgrounds	569,753	569,753
21029, Senior Center Entry Doors	100,000	100,000
Sewer	2,392,600	10,837,800
21009, CIPP Lining Program	152,600	457,800
21008, Sewer System Mgmt. Plan Update	75,000	75,000
21010, Replace Glenview Sewer Main	1,500,000	9,500,000
21011, Replace Azusa Ave Sewer Main	295,000	295,000
21012, Replace Citrus St. Sewer Main	230,000	230,000
21013, Sewer System Controls & Power	140,000	280,000
Streets	5,624,923	12,874,923
21016, Median Landscaping	500,000	1,750,000
21031, Sidewalk Assessment & Repair	240,000	240,000
22006, Catch Basin Cleaning	120,000	120,000
21020, Residential Street Rehab (20-21)	1,134,400	1,134,400
22004, Pedestrian & Vehicle Safety Imp.	512,223	5,512,223
22005, Residential Street Rehab (21-22)	2,477,100	2,477,100
21014, Sidewalk, Curb & Gutter Repairs	180,000	900,000
21019, Street Lights LED's Conversion	300,000	300,000
21007, Lark Ellen & Grovescenter Ped. Imp	91,200	91,200
21015, Sidewalk & Concrete Repairs	70,000	350,000
Traffic	233,334	433,334



Capital Improvement Program

FY 2021-2022 Projects Underway

Category/Project	FY 2021-22 Estimate	Total Project
21023, Video Detection Citywide	50,000	250,000
22025, Local Road Safety Plan (LRSP)	93,334	93,334
21025, Traffic Control Devices Install	30,000	30,000
21024, Traf Sig Controller & Bckp Battery	60,000	60,000
Grand Total	19,336,470	35,231,670

Capital Improvement Program

FY 2022-2023 Budgeted Projects

Category/Project	FYE 2023	Total Project
Facilities	5,529,999	17,529,999
22XXX, City Hall Parking Lot Resurfacing	125,000	125,000
22XXX, City Hall Entry Signs	105,000	105,000
23001, Police Building Repairs	1,200,000	1,200,000
23002, Fire Station 1 Replacement	3,000,000	15,000,000
23003, City Yard Renovations	750,000	750,000
23011, Sportsplex Improvements	99,999	99,999
23015, City Yard Roof	250,000	250,000
General	1,128,840	1,713,934
22022, New Ambulances	-1	556,252
23017, City Signage - Entry and Wayfinding	99,999	99,999
23018, Digital Aerial Data Acquisition	28,842	57,683
23021, BKK Detention Basin	1,000,000	1,000,000
Parks	1,859,999	3,254,999
23005, City Parks Restroom Improvements	1,000,000	1,000,000
23006, Friendship Park Improvements	50,000	325,000
23007, Drinking Fountains & Picnic Areas	100,000	500,000
23012, Skate park mural	99,999	99,999
23019, Parks Security Cameras & Lighting	180,000	900,000
23020, Parks Security Cameras & Lighting	300,000	300,000
23022, Resurface Tennis Courts at Del Norte	40,000	40,000
23023, Resurface Basketball Courts at Gingrich	40,000	40,000
23024, Cortez Park Trash Enclosure & Goal Post	50,000	50,000
Sewer	2,292,600	10,237,800
21009, CIPP Lining Program	152,600	457,800
21010, Replace Glenview Sewer Main	2,000,000	9,500,000
21013, Sewer System Controls & Power	140,000	280,000
Streets	4,495,076	12,507,299
21016, Median Landscaping	500,000	3,000,000
22004, Pedestrian & Vehicle Safety Imp.	1,000,000	5,512,223
21014, Sidewalk, Curb & Gutter Repairs	180,000	900,000
21015, Sidewalk & Concrete Repairs	70,000	350,000
23013, Citrus Ave Rehab	99,999	99,999
23014, Residential Street Rehab (22-23)	2,645,077	2,645,077
Traffic	2,470,000	5,400,000
21023, Video Detection Citywide	50,000	250,000
21025, Traffic Control Devices Install	30,000	90,000
21024, Traf Sig Controller & Bckp Battery	90,000	360,000
23008, Regional Signal Synchronization	1,000,000	1,000,000

Capital Improvement Program

FY 2022-2023 Budgeted Projects

Category/Project	FYE 2023	Total Project
23009, Lark Ellen/Badillo Traffic Signal Imp.	200,000	200,000
23010, Cameron/Citrus Traffic Signal	500,000	500,000
23016, Traf. Signs, Stripping, Pvmt. Markers	600,000	3,000,000
Grand Total	17,776,514	50,644,031

Capital Improvement Program

Total Funded Project by Fund

Funding Sources	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FY 2027	Project Total
124 GT	330,000	600,000	600,000	675,000	600,000	600,000	3,405,000
128 TDA	70,000	70,000	70,000	70,000	70,000	-	350,000
131 CDBG	2,097,956	-	-	-	-	-	2,097,956
140 STPL	2,479,200	-	-	-	-	-	2,479,200
143 LACo Prop A	639,753	-	-	-	-	-	639,753
160 CIP	9,062,098	5,009,999	555,000	280,000	280,000	280,000	15,467,097
162 IT Fund	310,000	28,842	28,842	-	-	-	367,684
164 Impact Fees	-	150,000	-	-	-	-	150,000
166 Impact Fees	-	130,000	-	-	-	-	130,000
166 Park Impact	145,000	-	-	-	-	-	145,000
169 Pk Acq.	200,000	-	-	-	-	-	200,000
172 PDF C	400,000	-	-	-	-	-	400,000
173 PDF	210,100	-	-	-	-	-	210,100
179 ARPA	18,927,302	(1)	-	-	-	-	18,927,301
188 CW MD	500,000	250,000	250,000	250,000	250,000	250,000	1,750,000
189 Sewer	4,615,801	2,292,600	2,152,600	2,000,000	2,000,000	-	13,061,001
197 Measure W	920,000	-	-	-	-	-	920,000
212 Public Arts	-	199,998	-	-	-	-	199,998
224 Measure R	453,709	500,000	300,000	400,000	300,000	250,000	2,203,709
232 Non-Fed Grants	1,045,779	-	-	-	-	-	1,045,779
235 Measure M	650,684	1,899,999	300,000	300,000	270,000	-	3,420,683
236 Measure A	396,770	-	-	340,000	340,000	-	1,076,770
237 GF (MOE)	567,200	-	-	-	-	-	567,200
237 SB1	2,556,523	3,645,077	1,000,000	1,000,000	1,000,000	1,000,000	10,201,600
Developer/City	-	3,000,000	12,000,000	-	-	-	15,000,000
Non-Federal Grants	84,000	-	-	-	-	-	84,000
Prop 68	143,291	-	-	-	-	-	143,291
Grand Total	46,805,166	17,776,514	17,256,442	5,315,000	5,110,000	2,380,000	94,643,122

Capital Improvement Program

Category: Facilities

Funded Projects

Project	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
21032, Dispatch Center - New Roof	60,000	-	-	-	-	-	60,000
21033, Energy Efficiency Project	6,602,048	-	-	-	-	-	6,602,048
21034, Fire Bldg. Improvements	1,619,600	-	-	-	-	-	1,619,600
22023, City Hall Restroom	130,250	-	-	-	-	-	130,250
22XXX, City Hall Entry Signs	-	105,000	-	-	-	-	105,000
22XXX, City Hall Parking Lot Resurfacing	-	125,000	-	-	-	-	125,000
23001, Police Building Repairs	-	1,200,000	-	-	-	-	1,200,000
23002, Fire Station 1 Replacement	-	3,000,000	12,000,000	-	-	-	15,000,000
23003, City Yard Renovations	-	750,000	-	-	-	-	750,000
23011, Sportsplex Improvements	-	99,999	-	-	-	-	99,999
23015, City Yard Roof	-	250,000	-	-	-	-	250,000
Grand Total	8,411,898	5,529,999	12,000,000	-	-	-	25,941,897

Unfunded Projects

Project Name	Project Estimate
City Hall - Interior remodel	1,000,000
City Hall - Repainting Exterior	400,000
City Hall - Seismic Retrofit	250,000
City Hall Storm Water Lift Station Pumps	85,000
City Yard Back-up Generator	100,000
Dispatch Center Renovation	500,000
Door Access - Phase II	250,000
Electric Vehicle Charging Station Upgrades	99,999
Fire Station 3 - Renovation	2,200,000
Fire Station 5 - Renovation	600,000
City Council Chamber Renovation	400,000
Emergency Generator at City Hall	150,000
Grand Total	6,034,999

Total Facilities Projects	31,976,896
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Capital Improvement Program

Category: Facilities

Project: Police Building Repairs

Project No.	Project Total:	City Goal Addressed:
23001	\$1,200,000	Enhance City Image and Effectiveness

Description	Justification	Status
Police Building - Forensic Lab Upgrade, Jail, Detective Bureau, Roof, HVAC	Address deferred maintenance.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	1,050,000	-	-	-	-	1,050,000
164 Impact Fees	-	150,000	-	-	-	-	150,000
Grand Total	-	1,200,000	-	-	-	-	1,200,000

Capital Improvement Program

Category: Facilities

Project: Fire Station 1 Replacement

Project No.	Project Total:	City Goal Addressed:
23002	\$15,000,000	Enhance City Image and Effectiveness

Description	Justification	Status
Fire Station 1 - Headquarters Replacement	Address deferred maintenance.	New Project

Funding

Row Labels	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
Developer/City	-	3,000,000	12,000,000	-	-	-	15,000,000
Grand Total	-	3,000,000	12,000,000	-	-	-	15,000,000



Capital Improvement Program

Category: Facilities

Project: City Yard Renovations

Project No.	Project Total:	City Goal Addressed:
23003	\$750,000	Enhance City Image and Effectiveness

Description	Justification	Status
City Yard Renovations (Parking Lot, Block Wall and Roof)	Address deferred maintenance.	New Project

Funding

Row Labels	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	750,000	-	-	-	-	750,000
Grand Total	-	750,000	-	-	-	-	750,000

Capital Improvement Program

Category: Facilities

Project: Sportsplex Improvements

Project No.	Project Total:	City Goal Addressed:
23011	\$99,999	Enhance City Image and Effectiveness

Description	Justification	Status
Sportsplex: (Softball and soccer field repairs, Stadium facades, Spectator seating, Roofs - buildings and soccer field, HVAC, WiFi, phones, and cameras, Methane monitoring, and fire protection system, Additional restrooms,	Address deferred maintenance.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	99,999	-	-	-	-	99,999
Grand Total	-	99,999	-	-	-	-	99,999



Capital Improvement Program

Category: Facilities

Project: City Yard Roof

Project No.	Project Total:	City Goal Addressed:
23015	\$250,000	Enhance City Image and Effectiveness

Description	Justification	Status
Repair roof at City Yard	Address deferred maintenance.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	250,000	-	-	-	-	250,000
Grand Total	-	250,000	-	-	-	-	250,000

Capital Improvement Program

Category: General

Funded Projects

Project	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
21002, Permitting System	310,000	-	-	-	-	-	310,000
22008, Electrocardiograms (EKG) Heart Monitors	265,000	-	-	-	-	-	265,000
22009, Police & Fire Radios	3,300,000	-	-	-	-	-	3,300,000
22010, Fire Station Repairs	4,015,000	-	-	-	-	-	4,015,000
22011, PSA for Health Dept. Services	598,190	-	-	-	-	-	598,190
22012, Job Training & Creating (Median Project)	1,000,000	-	-	-	-	-	1,000,000
22013, Microwave system infrastructure	1,000,000	-	-	-	-	-	1,000,000
22014, Financial Accounting Software/System	1,500,000	-	-	-	-	-	1,500,000
22015, Park Pathway Lighting	295,000	-	-	-	-	-	295,000
22016, Park Sports Field Lighting	930,000	-	-	-	-	-	930,000
22017, ADA Transition Plan	1,000,000	-	-	-	-	-	1,000,000
22018, Remove Communication Tower	100,000	-	-	-	-	-	100,000
22019, Self-Contained Breathing Apparatus (SCB)	1,050,000	-	-	-	-	-	1,050,000
22020, Pumper Fire Trucks (two)	1,838,329	-	-	-	-	-	1,838,329
22021, Ladder Truck (Quint)	1,829,530	-	-	-	-	-	1,829,530
22022, New Ambulances	556,253	(1)	-	-	-	-	556,252
23004, Comp. Zoning & Subdivision Code Revisio	450,000	-	-	-	-	-	450,000
23017, City Signage - Entry and Wayfinding	-	99,999	-	-	-	-	99,999
23018, Digital Aerial Data Acquisition	-	28,842	28,842	-	-	-	57,684
23021, BKK Detention Basin	-	1,000,000	-	-	-	-	1,000,000
Grand Total	20,037,302	1,128,840	28,842	-	-	-	21,194,984

Unfunded Projects

Project Name	Project Estimate
Park Sports Field Lighting	1,270,000
Replace Fire Station Alerting System	167,442
BKK Radio Tower Monitoring System & Imp.	125,000
Grand Total	1,562,442

Total General Projects	22,757,426
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Capital Improvement Program

Category: General

Project: City Signage - Entry and Wayfinding

Project No.	Project Total:	City Goal Addressed:
23017	\$99,999	Enhance City Image and Effectiveness

Description	Justification	Status
City Signage - Entry and Wayfinding	Improve aesthetics.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
212 Public Arts	-	99,999	-	-	-	-	99,999
Grand Total	-	99,999	-	-	-	-	99,999

Capital Improvement Program

Category: General

Project: Digital Aerial Data Acquisition

Project No.	Project Total:	City Goal Addressed:
23018	\$57,684	Enhance City Image and Effectiveness

Description	Justification	Status
Digital Aerial Data Acquisition with Los Angeles Region Imagery Acquisition Consortium (LARIAC) cycle 7	Critical for Emergency Response	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
162 IT Fund	-	28,842	28,842	-	-	-	57,684
Grand Total	-	28,842	28,842	-	-	-	57,684



Capital Improvement Program

Category: General

Project: BKK Detention Basin

Project No.	Project Total:	City Goal Addressed:
23021	\$1,000,000	Enhance City Image and Effectiveness

Description	Justification	Status
Repair fencing and detention basin at BKK	Address deferred maintenance.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	1,000,000	-	-	-	-	1,000,000
Grand Total	-	1,000,000	-	-	-	-	1,000,000

Capital Improvement Program

Category: Parks

Funded Projects

Project	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
21004, Del Norte Dog Park Renovation	215,000	-	-	-	-	-	215,000
21005, PalmView, Aroma & Wal. Playgrounds	569,753	-	-	-	-	-	569,753
21028, Lark Ellen House - Design & Demo	200,000	-	-	-	-	-	200,000
21029, Senior Center Entry Doors	100,000	-	-	-	-	-	100,000
21030, Shadow Oak Restroom	408,600	-	-	-	-	-	408,600
21035, Friendship Park Playground	997,956	-	-	-	-	-	997,956
22001, Galster Park Playground	396,770	-	-	-	-	-	396,770
22002, Orangewood Park Restroom	400,000	-	-	-	-	-	400,000
22003, Shadow Oak Parking Lot Imp.	800,000	-	-	-	-	-	800,000
22007, Cortez Park Playground	389,070	-	-	-	-	-	389,070
22024, Cameron Park Restroom	241,600	-	-	-	-	-	241,600
22026, Walmardo Restrooms	210,100	-	-	-	-	-	210,100
23005, City Parks Restroom Improvements	-	1,000,000	-	-	-	-	1,000,000
23006, Friendship Park Improvements	-	50,000	275,000	-	-	-	325,000
23007, Drinking Fountains & Picnic Areas	-	100,000	100,000	100,000	100,000	100,000	500,000
23012, Skate park mural	-	99,999	-	-	-	-	99,999
23019, Parks Security Cameras & Lighting	-	180,000	180,000	180,000	180,000	180,000	900,000
23020, Parks Security Cameras & Lighting	-	300,000	-	-	-	-	300,000
23022, Resurface Tennis Courts at Del Norte	-	40,000	-	-	-	-	40,000
23023, Resurface Basketball Courts at Gingrich	-	40,000	-	-	-	-	40,000
23024, Cortez Park Trash Enclosure & Goal Post	-	50,000	-	-	-	-	50,000
25XXX, Gingrich Park Tot Lot Replacement	-	-	-	340,000	-	-	340,000
26XXX, California Park Tot Lot Replacement	-	-	-	-	340,000	-	340,000
Grand Total	4,928,849	1,859,999	555,000	620,000	620,000	280,000	8,863,848

Unfunded Projects

Project Name	Project Estimate
Del Norte Park Improvements	500,000
Galster Park Trail	99,999
Paseo Lighting Replacement/Repairs	150,000
Skate park, lighting and seating	300,000
Cameron Park Community Center Imp.	295,000
Park picnic area renovations	2,400,000
Walmardo Basketball Courts	250,000
Grand Total	3,994,999

Total Parks Projects	12,858,847
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Capital Improvement Program

Category: Parks

Project: City Parks Restroom Improvements

Project No.	Project Total:	City Goal Addressed:
23005	\$1,000,000	Enhance City Image and Effectiveness

Description	Justification	Status
City Parks Restroom Improvements & Upgrades	To ensure residents and employees have access to clean and working facilities	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	1,000,000	-	-	-	-	1,000,000
Grand Total	-	1,000,000	-	-	-	-	1,000,000

Capital Improvement Program

Category: Parks

Project: Friendship Park Improvements

Project No.	Project Total:	City Goal Addressed:
23006	\$325,000	Enhance City Image and Effectiveness

Description	Justification	Status
Friendship Park Snack bar re-roof, dug-outs, office renovation	Improve recreational and park opportunities in the community.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	50,000	275,000	-	-	-	325,000
Grand Total	-	50,000	275,000	-	-	-	325,000



Capital Improvement Program

Category: Parks

Project: Drinking Fountains & Picnic Areas

Project No.	Project Total:	City Goal Addressed:
23007	\$500,000	Enhance City Image and Effectiveness

Description	Justification	Status
Citywide Park drinking fountains, picnic area renovation	Improve recreational and park opportunities in the community.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	100,000	100,000	100,000	100,000	100,000	500,000
Grand Total	-	100,000	100,000	100,000	100,000	100,000	500,000



Capital Improvement Program

Category: Parks

Project: Skate park mural

Project No.	Project Total:	City Goal Addressed:
23012	\$99,999	Enhance City Image and Effectiveness

Description	Justification	Status
Skate park mural	Improve recreational and park opportunities in the community.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
212 Public Arts	-	99,999	-	-	-	-	99,999
Grand Total	-	99,999	-	-	-	-	99,999

Capital Improvement Program

Category: Parks

Project: Parks Security Cameras & Lighting

Project No.	Project Total:	City Goal Addressed:
23019	\$900,000	Enhance City Image and Effectiveness

Description	Justification	Status
Parks security cameras & lighting @ \$75,000 each	Improve recreational and park opportunities in the community.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	180,000	180,000	180,000	180,000	180,000	900,000
Grand Total	-	180,000	180,000	180,000	180,000	180,000	900,000

Capital Improvement Program

Category: Parks

Project: Parks Security Cameras & Lighting

Project No.	Project Total:	City Goal Addressed:
23020	\$300,000	Enhance City Image and Effectiveness

Description	Justification	Status
Parks security cameras & lighting @ \$75,000 each	Improve recreational and park opportunities in the community.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
160 CIP	-	300,000	-	-	-	-	300,000
Grand Total	-	300,000	-	-	-	-	300,000

Capital Improvement Program

Category: Parks

Project: Resurface Tennis Courts at Del Norte

Project No.	Project Total:	City Goal Addressed:
23022	\$40,000	Enhance City Image and Effectiveness

Description	Justification	Status
Resurfacing of Tennis Courts at Del Norte	Improve recreational and park opportunities in the community.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
166 Impact Fees	-	40,000	-	-	-	-	40,000
Grand Total	-	40,000	-	-	-	-	40,000

Capital Improvement Program

Category: Parks

Project: Resurface Basketball Courts at Gingrich

Project No.	Project Total:	City Goal Addressed:
23023	\$40,000	Enhance City Image and Effectiveness

Description	Justification	Status
Resurfacing of Basketball Courts at Gingrich	Improve recreational and park opportunities in the community.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
166 Impact Fees	-	40,000	-	-	-	-	40,000
Grand Total	-	40,000	-	-	-	-	40,000

Capital Improvement Program

Category: Parks

Project: Cortez Park Trash Enclosure & Goal Post

Project No.	Project Total:	City Goal Addressed:
23024	\$50,000	Enhance City Image and Effectiveness

Description	Justification	Status
Cortez Park - Repair Trash Enclosure & Replace Football Goal Post	Improve recreational and park opportunities in the community.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
166 Impact Fees	-	50,000	-	-	-	-	50,000
Grand Total	-	50,000	-	-	-	-	50,000

Capital Improvement Program

Category: Sewer

Funded Projects

Project	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
17022, Azusa Sewer Lift Station	2,223,201	-	-	-	-	-	2,223,201
21008, Sewer System Mgmt. Plan Update	75,000	-	-	-	-	-	75,000
21009, CIPP Lining Program	152,600	152,600	152,600	-	-	-	457,800
21010, Replace Glenview Sewer Main	1,500,000	2,000,000	2,000,000	2,000,000	2,000,000	-	9,500,000
21011, Replace Azusa Ave Sewer Main	295,000	-	-	-	-	-	295,000
21012, Replace Citrus St. Sewer Main	230,000	-	-	-	-	-	230,000
21013, Sewer System Controls & Power	140,000	140,000	-	-	-	-	280,000
Grand Total	4,615,801	2,292,600	2,152,600	2,000,000	2,000,000	-	13,061,001

Capital Improvement Program

Category: Sewer

Project: CIPP Lining Program

Project No.	Project Total:	City Goal Addressed:
21009	\$457,800	Enhance City Image and Effectiveness

Description	Justification	Status
Cured-in-Place-Pipe Lining (CIPP) repairs to sewer pipes.	Maintain critical infrastructure	Future Funded

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
189 Sewer	152,600	152,600	152,600	-	-	-	457,800
Grand Total	152,600	152,600	152,600	-	-	-	457,800



Capital Improvement Program

Category: Sewer

Project: Replace Glenview Sewer Main

Project No.	Project Total:	City Goal Addressed:
21010	\$9,500,000	Enhance City Image and Effectiveness

Description	Justification	Status
Sewer Main Replacement - Portions Glenview Rd, Michelle St & Azusa Ave	Maintain critical infrastructure	Future Funded

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
189 Sewer	1,500,000	2,000,000	2,000,000	2,000,000	2,000,000	-	9,500,000
Grand Total	1,500,000	2,000,000	2,000,000	2,000,000	2,000,000	-	9,500,000

Capital Improvement Program

Category: Sewer

Project: Sewer System Controls & Power

Project No.	Project Total:	City Goal Addressed:
21013	\$280,000	Enhance City Image and Effectiveness

Description	Justification	Status
Sewer System Controls & Power - Program	Maintain critical infrastructure	Future Funded

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
189 Sewer	140,000	140,000	-	-	-	-	280,000
Grand Total	140,000	140,000	-	-	-	-	280,000



Capital Improvement Program

Category: Streets

Funded Projects

Project	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
19006, Azusa Ave Street Rehab	2,482,375	-	-	-	-	-	2,482,375
21007, Lark Ellen & Grovescenter Ped. Imp	91,200	-	-	-	-	-	91,200
21014, Sidewalk, Curb & Gutter Repairs	180,000	180,000	180,000	180,000	180,000	-	900,000
21015, Sidewalk & Concrete Repairs	70,000	70,000	70,000	70,000	70,000	-	350,000
21016, Median Landscaping	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
21019, Street Lights LED's Conversion	300,000	-	-	-	-	-	300,000
21020, Residential Street Rehab (20-21)	1,134,400	-	-	-	-	-	1,134,400
21031, Sidewalk Assessment & Repair	240,000	-	-	-	-	-	240,000
22004, Pedestrian & Vehicle Safety Imp.	512,223	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,512,223
22005, Residential Street Rehab (21-22)	2,477,100	-	-	-	-	-	2,477,100
22006, Catch Basin Cleaning	120,000	-	-	-	-	-	120,000
23013, Citrus Ave Rehab	-	99,999	-	-	-	-	99,999
23014, Residential Street Rehab (22-23)	-	2,645,077	-	-	-	-	2,645,077
25XXX, Pavement Mgmt. Plan Update	-	-	-	75,000	-	-	75,000
Grand Total	8,107,298	4,495,076	1,750,000	1,825,000	1,750,000	1,500,000	19,427,374

Unfunded Projects

Project Name	Project Estimate
Install lighting on Glendora Avenue	99,999
Christ Lutheran Left Turn on Citrus	50,000
Merced/Sunset Avenues Left Turn	190,000
Merced/Valinda Left Turn	190,000
Glendora/Merced Avenues Left Turn	190,000
Grand Total	719,999

Total Streets Projects	20,147,373
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Capital Improvement Program

Category: Streets

Project: Sidewalk, Curb & Gutter Repairs

Project No.	Project Total:	City Goal Addressed:
21014	\$900,000	Enhance City Image and Effectiveness

Description	Justification	Status
Annual Concrete Sidewalk & Curb & Gutter Repair Program	Maintain Infrastructure	To be closed/merged with other projects

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
235 Measure M	180,000	180,000	180,000	180,000	180,000	-	900,000
Grand Total	180,000	180,000	180,000	180,000	180,000	-	900,000

Capital Improvement Program

Category: Streets

Project: Sidewalk & Concrete Repairs

Project No.	Project Total:	City Goal Addressed:
21015	\$350,000	Enhance City Image and Effectiveness

Description	Justification	Status
Annual Concrete Sidewalk and Stamped Concrete Replacement	Maintain Infrastructure	To be closed/merged with other projects

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
128 TDA	70,000	70,000	70,000	70,000	70,000	-	350,000
Grand Total	70,000	70,000	70,000	70,000	70,000	-	350,000

Capital Improvement Program

Category: Streets

Project: Median Landscaping

Project No.	Project Total:	City Goal Addressed:
21016	\$3,000,000	Enhance City Image and Effectiveness

Description	Justification	Status
Median Landscaping	Improve aesthetics.	Under Construction

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
188 CW MD	500,000	250,000	250,000	250,000	250,000	250,000	1,750,000
224 Measure R	-	250,000	250,000	250,000	250,000	250,000	1,250,000
Grand Total	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000

Capital Improvement Program

Category: Streets

Project: Pedestrian & Vehicle Safety Imp.

Project No.	Project Total:	City Goal Addressed:
22004	\$5,512,223	Enhance City Image and Effectiveness

Description	Justification	Status
Citywide Pedestrian & Vehicle Safety Improvements	Maintain Infrastructure	Under Construction

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
237 SB1	512,223	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,512,223
Grand Total	512,223	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,512,223



Capital Improvement Program

Category: Streets

Project: Citrus Ave Rehab

Project No.	Project Total:	City Goal Addressed:
23013	\$99,999	Enhance City Image and Effectiveness

Description	Justification	Status
Regional project with City of Covina to rehabilitate Citrus Ave	Maintain Infrastructure	Working on MOU

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
235 Measure M	-	99,999	-	-	-	-	99,999
Grand Total	-	99,999	-	-	-	-	99,999

Capital Improvement Program

Category: Streets

Project: Residential Street Rehab (22-23)

Project No.	Project Total:	City Goal Addressed:
23014	\$2,645,077	Enhance City Image and Effectiveness

Description	Justification	Status
0	Maintain Infrastructure	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
237 SB1	-	2,645,077	-	-	-	-	2,645,077
Grand Total	-	2,645,077	-	-	-	-	2,645,077



Capital Improvement Program

Category: Traffic

Funded Projects

Project	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
18040, Cameron/Barranca Traffic Signal	470,684	-	-	-	-	-	470,684
21023, Video Detection Citywide	50,000	50,000	50,000	50,000	50,000	-	250,000
21024, Traf Sig Controller & Bckp Battery	60,000	90,000	90,000	90,000	90,000	-	420,000
21025, Traffic Control Devices Install	30,000	30,000	30,000	30,000	-	-	120,000
22025, Local Road Safety Plan (LRSP)	93,334	-	-	-	-	-	93,334
23008, Regional Signal Synchronization	-	1,000,000	-	-	-	-	1,000,000
23009, Lark Ellen/Badillo Traffic Signal Imp.	-	200,000	-	-	-	-	200,000
23010, Cameron/Citrus Traffic Signal	-	500,000	-	-	-	-	500,000
23016, Traf. Signs, Stripping, Pvmt. Markers	-	600,000	600,000	600,000	600,000	600,000	3,000,000
25XXX, Traffic & Engineering Surveys	-	-	-	100,000	-	-	100,000
Grand Total	704,018	2,470,000	770,000	870,000	740,000	600,000	6,154,018

Unfunded Projects

Project Name	Project Estimate
GPS Emergency Pre-emption System	1,500,000
Cameron/Orange Traffic Signal Imp.	450,000
Grand Total	1,950,000

Total Traffic Projects	8,104,018
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Capital Improvement Program

Category: Traffic

Project: Video Detection Citywide

Project No.	Project Total:	City Goal Addressed:
21023	\$250,000	Enhance City Image and Effectiveness

Description	Justification	Status
Video Detection Citywide	Maintain Infrastructure	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
224 Measure R	50,000	50,000	50,000	50,000	50,000	-	250,000
Grand Total	50,000	50,000	50,000	50,000	50,000	-	250,000



Capital Improvement Program

Category: Traffic

Project: Traf Sig Controller & Bckp Battery

Project No.	Project Total:	City Goal Addressed:
21024	\$420,000	Enhance City Image and Effectiveness

Description	Justification	Status
Traf Sig Controller Rplmnt & Bckp Battery	Maintain Infrastructure	Ongoing

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
124 GT	60,000	-	-	-	-	-	60,000
235 Measure M	-	90,000	90,000	90,000	90,000	-	360,000
Grand Total	60,000	90,000	90,000	90,000	90,000	-	420,000

Capital Improvement Program

Category: Traffic

Project: Traffic Control Devices Install

Project No.	Project Total:	City Goal Addressed:
21025	\$120,000	Enhance City Image and Effectiveness

Description	Justification	Status
Installation of Traffic Control Devices	Maintain Infrastructure	Ongoing

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
124 GT	30,000	-	-	-	-	-	30,000
235 Measure M	-	30,000	30,000	30,000	-	-	90,000
Grand Total	30,000	30,000	30,000	30,000	-	-	120,000

Capital Improvement Program

Category: Traffic

Project: Regional Signal Synchronization

Project No.	Project Total:	City Goal Addressed:
23008	\$1,000,000	Enhance City Image and Effectiveness

Description	Justification	Status
Regional project with Azusa, Covina, Industry, and LA County to Synchronize signals	Enhance vehicle mobility and safety.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
235 Measure M	-	1,000,000	-	-	-	-	1,000,000
Grand Total	-	1,000,000	-	-	-	-	1,000,000



Capital Improvement Program

Category: Traffic

Project: Lark Ellen/Badillo Traffic Signal Imp.

Project No.	Project Total:	City Goal Addressed:
23009	\$200,000	Enhance City Image and Effectiveness

Description	Justification	Status
Lark Ellen and Badillo - Traffic Signal Improvements with County of LA	Enhance vehicle mobility and safety.	New Project

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
224 Measure R	-	200,000	-	-	-	-	200,000
Grand Total	-	200,000	-	-	-	-	200,000

Capital Improvement Program

Category: Traffic

Project: Cameron/Citrus Traffic Signal

Project No.	Project Total:	City Goal Addressed:
23010	\$500,000	Enhance City Image and Effectiveness

Description	Justification	Status
Traffic Signal at Cameron/Citrus	Enhance vehicle mobility and safety.	Tabled - plans complete

Funding

	Prior Years	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
235 Measure M	-	500,000	-	-	-	-	500,000
Grand Total	-	500,000	-	-	-	-	500,000

Capital Improvement Program

Category: Traffic

Project: Traf. Signs, Stripping, Pvm. Markers

Project No.	Project Total:	City Goal Addressed:
23016	\$3,000,000	Enhance City Image and Effectiveness

Description	Justification	Status
Annual Citywide Traffic Signage, Stripping, Pavement Markers	Enhance vehicle mobility and safety.	New Project

Funding

	Prior	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	Project Total
124 GT	-	600,000	600,000	600,000	600,000	600,000	3,000,000
Grand Total	-	600,000	600,000	600,000	600,000	600,000	3,000,000

