



**CITY OF WEST COVINA**

**PLANNING COMMISSION**

**SEPTEMBER 13, 2022, 7:00 PM  
REGULAR MEETING**

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

**Nickolas Lewis, Chair  
Brian Gutierrez, Vice Chair  
Shelby Williams, Commissioner  
Sheena Heng, Commissioner  
Livier Becerra, 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, August 9, 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 agendized for a future meeting or referred to staff. The Commission may ask questions for clarification, if desired, at this time.

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes.

## PUBLIC HEARINGS

2.

**TENTATIVE PARCEL MAP NO. 22-01 (83850)  
ADMINISTRATIVE USE PERMIT NO. 22-10  
SUBCOMMITTEE DESIGN REVIEW NO. 22-65  
CATEGORICAL EXEMPTION**

**APPLICANT: Davie Sy**

**LOCATION: 2825 E. Cortez Street**

**REQUEST: The project consists of a subdivision of one 43,526 square foot property into two lots; Parcel 1 will be 24,941 square feet, and Parcel 2 will be 18,584 square feet. Parcel 1 has an existing 2,262 square foot single-story single-family residence, and Parcel 2 is proposing a new 3,148 square foot two-story single-family residence. The new proposed single-family residence requires an Administrative Use Permit and Subcommittee Design Review.**

3.

**CODE AMENDMENT NO. 22-03  
ZONE CHANGE NO. 22-02  
GENERAL EXEMPTION**

**REQUEST: The proposed code amendment consists of potential amendments to Chapter 26 (Zoning), Article X (Nonresidential Zones), Article XIII (Overlay Zone), and Section 26-597 of the West Covina Municipal Code pertaining to the creation of a Mixed-Use Overlay Zone consisting of underutilized properties with a Commerce & General Plan land-use designation and applicable development and objective design standards. The City's General Plan allows for residential development within the Commerce land-use designation. The proposed code amendment would provide a means to create the mixed-use residential and commercial development within the same parcel intended by the General Plan.**

## NON-HEARING ITEMS

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

## COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

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

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

- a. Forthcoming - September 13, 2022

5. **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.**

**TO:** Planning Commission  
**FROM:** Planning Division  
**SUBJECT:** Regular meeting, August 9, 2022

**DATE: September 13, 2022**

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**Attachments**

Minutes 8-9-22



# DRAFT

## MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, August 9, 2022

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina Council Chambers. Commissioner Gutierrez led the Pledge of Allegiance and the Commission observed a moment of silence.

### MOMENT OF SILENT PRAYER/MEDITATION

### PLEDGE OF ALLEGIANCE

### ROLL CALL

Present: Lewis, Gutierrez, Heng, Becerra  
Absent: Williams (absent, excused)  
City Staff Present: Smith, Burns, Morales, Rivera

### APPROVAL OF MINUTES

1. Regular meeting, July 12, 2022 - The minutes were adopted as submitted.

### ORAL COMMUNICATIONS

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

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes.

### PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT NO. 22-04**  
**CATEGORICAL EXEMPTION**  
**APPLICANT: Stephen Jamieson**  
**LOCATION: 2539 East Garvey North**  
**REQUEST: Application for a Conditional Use Permit (CUP) to Authorize on-site instructional tasting events for beer, wine, or distilled spirits within a grocery store.**

Assistant Planner Jerry Rivera presented the staff report.

Discussion by the Commission.

Chairman Lewis opened the public hearing.

PROPONENT:

Stephen Jamieson, applicant/attorney spoke in favor of the request and answered questions by the Commission.

OPPONENTS:

No one spoke in opposition.

Chairman Lewis closed the public hearing.

There was a discussion by the Commission regarding the proposed use.

Motion by Becerra, seconded by Gutierrez, to waive further reading and adopt Resolution No. 22-6110, approving Conditional Use Permit No. 22-04. Motion carried 4-0 (Williams absent, excused)

Chairman Lewis said this action is final unless appealed to the City Council within ten days.

#### **NON-HEARING ITEMS - None**

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

#### **COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS**

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

None

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

- a. Forthcoming - August 23, 2022
- b. Last Summer Concert - Wednesday, August 10, 2022
- c. State of the City Address, September 15, 2022 at 5:30 pm at the Sportsplex

4. **CITY COUNCIL ACTION:**

This is an oral presentation of City Council matters and actions, which are in the Commission's area of interest - None

**ADJOURNMENT**

Chairman Lewis adjourned the meeting at 7:39 p.m.

Respectfully submitted:

Lydia de Zara  
Senior Administrative Assistant

**PLANNING DEPARTMENT STAFF REPORT**

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**SUBJECT**

**TENTATIVE PARCEL MAP NO. 22-01 (83850)**  
**ADMINISTRATIVE USE PERMIT NO. 22-10**  
**SUBCOMMITTEE DESIGN REVIEW NO. 22-65**  
**CATEGORICAL EXEMPTION**

**APPLICANT: Davie Sy**

**LOCATION: 2825 E. Cortez Street**

**REQUEST: The project consists of a subdivision of one 43,526 square foot property into two lots; Parcel 1 will be 24,941 square feet, and Parcel 2 will be 18,584 square feet. Parcel 1 has an existing 2,262 square foot single-story single-family residence, and Parcel 2 is proposing a new 3,148 square foot two-story single-family residence. The new proposed single-family residence requires an Administrative Use Permit and Subcommittee Design Review.**

**BACKGROUND**

The project site is a 43,526 square foot lot located on the north side of East Cortez Street, mid-block between its intersection with Citrus Street and Barranca Street. The project site is adjacent to single-family residences to the north, south, east and west.

| ITEM                             | DESCRIPTION  |
|----------------------------------|--|
| ZONING GENERAL PLAN              | Residential Agriculture (R-A) and Low Density Residential  |
| SURROUNDING ZONING AND LAND USES | North: Single Family Residential (R-1)<br>South: Residential Agriculture (R-A)<br>East: Residential Agriculture (R-A)<br>West: Residential Agriculture (R-A) |
| CURRENT DEVELOPMENT              | Single-Family Residence  |
| LEGAL NOTICE                     | Notices of Public Hearing have been mailed out to 32 owners and occupants located within 300 feet of the subject site.                                       |

**DISCUSSION**

**Tentative Parcel Map (TPM)**

The West Covina Municipal Code (WCMC) establishes a minimum lot size, lot depth, and lot width for lots in the Residential Agriculture (R-A) Zone. Additionally, the City is separated into various Area Districts that also determine the required lot size and dimensions. This project site is located in Area District III. Therefore, the minimum lot size required is 14,400 square feet. The minimum lot width is 90 feet and the minimum lot depth is 125 feet.

Parcel 1 is proposed to be 24,941 square feet with a minimum lot width of 102 feet and a minimum lot depth of 150 feet. Parcel 2 is proposed to be 18,584 square feet with a minimum lot width of 144 feet and a minimum lot depth of 183 feet. Vehicular access to Parcels 1 and 2 will be provided by two separate driveways on East Cortez Street. As proposed, the lots will comply with the minimum lot size, depth, and width required by the WCMC.

| EXISTING                           | PROPOSED PARCEL 1                  | PROPOSED PARCEL 2                  | WCMC STANDARD                     |
|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| LOT AREA                           |                                    |                                    |                                   |
| 1 Acre<br>(43,526 Square Feet)     | 24,941 Square Feet                 | 18,584 Square Feet                 | 14,400 Square Feet Minimum        |
| Width: 284 Feet<br>Depth: 179 Feet | Width: 102 Feet<br>Depth: 150 Feet | Width: 144 Feet<br>Depth: 183 Feet | Width: 90 Feet<br>Depth: 125 Feet |

**Administrative Use Permit (AUP)**

**Parcel 1**

The existing 2,262 square foot house on Parcel 2 will be retained and no modifications to the existing house, or additional structures are being proposed.

**Parcel 2**

The proposed new house on Parcel 1 requires an Administrative Use Permit for the two-story design. The proposed house on Parcel 1 will

feature large exterior windows, roof tiles, and stone wall veneer trimming along the primary elevations. The interior layout would provide five (5) bedrooms, four (4) bathrooms, a kitchen, a living room, a laundry room, a dining room, and a recreational room. Attached to the home will be a 747 square foot three-car garage located along the front elevation, and a 211 square foot patio cover attached at the rear of the residence. The proposal also includes the construction of a detached 1,000 square foot accessory structure to service the home as a workshop.

Staff has concerns that the second-floor bedroom window on the west elevation may impact the privacy of the west side neighbor given that the neighbor has a swimming pool in the backyard and the topography of the subject site is approximately 3 feet higher than the neighboring property. Staff added a condition of approval requiring the second floor bedroom window on the west side to be made of frosted or obscure glass and to install supplementary landscape screening along the west side property line.

### **Staff Survey of Surrounding Residences**

The neighborhood surrounding the subject property consists of single-story and two-story houses that were constructed from 1938 to 1980. Staff conducted a survey of 12 homes surrounding the subject property. The houses in the survey are located on Cortez Street and Rosemary Drive.

The following chart shows the mean and median lot size, square footage of the homes, number of bedrooms, and garage type of the surveyed homes. The mean is the average of all the homes surveyed, and the median is the number that falls directly in the middle of the listed in numerical order.

|  | LOT SIZE | FLOOR AREA | NUMBER OF BEDROOMS | GARAGE SIZE |
|--|----------|------------|--------------------|-------------|
| MEAN   | 32,674   | 2,793      | 4                  | 3-Car       |
| MEDIAN   | 32,250   | 2,511      | 4                  | 3-Car       |
| SUBJECT PROPERTY PARCEL 1  | 24,941   | 3,148      | 5                  | 3-Car       |
| SUBJECT PROPERTY PARCEL 2  | 18,584   | 2,262      | 3                  | 2-Car       |
| The new house, as proposed, would be 12.7% larger than the average size of the surrounding surveyed homes. |          |            |                    |             |

Although the proposed home would be approximately 12.7% larger than the average size house within the surveyed area, there are five other homes in the immediate neighborhood that are larger than the proposed house. The largest house in the surveyed area is 4,588 square feet. Therefore, the proposed house exhibits massing and design elements reasonably consistent with the character of the neighborhood.

## **REQUIRED FINDINGS**

### **Tentative Parcel Map Findings**

Before an application for a Tentative Parcel Map may be granted, the following findings must be made:

#### ***1. That the proposed map is consistent with the general plan and any applicable adopted specific plans.***

The proposed map is consistent with the Neighborhood Low land use designation of the West Covina General Plan in that the proposed residential project results in the development of residences at a density of 2.0 dwelling units per acre overall. The Neighborhood Low designation allows densities of up to 8.0 dwelling units per acre.

#### ***2. That the design or improvement of the proposed subdivision is consistent with the general and applicable adopted specific plans.***

The proposed design results in two lots, each of which meets the requirements of the Municipal Code for Residential Agriculture (R-A), Area District III Zone. Future improvements to the lots will be subject to the regulations of the West Covina General Plan and Municipal Code.

#### ***3. That the site is physically suitable for the type of development.***

The site consists of a 43,526 square foot lot surrounded by residential homes on all four sides. Adequate provisions have been incorporated into the design to accommodate the required development standards for single-family houses. The site has access from E Cortez Street.

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

The proposed subdivision design results in two lots, one with 144 feet and one with 102 feet frontage with adequate automobile access. There are no known topographical or biological constraints to development. Thus, there are no physical constraints to development of the site, which can readily support residential development at the proposed density level.

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

The site consists of a 43,526 square foot parcel with one existing single-family residence. There are no known endangered, threatened, or rare species or habitats, or designated natural communities, wetlands habitat, or wildlife dispersal or migration corridors present on the site.

***6. Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems.***

The proposed map and improvements will have access to a public sanitary sewer system for the removal and disposal of wastewater, and to other necessary utility services. The site will be developed in accordance with the standards of the Public Works Department, the Municipal Code, the Uniform Building Code and other applicable requirements.

***7. The design of the subdivision or the type of improvements will either (i) not conflict with recorded or adjudged easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; or (ii) alternate easements, for access or for use, will be provided, and these will be substantially equivalent to ones previously acquired by the public.***

There are no known easements on the property that would be affected by implementation of the proposed project. Access to the site will be provided via East Cortez Street.

**Administrative Use Permit Findings**

Before an application for an administrative use permit for a second story addition may be granted, the following findings must be made:

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

The proposed house is consistent with the Neighborhood Low (up to 8 dwelling units per acre) General Plan designation and the Residential Agriculture (R-A) Zone, in that it consists of the construction of one single-family home on each lot. The project meets all applicable requirements of the Residential Agriculture (R-1) Zone, and Area District III.

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

The neighborhood consists of a mixture of one-story and two-story homes and features a variety of architectural styles. The two proposed two-story house features a modern craftsman architectural style. The two-story house will feature large exterior windows, a tiled roof, and stucco with wall veneer.

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

The proposed house will be accessible from a new driveway off of East Cortez Street and will not negatively impact circulation or safety for pedestrians and vehicles. The subject property with setbacks that comply with those required by the Municipal Code. The proposed house does not have negative effects on the convenience and safety of circulation for pedestrians or vehicles in that it will not result in any visual obstructions adjacent to a right-of-the-way.

***4. That the development can be adequately served by existing or required infrastructure and services.***

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

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

As conditioned, the windows on the second floor that face the single-story houses will not cause privacy impacts due to a combination of distance/setback, design, and landscape screening requirements.

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

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

**ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt, pursuant to Section 15315 (Class 15, Minor Land Divisions) and Section 15303 (Class 1, New Construction), as the proposal involves a residential subdivision resulting in 4 or fewer lots and the construction of a two-story single-family residence.

**STAFF RECOMMENDATIONS**

Planning Staff recommends that the Planning Commission adopt Resolution No. 22-6111 and Resolution No. 22-6112 approving Tentative Parcel Map No. 22-01 (83850) and Administrative Use Permit No. 22-10.

**LARGE ATTACHMENTS**

Plans may be viewed at the West Covina City Hall Planning Division Counter at 1444 W. Garvey Avenue South, 2nd Floor - Room 208, West Covina CA 91790.

**Submitted by:**Miriam Machado, Associate Planner

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**Attachments**

Attachment No. 1 - Tentative Parcel Map Resolution of Approval

Attachment No. 2 - Administrative Use Permit Resolution of Approval

**PLANNING COMMISSION**

**RESOLUTION NO. 22-6111**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 22-01 (83850)**

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**TENTATIVE PARCEL MAP NO. 22-01 (83850)**

**CATERGORICAL EXEMPTION**

**APPLICANT:** Davie Sy

**LOCATION:** 2825 E Cortez Street

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WHEREAS, there was filed with this City a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval of a Tentative Parcel Map to subdivide a 1-acre site into two single-family lots on that certain property described as:

Assessor Parcel No. 8480-015-030, as shown on the latest rolls of the Los Angeles County Tax Assessor; and

WHEREAS, the Planning Commission upon giving the required notice did on the 13th day of September, 2022, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, concurrent with this application, Administrative Use Permit and Subcommittee for Design Review, have been requested to allow for the construction of a single-family residence on the proposed lot; and

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

1. The applicant is requesting the approval of a Tentative Parcel Map to subdivide a 1-acre residentially zoned parcel into two single lots; Parcel 1 will be 24,941 square feet, and Parcel 2 will be 18,584 square feet. The property is located in Area District III.
2. Appropriate findings for approval of a Tentative Parcel Map are as follows:
  - a. *That the proposed map is consistent with the general plan and any applicable adopted specific plans.*



- b. *That the design or improvement of the proposed subdivision is consistent with the general and applicable adopted specific plans.*
  - c. *That the site is physically suitable for the type of development.*
  - d. *That the site is physically suitable for the proposed density of development.*
  - e. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat.*
  - f. *Neither the design of the subdivision, nor the type of improvements, are likely to cause serious public health problems.*
  - g. *The design of the subdivision or the type of improvements will either (i) not conflict with recorded or adjudged easements, acquired by the public at large, for access through or use of property within the proposed subdivision; or (ii) alternate easements, for access or for use, will be provided, and these will be substantially equivalent to ones previously acquired by the public.*
3. The proposal is considered to be categorically exempt, pursuant to Section 15315 (Class 15, Minor Land Divisions) of the California Environmental Quality Act (CEQA), as the proposal involves a residential subdivision resulting in 4 or fewer lots.

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

1. On the basis of the evidence presented, both oral and documentary, for Tentative Parcel Map No. 22-01 (83850), the Planning Commission makes the following findings:
- a. The proposed map is consistent with the “Neighborhood Low” land use designation of the West Covina General Plan in that the proposed residential project results in the development of residences at a density of 2.0 dwelling units per acre overall. The “Neighborhood Low” designation allows densities of up to 8.0 dwelling units per acre.
  - b. The proposed design results in two lots, each of which meets the requirements of the Municipal Code for “Residential Agriculture” (R-A), Area District III Zone. Future improvements to the lots will be subject to the regulations of the West Covina General Plan and Municipal Code.
  - c. The site consists of a 43,526 square foot lot surrounded by residential homes on all four sides. Adequate provisions have been incorporated into the design to accommodate the required development standards for single-family houses. The site has access from E Cortez Street.

- d. The proposed subdivision design results in two (2) lots, one with 144 feet and one with 102 feet frontage with adequate automobile access. There are no known topographical or biological constraints to development. Thus, there are no physical constraints to development of the site, which can readily support residential development at the proposed density level.
  - e. The site consists of a 43,526 square foot parcel with one existing single-family residence. There are no known endangered, threatened, or rare species or habitats, or designated natural communities, wetlands habitat, or wildlife dispersal or migration corridors present on site.
  - f. The proposed map and improvements will have access to a public sanitary sewer system for the removal and disposal of wastewater, and to other necessary utility services. The site will be developed in accordance with the standards of the Public Works Department, the Municipal Code, the Uniform Building Code and other applicable requirements.
  - g. There are no known easements on the property that would be affected by implementation of the proposed project. Access to the site will be provided via E Cortez Street.
- 2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, the Tentative Parcel Map is approved subject to the provisions of the West Covina Municipal Code, provided that the physical development of the herein described property shall conform to said plan and the conditions set forth herein which, except as otherwise expressly indicated, shall be fully performed and completed or shall be secured by bank or cash deposit satisfactory to the Community Development Director, before the use or occupancy of the property is commenced and before the Certificate of Occupancy is issued, and the violation of any of which shall be grounds for revocation of said precise plan by the Planning Commission or City Council.
  - 3. That the Tentative Parcel Map shall not be effective for any purpose until the owner of the property involved (or a duly authorized representative) has filed at the office of the Community Development Director, his affidavit stating he is aware of, and accepts, all conditions of this Tentative Parcel Map as set forth below. Additionally, no permits shall be issued until the owner of the property involved (or a duly authorized representative) pays all costs associated with the processing of this application pursuant to City Council Resolution No. 8690.
  - 4. The costs and expenses of any enforcement activities, including, but not limited to attorneys' fees, caused by the applicant's violation of any condition imposed by this approval or any provision of the West Covina Municipal Code shall be paid by the applicant.

5. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Tentative Parcel Map No. 22-01 (83850) is approved, subject to the following conditions:
  - a. Comply with the Tentative Parcel Map reviewed by the Planning Commission on September 13, 2022.
  - b. Comply with the development standards of "Residential Agriculture" (R-A) Zone, Area District III and all applicable provisions of the West Covina Municipal Code.
  - c. That any proposed change to the approved Tentative Parcel map shall be reviewed by the Planning, Public Works, Fire and Police Departments, and the written authorization of the Community Development Director shall be obtained prior to implementation.
  - d. Recordation of Final Parcel Map with the Los Angeles County Recorder shall be required prior to issuance of building permits.
  - e. The residential new development shall comply with the Development Impact Fees (Ordinance No. 2286 and Resolution No. 2015-81). Development Impact Fees for residential development shall be paid for additional units in compliance with the Municipal Code and adopted fees, estimated at \$1,819 per unit.
  - f. The proposed subdivision shall conform to West Covina Municipal Code Chapter 20 - Subdivisions.
  - g. The applicant shall execute an indemnity agreement, in a form provided by the City and approved by the City Attorney, indemnifying the City against any and all actions brought against the City in connection with the approvals set forth herein.
  - h. The applicant shall sign an affidavit accepting all conditions of this approval.
  - i. This Tentative Parcel Map approval shall become null and void if the Final Map is not recorded within two (2) years of the date of this approval.
  - j. All outstanding fees and any required development impact fees shall be paid prior to the issuance of a building permit.
  - k. BUILDING DIVISION CONDITIONS:
    1. Prior to submitting plans for plan check, a Final Map shall be submitted for review to the Engineering Division.
    2. A geotechnical and soils investigation report is required.

3. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

1. ENGINEERING DIVISION CONDITIONS:

1. Prior to submitting plans for plan check, a Final Map shall be submitted for review to the Engineering Division.
2. The building shall be addressed as 2819 E Cortez Street and an application to assign the new address shall be filed with the Engineering Division prior to plan check submittal.
3. A park dedication in-lieu fee shall be paid to the City of West Covina prior to issuance of a Permit, or prior to approval of the final map, whichever occurs first, pursuant to Section 20-40 of the Municipal Code. The estimated park fee is approximately \$21,900 (438 x 2 (No. of lots) x \$25/sq. ft. (unit price of a developed park).
4. A final parcel map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City prior to being filed with the Los Angeles County Recorder.
5. A soils report is required.
6. A preliminary parcel map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final parcel map is filed with the Los Angeles County Recorder.
7. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access, building restriction, or other easements until after the final parcel map is approved by the City and filed with the Los Angeles County Recorder, unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the final parcel map.
8. Monumentation of parcel map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.
9. All conditions from City Departments and Divisions shall be incorporated into the parcel map prior to submitting the parcel map for review.

10. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis of the parcel map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.
11. Proof of Tax clearance shall be provided at the time of parcel map review submittal.
12. Upon submittal of the parcel map for review by the City, a letter signed by both the subdivider and the engineer shall be provided which indicates that these individuals agree to submit five (5) blueprints and one sepia mylar of the recorded map to the City Public Works Department.
13. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.

m. FIRE DEPARTMENT CONDITIONS:

1. NFPA 13D/13R/13 Fire Sprinkler System required in the new house.
2. New Fire Flow Test Required.
3. Required Fire Flow of 1,000 GPM @ 20 psi for 2 hours.
4. Ensure 1 fire hydrant within 600 feet of the property line.
5. Hard-wired smoke and carbon monoxide detectors with battery back-up required throughout new house.
6. Fire sprinklers required throughout the new house.

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 13<sup>th</sup> day of September 2022, by the following:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: September 13, 2022

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Nickolas Lewis, Chairman  
Planning Commission

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Paulina Morales, Secretary  
Planning Commission

**PLANNING COMMISSION**

**RESOLUTION NO. 22-6112**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING ADMINISTRATIVE USE PERMIT NO. 22-10**

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**ADMINISTRATIVE USE PERMIT NO. 22-10**

**CATERGORICAL EXEMPTION**

**APPLICANT:** Davie Sy

**LOCATION:** 2825 E Cortez Street

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WHEREAS, there was filed with this City a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval of an Administrative Use Permit, to construct a two-story single-family residence on:

Parcel 1 of Tentative Parcel Map No. 22-01 (PM 83850); and

WHEREAS, the Planning Commission upon giving the required notice did on the 13th day of September, 2022, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, concurrent with this application, Subcommittee for Design Review, has been requested to allow for the construction of a single-family residence on the proposed lot; and

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

1. The applicant is requesting the approval of an Administrative Use Permit to allow for the construction of a two-story 3,148 square foot single-family residence, located in the “Residential Agriculture” (R-A) Zone, in Area District III.
2. Appropriate findings for approval of an Administrative Use Permit are as follows:
  - a. *That the lot and proposed development is consistent with the general plan, zoning, and meets all other applicable code requirements.*
  - b. *That the development utilizes building materials, color schemes and a roof style which blend with the existing structure, if any, and results in a development which is harmonious in scale and mass with the surrounding residences.*

- c. *That the development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles.*
  - d. *That the development can be adequately served by existing or required infrastructure and services.*
  - e. *That the design of the structure has given consideration to the privacy of surrounding properties through the usage and placement of windows and doors, cantilevers, decks, balconies, minimal retaining walls, trees and other buffering landscaping materials.*
  - f. *That the development is sensitive to the natural terrain, minimizes necessary grading, de-emphasizes vertical massing which could disrupt the profile of a natural slope, and does not impede any scenic vistas or views open to the public or surrounding properties.*
3. The proposal is considered to be categorically exempt, pursuant to Section 15303 (Class 1, New Construction) of the California Environmental Quality Act (CEQA), as the proposal involves the construction of a two-story single-family residence.

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

1. On the basis of the evidence presented, both oral and documentary, for Administrative Use Permit No. 22-10, the Planning Commission makes the following findings:
- a. The proposed house is consistent with the "Neighborhood Low" (up to 8 dwelling units per acre) General Plan designation and the "Residential Agriculture" (R-A) Zone, in that it consists of the construction of one single-family home on each lot. The project meets all applicable requirements of the "Residential Agriculture" (R-1) Zone, and Area District III.
  - b. The neighborhood consists of one-story houses and feature a variety of architectural styles. The two proposed two-story house features a modern craftsman architectural style. The two-story house will feature large exterior windows, tiled roof, and stucco with wall veneer.
  - c. The proposed house will be accessible from a new driveway off of East Cortez Street and will not negatively impact circulation or safety for pedestrians and vehicles. The subject property with setbacks that comply with those required by the Municipal Code. The proposed house does not have negative effects on the convenience and safety of circulation for pedestrians or vehicles in that it will not result in any visual obstructions adjacent to a right-of-the-way.
  - d. The lot is adequately served by existing infrastructure (streets, sewer, water, etc.). The proposed two-story house is not anticipated to require additional infrastructure or services beyond that provided for the existing residences nearby.



Therefore, the development can be adequately served by existing infrastructure and services.

- e. As conditioned, the windows on the second floor that face the single-story houses will not cause privacy impacts due to a combination of distance/setback, design, and landscape screening requirements.
  - f. The proposal is sensitive to the natural terrain in that there are no major terrain modifications. Any necessary precise grading for construction will require that a grading permit be obtained from the Engineering Division. The project proposes a new two-story house that would not impede any scenic views from surrounding properties.
- 2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, the Administrative Use Permit is approved subject to the provisions of the West Covina Municipal Code, provided that the physical development of the herein described property shall conform to said plan and the conditions set forth herein which, except as otherwise expressly indicated, shall be fully performed and completed or shall be secured by bank or cash deposit satisfactory to the Community Development Director, before the use or occupancy of the property is commenced and before the Certificate of Occupancy is issued, and the violation of any of which shall be grounds for revocation of said precise plan by the Planning Commission or City Council.
  - 3. That the Administrative Use Permit shall not be effective for any purpose until the owner of the property involved (or a duly authorized representative) has filed at the office of the Community Development Director, his affidavit stating he is aware of, and accepts, all conditions of this Administrative Use Permit as set forth below. Additionally, no permits shall be issued until the owner of the property involved (or a duly authorized representative) pays all costs associated with the processing of this application pursuant to City Council Resolution No. 8690.
  - 4. The costs and expenses of any enforcement activities, including, but not limited to attorneys' fees, caused by the applicant's violation of any condition imposed by this approval or any provision of the West Covina Municipal Code shall be paid by the applicant.
  - 5. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Administrative Use Permit No. 22-10 is approved, subject to the following conditions:
    - a. Comply with the Administrative Use Permit reviewed by the Planning Commission on September 13, 2022.
    - b. Approval of this Administrative Use Permit is contingent upon and shall not become effective unless and until Tentative Parcel Map No. 22-01 (83850) is approved and the final map is recorded.

- c. Comply with the development standards of "Residential Agriculture" (R-A) Zone, Area District III and all applicable provisions of the West Covina Municipal Code.
- d. This approval is to allow for the following:
  - i. The construction of a 3,148 square foot two-story single-family residence, which will consist of five (5) bedrooms, four (4) bathrooms, a kitchen, a living room, a laundry room, a dining room, and a recreational room.
  - ii. The construction of a 747 square foot attached three-car garage located along the front elevation of the residence.
  - iii. The construction of a 211 square foot attached patio cover to be located at the rear of the residence.
  - iv. The construction of a detached 1,000 square foot accessory structure to service the home as a workshop.
- e. That prior to final building permit approval, a detailed landscape and irrigation plan in compliance with AB 1881 and executive order 13-29-15 shall be submitted for all planted areas to be affected by project. Plans shall include type, size and quantity of landscape materials and irrigation equipment. All vegetation areas shall be automatically irrigated and a detailed watering program and water budget shall be provided. All damaged vegetation shall be replaced and the site shall be kept free of diseased or dead plant materials and litter at all times. All plantings indicated on the landscape plan shall be installed prior to Building permit final. A licensed landscape architect shall certify that all the required plantings have been installed in accordance with the approved landscape plan.
- f. At least one (1) 24: box-sized tree shall be installed within the front yard landscaping of the new parcel (Parcel 1) prior to Building permit final.
- g. The existing landscape screening along the west side shall be maintained. Supplementary landscape screening shall be installed in order to preserve the privacy of the west side neighbor.
- h. That the removal of any street trees is submitted to the Public Services Department Maintenance Division for review and approval.
- i. The bedroom window located on the west elevation shall be made of frosted/obscure glass.
- j. The grade onsite shall not be increased to the point that the swimming pools located on the neighboring properties (west and north) are made out of compliance and would no longer meet the pool fence/wall height protection requirements.

- k. Air conditioning and heating ducting shall not be exposed on roofs per West Covina Municipal Code Sec. 26-409. Roof-mounted mechanical equipment is not permitted.
- l. A covenant identifying the occupancy and limitations of the site in relation to the workshop, shall be recorded with the county recorder prior to building permit issuance. The applicant shall be responsible to prove the vesting and show evidence of recordation and shall pay the cost thereof.
- m. That any proposed change to the approved administrative use permit shall be reviewed by the Planning, Public Works, Fire and Police Departments, and the written authorization of the Community Development Director shall be obtained prior to implementation.
- n. Prior to requesting a final inspection by the Building Division, the Planning Division shall inspect the house.
- o. The applicant shall sign an affidavit accepting all conditions of this approval.
- p. All outstanding fees and any required development impact fees shall be paid prior to the issuance of a building permit.
- q. BUILDING DIVISION CONDITIONS:
  - i. Prior to submitting plans for plan check, a Final Map shall be submitted for review to the Engineering Division.
  - ii. A geotechnical and soils investigation report is required.
  - iii. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.
- r. ENGINEERING DIVISION CONDITIONS:
  - i. Prior to submitting plans for plan check, a Final Map shall be submitted for review to the Engineering Division.
  - ii. The building shall be addressed as 2819 E Cortez Street and an application to assign the new address shall be filed with the Engineering Division prior to plan check submittal.
  - iii. A park dedication in-lieu fee shall be paid to the City of West Covina prior to issuance of a Permit, or prior to approval of the final map, whichever occurs first, pursuant to Section 20-40 of the Municipal Code. The estimated park fee is approximately \$21,900 (438 x 2 (No. of lots) x \$25/sq. ft. (unit price of a developed park).

- iv. A final parcel map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City prior to being filed with the Los Angeles County Recorder.
- v. A soils report is required.
- vi. A preliminary parcel map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final parcel map is filed with the Los Angeles County Recorder.
- vii. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access, building restriction, or other easements until after the final parcel map is approved by the City and filed with the Los Angeles County Recorder, unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the final parcel map.
- viii. Monumentation of parcel map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.
- ix. All conditions from City Departments and Divisions shall be incorporated into the parcel map prior to submitting the parcel map for review.
- x. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis of the parcel map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.
- xi. Proof of Tax clearance shall be provided at the time of parcel map review submittal.
- xii. Upon submittal of the parcel map for review by the City, a letter signed by both the subdivider and the engineer shall be provided which indicates that these individuals agree to submit five (5) blueprints and one sepia mylar of the recorded map to the City Public Works Department.
- xiii. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.

s. FIRE DEPARTMENT CONDITIONS:

- i. NFPA 13D/13R/13 Fire Sprinkler System required in the new house.
- ii. New Fire Flow Test Required.
- iii. Required Fire Flow of 1,000 GPM @ 20 psi for 2 hours.
- iv. Ensure 1 fire hydrant within 600 feet of the property line.
- v. Hard-wired smoke and carbon monoxide detectors with battery back-up required throughout new house.
- vi. Fire sprinklers required throughout the new house.

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 13<sup>th</sup> day of September 2022, by the following:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: September 13, 2022

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Nickolas Lewis, Chairman  
Planning Commission

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Paulina Morales, Secretary  
Planning Commission

**PLANNING DEPARTMENT STAFF REPORT**

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**SUBJECT**

**CODE AMENDMENT NO. 22-03**

**ZONE CHANGE NO. 22-02**

**GENERAL EXEMPTION**

**REQUEST:**The proposed code amendment consists of potential amendments to Chapter 26 (Zoning), Article X (Nonresidential Zones), Article XIII (Overlay Zone), and Section 26-597 of the West Covina Municipal Code pertaining to the creation of a Mixed-Use Overlay Zone consisting of underutilized properties with a Commerce & General Plan land-use designation and applicable development and objective design standards. The City's General Plan allows for residential development within the Commerce land-use designation. The proposed code amendment would provide a means to create the mixed-use residential and commercial development within the same parcel intended by the General Plan.

**BACKGROUND**

**General Plan Consistency**

On December 2016, the City Council adopted the City's General Plan which allows for and encourages a wide range of building types that contain a mix of functions including commercial, entertainment, office and housing (21 to 54 units per acre in the Downtown Plan area and 9 to 20 units per acre outside of the Downtown Plan area) within the Commerce land-use designation. Although the General Plan allows for housing in commercial areas, the City's zoning code does not have development standards that would allow the development of housing in commercial zones. The proposed Code Amendment would make the zoning code consistent with the City's General Plan.

The proposed Code Amendment and Zone Change is consistent with the following General Plan Policies and Actions:

- **Policy 3.3 - New growth will complete, enhance, and reinforce the form and character of the unique West Covina neighborhoods, districts, and corridors**
  - **Action 3.3 - Adjust regulations for the neighborhoods, districts and corridors to reflect the nature of intended change.**

**Process**

Staff and the City's consultant has obtained input from the public and the Development Code Update Subcommittee on the preparation and content of the proposed Mixed-Use Overlay Zone standards and Multi-Family Residential Objective Design standards. The Subcommittee's comments have been incorporated into the documents.

The Mixed-Use Overlay Zone standards are intended to be revised (if necessary) and consolidated with the Development Code Update that the City is working on and anticipate to complete mid-late 2023. Staff is recommending the adoption of the Mixed-Use Overlay Zone development standards to demonstrate to the State that the City is making great effort to comply with housing laws and meet the Regional Housing Needs Assessment number assigned to West Covina (very low income = 1,649, low income = 848, moderate income 863, above moderate= 1,974: 5,334 total housing units).

## DISCUSSION

The Commercial zoning designation (the Map is included as Attachment No. 4) for each of properties proposed to be included in the Mixed-Use Overlay zone will not change. The proposed Zone Change will create an overlay zone, which is a zoning tool available for municipalities to create additional regulations superimposed on existing zoning in specific areas. If adopted, all properties located within the overlay zone are required to comply with the overlay zone standards for developments with a residential/housing component; developments without residential/housing will default to the base zoning district standards/regulations.

### Code Amendment

The following is a summary of the proposed Code Amendment:

#### **Section 26-566 (Chapter 26, Article X, Division 3)**

- Cross-references the Mixed-Use Overlay zone for developments with a residential component.

#### **Division 5 (Chapter 26, Article XIII)**

- New division (Division 5: Mixed-Use Overlay) is created
- Establishes the purpose of the Mixed-Use Overlay Zone
- Uses - Identifies the following permitted residential uses/functions: single-family detached or attached condominiums, multifamily condominiums or apartments, accessory buildings, home occupations, keeping of animals/pets, family daycare, supportive housing, and low barrier navigation centers.
- Process - A precise plan application is required for mixed-use development. The precise plan application would be separated into two categories: 1) ministerial and 2) Planning Commission review level entitlement. Only Senate Bill 35 (SB 35) projects and projects providing at least 25% low income housing with deed restriction qualifies for ministerial review. The Community Development Director is responsible for approval of ministerial projects based open compliance with adopted West Covina Multifamily Objective Design Standards.
- Conditions, Covenants, and Restrictions (CC&Rs) - CC&Rs for all condominium development are required to be reviewed and approved by the City Attorney.
- Density - The maximum number of density shall not exceed the maximum allowed by the General Plan. Currently, the maximum density allowed is up to 20 residential units per acre for commercial areas outside the Downtown Plan and Code area.
- Floor Area Ratio (FAR) - A minimum leasable commercial gross FAR of 0.15 is required. This requirement has been incorporated in order to retain commercial space to serve residential uses and to maintain the City's sales tax base.
- Setback - The required setbacks are summarized on the table below.

| Front   | Side    | Street Side | Rear    | Side/Rear Abutting R-A/R-1 Use                              |
|---------|---------|-------------|---------|---|
| 15 feet | 10 feet | 15 feet     | 15 feet | 1-story - 15 feet<br>2-story - 25 feet<br>3-story - 40 feet |

- Building Height - The maximum allowable building height are summarized on the table below.

| Within 100 feet from R-A or R-1 zones or Residential Use | Any building containing residential use | Any building with only commercial uses at least 100 feet from R-A or R-1 zones and uses |
|--|---|---|
| 45 feet  | 45 feet                                 | No height limit   |

- Residential Off-street Parking - The minimum required off-street parking are summarized on the table below.



|                             |  |
|-----------------------------|--|
| <b>Studio Units</b>         | 1 covered parking space                    |
| <b>1 Bedroom Units</b>      | 1.5 covered parking space                  |
| <b>2 + Bedroom Units</b>    | 2 covered parking spaces                   |
| <b>Guest Parking Spaces</b> | 1 parking space for every 4 dwelling units |

- Recreational Space - The minimum recreational space requirements are summarized on the table below.

|                           | <b>Area<br/>(minimum)</b> | <b>Width<br/>(minimum)</b> | <b>Depth<br/>(minimum)</b> |
|---------------------------|---------------------------|----------------------------|----------------------------|
| <b>Common Open Space</b>  | 200 square feet           | 15 feet                    | 15 feet                    |
| <b>Private Open Space</b> | 200 square feet           | 15 feet                    | 5 feet                     |

- Landscaping - All open areas except for vehicle access, parking areas, and walkways are required to be improved with landscaping. One 15 gallon (minimum size) tree is required for every 10 row of parking and two trees are required for every 20 double row of parking.

### **Objective Design Standards**

The Objective Design Standards describes specific building types, design, materials, and siting requirements in order to produce high quality architectural design and construction.

### **ENVIRONMENTAL DETERMINATION**

The code amendment and zone change are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines in that it consists of development standards and the creation of an overlay zone that includes additional limitations on uses and standards that are allowed in the General Plan, which does not have the potential for causing a significant effect on the environment.

### **STAFF RECOMMENDATIONS**

Planning staff recommends that the Planning Commission adopt Resolution No. 22-6113, Resolution No. 22-6114, and Resolution No. 22-6115, recommending the City Council adopt Zone Change No. 22-02, Code Amendment No. 22-03, and the West Covina Multi-Family Objective Design Standards.

**Submitted by:** Jo-Anne Burns, Planning Manager

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### **Attachments**

Attachment No. 1 - Resolution Recommending Adoption of Zone Change

Attachment No. 2 - Resolution Recommending Adoption of Code Amendment

Attachment No. 3 - Resolution Recommending Adoption of Multi-Family Objective Design Standards

PLANNING COMMISSION  
RESOLUTION NO. 22-6113

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF WEST COVINA, CALIFORNIA, RECOMMENDING TO  
THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 22-02  
CREATING THE MIXED-USE OVERLAY ZONE

WHEREAS, the Planning Commission, upon giving the required notice, did on September 13, 2022, conduct a duly advertised public hearing to consider the zone change; and

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

1. The existing base zoning will not change.
2. Approval of the zone change will create the Mixed-Use Overlay Zone.
3. The Mixed-Use Overlay Zone is necessary to make zoning consistent with the City's General Plan in allowing residential development in the commercial land use designation.
4. The Mixed-Use Overlay Zone is necessary to meet the Regional Housing Needs Assessment number assigned to West Covina (very low income = 1,649, low income = 848, moderate income 863, above moderate= 1,974: 5,334 total housing units).

WHEREAS, after conducting the public hearing and considering all oral and written evidence, the Planning Commission wishes to recommend that the City Council approve the zone change creating the Mixed-Use Overlay zone encompassing the parcels listed and highlighted on the map attached as "Exhibit A."

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

**SECTION 1:** Based on evidence presented, Zone Change No. 22-02 is hereby found to be consistent with the City General Plan and implementation thereof.

**SECTION 2:** The Planning Commission recommends the City Council approve Zone Change No. 22-02, changing the zoning designation for subject property as set forth on Exhibit A, and amending the Zoning Map of the City of West Covina.

**SECTION 3:** Pursuant to requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, the project General Exemption 15061(b)(3) which provides

that CEQA only applies to activity that results in direct or reasonably foreseeable indirect physical change in the environment and for activity considered to be a project, respectively. The zone change would not result in physical change in the environment. The proposal does not involve any construction or additions to any existing structures.

**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.

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 13<sup>th</sup> day of September, 2022, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: September 13, 2022

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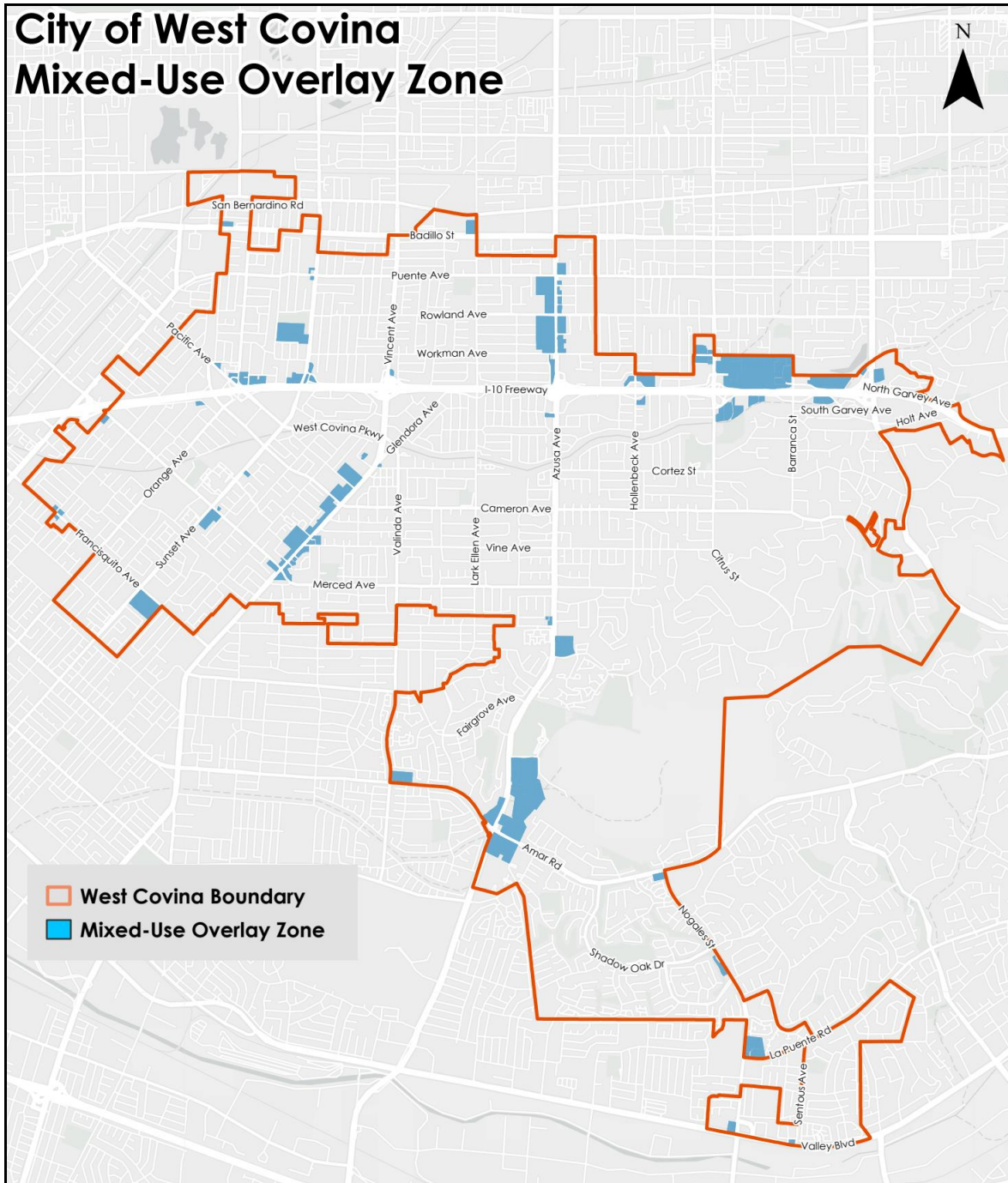
Nickolas Lewis, Chairman  
Planning Commission

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Paulina Morales, Secretary  
Planning Commission

## EXHIBIT A

*Indicates the areas included in the Mixed Use Overlay zone.*



| AIN        | APN          |      | Direction | Unit | Street          | City           | ZIP        | Full Address                                |
|------------|--------------|------|-----------|------|-----------------|----------------|------------|---|
| 8434015033 | 8434-015-033 | 855  | N         |      | LARK ELLEN AVE  | WEST COVINA CA | 91791-1099 | 855 N LARK ELLEN AVE WEST COVINA CA 91791   |
| 8434015034 | 8434-015-034 | 845  | N         |      | LARK ELLEN AVE  | WEST COVINA CA | 91791-1069 | 845 N LARK ELLEN AVE WEST COVINA CA 91791   |
| 8437024011 | 8437-024-011 | 1901 | W         |      | BADILLO ST      | WEST COVINA CA | 91790-1133 | 1901 W BADILLO ST WEST COVINA CA 91790      |
| 8442018011 | 8442-018-011 | 501  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1102 | 501 N AZUSA AVE WEST COVINA CA 91791        |
| 8442018012 | 8442-018-012 | 1751 | E         |      | ROWLAND AVE     | WEST COVINA CA | 91791-1252 | 1751 E ROWLAND AVE WEST COVINA CA 91791     |
| 8442018014 | 8442-018-014 | 531  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1102 | 531 N AZUSA AVE WEST COVINA CA 91791        |
| 8442018016 | 8442-018-016 | 563  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1102 | 563 N AZUSA AVE WEST COVINA CA 91791        |
| 8442018019 | 8442-018-019 | 645  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1103 | 645 N AZUSA AVE WEST COVINA CA 91791        |
| 8442018020 | 8442-018-020 | 635  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1103 | 635 N AZUSA AVE WEST COVINA CA 91791        |
| 8442018021 | 8442-018-021 | 615  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1103 | 615 N AZUSA AVE WEST COVINA CA 91791        |
| 8442018024 | 8442-018-024 | 521  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1163 | 521 N AZUSA AVE WEST COVINA CA 91791        |
| 8443003018 | 8443-003-018 | 730  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1010 | 730 N AZUSA AVE WEST COVINA CA 91791        |
| 8443003022 | 8443-003-022 | 702  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1010 | 702 N AZUSA AVE WEST COVINA CA 91791        |
| 8443017001 | 8443-017-001 | 616  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1164 | 616 N AZUSA AVE WEST COVINA CA 91791        |
| 8443017015 | 8443-017-015 | 1809 | E         |      | DANES DR        | WEST COVINA CA | 91791-1133 | 1809 E DANES DR WEST COVINA CA 91791        |
| 8443017016 | 8443-017-016 | 610  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1147 | 610 N AZUSA AVE WEST COVINA CA 91791        |
| 8443018018 | 8443-018-018 | 530  | N         |      | AZUSA AVE       | COVINA CA      | 91722-3503 | 530 N AZUSA AVE COVINA CA 91722             |
| 8443018019 | 8443-018-019 | 542  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1146 | 542 N AZUSA AVE WEST COVINA CA 91791        |
| 8443018020 | 8443-018-020 | 542  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1146 | 542 N AZUSA AVE WEST COVINA CA 91791        |
| 8443019019 | 8443-019-019 | 500  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1151 | 500 N AZUSA AVE WEST COVINA CA 91791        |
| 8443020033 | 8443-020-033 | 1809 | E         |      | ECKERMAN AVE    | WEST COVINA CA | 91791-1112 | 1809 E ECKERMAN AVE WEST COVINA CA 91791    |
| 8443020034 | 8443-020-034 | 620  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1148 | 620 N AZUSA AVE WEST COVINA CA 91791        |
| 8447019034 | 8447-019-034 | 100  | N         |      | GRAND AVE       | WEST COVINA CA | 91791-1746 | 100 N GRAND AVE WEST COVINA CA 91791        |
| 8451012027 | 8451-012-027 | 2700 | E         |      | WORKMAN AVE     | WEST COVINA CA | 91791-1628 | 2700 E WORKMAN AVE WEST COVINA CA 91791     |
| 8451012028 | 8451-012-028 | 2753 | E         |      | EASTLAND CTR DR | WEST COVINA CA | 91791-6612 | 2753 E EASTLAND CTR DR WEST COVINA CA 91791 |
| 8451012036 | 8451-012-036 | 2901 | E         |      | EASTLAND CTR DR | WEST COVINA CA | 91791-1603 | 2901 E EASTLAND CTR DR WEST COVINA CA 91791 |
| 8451012037 | 8451-012-037 | 245  | N         |      | BARRANCA STREET | WEST COVINA CA | 91791      | 245 N BARRANCA STREET WEST COVINA CA 91791  |
| 8451012043 | 8451-012-043 | 2851 | E         |      | EASTLAND CTR DR | WEST COVINA CA | 91791-1624 | 2851 E EASTLAND CTR DR WEST COVINA CA 91791 |
| 8451012044 | 8451-012-044 | 2970 | E         |      | WORKMAN AVE     | WEST COVINA CA | 91791-1610 | 2970 E WORKMAN AVE WEST COVINA CA 91791     |
| 8451012047 | 8451-012-047 | 101  | N         |      | BARRANCA ST     | WEST COVINA CA | 91791-1629 | 101 N BARRANCA ST WEST COVINA CA 91791      |
| 8451012052 | 8451-012-052 | 139  | N         |      | BARRANCA ST     | WEST COVINA CA | 91791-1629 | 139 N BARRANCA ST WEST COVINA CA 91791      |
| 8451012053 | 8451-012-053 | 143  | N         |      | BARRANCA ST     | WEST COVINA CA | 91791-1649 | 143 N BARRANCA ST WEST COVINA CA 91791      |
| 8451012054 | 8451-012-054 | 147  | N         |      | BARRANCA ST     | WEST COVINA CA | 91791-1629 | 147 N BARRANCA ST WEST COVINA CA 91791      |
| 8451012055 | 8451-012-055 | 2753 | E         |      | EASTLAND CTR DR | WEST COVINA CA | 91791-6612 | 2753 E EASTLAND CTR DR WEST COVINA CA 91791 |
| 8451015045 | 8451-015-045 | 125  | N         |      | FAIRWAY LN      | WEST COVINA CA | 91791-1704 | 125 N FAIRWAY LN WEST COVINA CA 91791       |
| 8451016035 | 8451-016-035 | 3223 | E         |      | GARVEY AVE N    | WEST COVINA CA | 91791-1708 | 3223 E GARVEY AVE N WEST COVINA CA 91791    |
| 8451016104 | 8451-016-104 | 3117 | E         |      | GARVEY AVE N    | WEST COVINA CA | 91791-1701 | 3117 E GARVEY AVE N WEST COVINA CA 91791    |
| 8451016105 | 8451-016-105 | 3133 | E         |      | GARVEY AVE N    | WEST COVINA CA | 91791-1701 | 3133 E GARVEY AVE N WEST COVINA CA 91791    |
| 8451016106 | 8451-016-106 | 3145 | E         |      | GARVEY AVE N    | WEST COVINA CA | 91791-1701 | 3145 E GARVEY AVE N WEST COVINA CA 91791    |
| 8451016107 | 8451-016-107 | 3211 | E         |      | GARVEY AVE N    | WEST COVINA CA | 91791-1708 | 3211 E GARVEY AVE N WEST COVINA CA 91791    |
| 8451016113 | 8451-016-113 | 3101 | E         |      | GARVEY AVE N    | WEST COVINA CA | 91791-1701 | 3101 E GARVEY AVE N WEST COVINA CA 91791    |
| 8453001010 | 8453-001-010 | 2529 | E         |      | WORKMAN AVE     | WEST COVINA CA | 91791-1535 | 2529 E WORKMAN AVE WEST COVINA CA 91791     |
| 8453001021 | 8453-001-021 | 2525 | E         |      | WORKMAN AVE     | WEST COVINA CA | 91791-1535 | 2525 E WORKMAN AVE WEST COVINA CA 91791     |
| 8453001047 | 8453-001-047 | 305  | N         |      | CITRUS ST       | WEST COVINA CA | 91791-1618 | 305 N CITRUS ST WEST COVINA CA 91791        |
| 8453001051 | 8453-001-051 | 2533 | E         |      | WORKMAN AVE     | WEST COVINA CA | 91791-1535 | 2533 E WORKMAN AVE WEST COVINA CA 91791     |
| 8453023018 | 8453-023-018 | 2211 | E         |      | GARVEY AVE N    | WEST COVINA CA | 91791-1500 | 2211 E GARVEY AVE N WEST COVINA CA 91791    |
| 8454012023 | 8454-012-023 | 2149 | E         |      | GARVEY AVE N    | WEST COVINA CA | 91791-1538 | 2149 E GARVEY AVE N WEST COVINA CA 91791    |
| 8454014009 | 8454-014-009 | 1818 | E         |      | ROWLAND AVE     | WEST COVINA CA | 91791-1136 | 1818 E ROWLAND AVE WEST COVINA CA 91791     |
| 8454014010 | 8454-014-010 | 1825 | E         |      | THELBORN ST     | WEST COVINA CA | 91791-1442 | 1825 E THELBORN ST WEST COVINA CA 91791     |
| 8454014011 | 8454-014-011 | 426  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1347 | 426 N AZUSA AVE WEST COVINA CA 91791        |
| 8454016001 | 8454-016-001 | 300  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1345 | 300 N AZUSA AVE WEST COVINA CA 91791        |
| 8454016006 | 8454-016-006 | 1815 | E         |      | WORKMAN AVE     | WEST COVINA CA | 91791-1423 | 1815 E WORKMAN AVE WEST COVINA CA 91791     |
| 8454016013 | 8454-016-013 | 330  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1345 | 330 N AZUSA AVE WEST COVINA CA 91791        |
| 8454016014 | 8454-016-014 | 334  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1345 | 334 N AZUSA AVE WEST COVINA CA 91791        |
| 8454016015 | 8454-016-015 | 332  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1345 | 332 N AZUSA AVE WEST COVINA CA 91791        |
| 8454016019 | 8454-016-019 | 320  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1345 | 320 N AZUSA AVE WEST COVINA CA 91791        |
| 8454016021 | 8454-016-021 | 314  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1345 | 314 N AZUSA AVE WEST COVINA CA 91791        |
| 8454016022 | 8454-016-022 | 342  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1345 | 342 N AZUSA AVE WEST COVINA CA 91791        |
| 8455001023 | 8455-001-023 | 301  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1346 | 301 N AZUSA AVE WEST COVINA CA 91791        |
| 8455001023 | 8455-001-023 | 301  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1346 | 301 N AZUSA AVE WEST COVINA CA 91791        |
| 8455014013 | 8455-014-013 | 235  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1344 | 235 N AZUSA AVE WEST COVINA CA 91791        |
| 8455014018 | 8455-014-018 | 225  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1344 | 225 N AZUSA AVE WEST COVINA CA 91791        |
| 8455014019 | 8455-014-019 | 225  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1344 | 225 N AZUSA AVE WEST COVINA CA 91791        |
| 8455014020 | 8455-014-020 | 215  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1344 | 215 N AZUSA AVE WEST COVINA CA 91791        |
| 8455022023 | 8455-022-023 | 111  | N         |      | AZUSA AVE       | WEST COVINA CA | 91791-1342 | 111 N AZUSA AVE WEST COVINA CA 91791        |
| 8456019025 | 8456-019-025 | 116  | N         |      | VINCENT AVE     | WEST COVINA CA | 91790-2205 | 116 N VINCENT AVE WEST COVINA CA 91790      |
| 8457019003 | 8457-019-003 | 1319 | W         |      | GARVEY AVE N    | WEST COVINA CA | 91790-2242 | 1319 W GARVEY AVE N WEST COVINA CA 91790    |
| 8458003009 | 8458-003-009 | 1413 | W         |      | PUENTE AVE      | WEST COVINA CA | 91790-1224 | 1413 W PUENTE AVE WEST COVINA CA 91790      |

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| 8458003011 | 8458-003-011 | 719  | N |       | SUNSET AVE       | WEST COVINA CA | 91790-1228 | 719 N SUNSET AVE WEST COVINA CA 91790         |
| 8458018003 | 8458-018-003 | 639  | N |       | SUNSET AVE       | WEST COVINA CA | 91790-1661 | 639 N SUNSET AVE WEST COVINA CA 91790         |
| 8458020006 | 8458-020-006 | 333  | N |       | SUNSET AVE       | WEST COVINA CA | 91790-1651 | 333 N SUNSET AVE WEST COVINA CA 91790         |
| 8458020007 | 8458-020-007 | 329  | N |       | SUNSET AVE       | WEST COVINA CA | 91790-1651 | 329 N SUNSET AVE WEST COVINA CA 91790         |
| 8458020901 | 8458-020-901 | 1501 |   |       | DEL NORTE ST     | WEST COVINA CA | 91790-2105 | 1501 DEL NORTE ST WEST COVINA CA 91790        |
| 8458023017 | 8458-023-017 | 1503 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2138 | 1503 W GARVEY AVE N WEST COVINA CA 91790      |
| 8458023020 | 8458-023-020 | 1415 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2137 | 1415 W GARVEY AVE N WEST COVINA CA 91790      |
| 8458023022 | 8458-023-022 | 1443 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2136 | 1443 W GARVEY AVE N WEST COVINA CA 91790      |
| 8458023025 | 8458-023-025 | 1431 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2136 | 1431 W GARVEY AVE N WEST COVINA CA 91790      |
| 8458023026 | 8458-023-026 | 210  | N |       | SUNSET AVE       | WEST COVINA CA | 91790-2257 | 210 N SUNSET AVE WEST COVINA CA 91790         |
| 8458023027 | 8458-023-027 | 222  | N | 101   | SUNSET AVE       | WEST COVINA CA | 91790-2278 | 222 N SUNSET AVE 101 WEST COVINA CA 91790     |
| 8458025007 | 8458-025-007 | 1619 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2144 | 1619 W GARVEY AVE N WEST COVINA CA 91790      |
| 8458025015 | 8458-025-015 | 1618 | W |       | HARBERT ST       | WEST COVINA CA | 91790-2116 | 1618 W HARBERT ST WEST COVINA CA 91790        |
| 8458025022 | 8458-025-022 | 1627 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2141 | 1627 W GARVEY AVE N WEST COVINA CA 91790      |
| 8458025025 | 8458-025-025 | 1610 | W |       | HARBERT ST       | WEST COVINA CA | 91790-2116 | 1610 W HARBERT ST WEST COVINA CA 91790        |
| 8458025026 | 8458-025-026 | 1609 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2141 | 1609 W GARVEY AVE N WEST COVINA CA 91790      |
| 8458025028 | 8458-025-028 | 122  | N |       | LANG AVE         | WEST COVINA CA | 91790-2121 | 122 N LANG AVE WEST COVINA CA 91790           |
| 8458025029 | 8458-025-029 | 1647 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2141 | 1647 W GARVEY AVE N WEST COVINA CA 91790      |
| 8458025030 | 8458-025-030 | 1637 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2141 | 1637 W GARVEY AVE N WEST COVINA CA 91790      |
| 8458027024 | 8458-027-024 | 140  | N |       | ORANGE AVE       | WEST COVINA CA | 91790-2092 | 140 N ORANGE AVE WEST COVINA CA 91790         |
| 8458027030 | 8458-027-030 | 127  | N |       | LANG AVE         | WEST COVINA CA | 91790-2122 | 127 N LANG AVE WEST COVINA CA 91790           |
| 8458027046 | 8458-027-046 | 1705 | W |       | GARVEY AVE N     | WEST COVINA CA | 91790-2005 | 1705 W GARVEY AVE N WEST COVINA CA 91790      |
| 8459026001 | 8459-026-001 | 2011 | W |       | PACIFIC AVE      | WEST COVINA CA | 91790-2029 | 2011 W PACIFIC AVE WEST COVINA CA 91790       |
| 8459026028 | 8459-026-028 | 101  | N |       | ORANGE AVE       | WEST COVINA CA | 91790-2087 | 101 N ORANGE AVE WEST COVINA CA 91790         |
| 8459026097 | 8459-026-097 | 1901 | W |       | PACIFIC AVE      | WEST COVINA CA | 91790-2090 | 1901 W PACIFIC AVE WEST COVINA CA 91790       |
| 8463002010 | 8463-002-010 | 2328 | W |       | MERCED AVE       | WEST COVINA CA | 91790-2439 | 2328 W MERCED AVE WEST COVINA CA 91790        |
| 8463026019 | 8463-026-019 | 2201 | W |       | FRANCISQUITO AVE | WEST COVINA CA | 91791-5601 | 2201 W FRANCISQUITO AVE WEST COVINA CA 91791  |
| 8465001003 | 8465-001-003 | 2118 | W |       | FRANCISQUITO AVE | WEST COVINA CA | 91790-3262 | 2118 W FRANCISQUITO AVE WEST COVINA CA 91790  |
| 8465001019 | 8465-001-019 | 2122 | W |       | FRANCISQUITO AVE | WEST COVINA CA | 91790-3200 | 2122 W FRANCISQUITO AVE WEST COVINA CA 91790  |
| 8467001012 | 8467-001-012 | 2117 | W |       | FRANCISQUITO AVE | WEST COVINA CA | 91790-3205 | 2117 W FRANCISQUITO AVE WEST COVINA CA 91790  |
| 8467001015 | 8467-001-015 | 2125 | W |       | FRANCISQUITO AVE | WEST COVINA CA | 91790-3205 | 2125 W FRANCISQUITO AVE WEST COVINA CA 91790  |
| 8468007043 | 8468-007-043 | 1906 | W |       | GARVEY AVE S     | WEST COVINA CA | 91790-2652 | 1906 W GARVEY AVE S WEST COVINA CA 91790      |
| 8469003009 | 8469-003-009 | 906  | S |       | SUNSET AVE       | WEST COVINA CA | 91790-3400 | 906 S SUNSET AVE WEST COVINA CA 91790         |
| 8469003010 | 8469-003-010 | 1326 | W |       | ROSEWAY ST       | WEST COVINA CA | 91790-3935 | 1326 W ROSEWAY ST WEST COVINA CA 91790        |
| 8469003011 | 8469-003-011 | 1332 | W |       | ROSEWAY ST       | WEST COVINA CA | 91790-3935 | 1332 W ROSEWAY ST WEST COVINA CA 91790        |
| 8469005001 | 8469-005-001 | 1319 | W |       | MERCED AVE       | WEST COVINA CA | 91790-3904 | 1319 W MERCED AVE WEST COVINA CA 91790        |
| 8469015001 | 8469-015-001 | 905  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4205 | 905 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015002 | 8469-015-002 | 909  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4205 | 909 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015003 | 8469-015-003 | 917  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4205 | 917 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015024 | 8469-015-024 | 803  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4202 | 803 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015026 | 8469-015-026 | 824  | W |       | CAMERON AVE      | WEST COVINA CA | 91790-4136 | 824 W CAMERON AVE WEST COVINA CA 91790        |
| 8469015027 | 8469-015-027 | 811  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4202 | 811 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015028 | 8469-015-028 | 821  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4202 | 821 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015029 | 8469-015-029 | 853  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4260 | 853 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015031 | 8469-015-031 | 823  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4202 | 823 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015032 | 8469-015-032 | 829  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4202 | 829 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015033 | 8469-015-033 | 835  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4202 | 835 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015034 | 8469-015-034 | 841  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4202 | 841 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469015035 | 8469-015-035 | 847  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4202 | 847 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469019001 | 8469-019-001 | 933  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4205 | 933 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469019015 | 8469-019-015 | 937  | S | NO 39 | GLENDORA AVE     | WEST COVINA CA | 91790-4205 | 937 S GLENDORA AVE NO 39 WEST COVINA CA 91790 |
| 8469019016 | 8469-019-016 | 935  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4205 | 935 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469019017 | 8469-019-017 | 941  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4205 | 941 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469019018 | 8469-019-018 | 961  | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4205 | 961 S GLENDORA AVE WEST COVINA CA 91790       |
| 8469020001 | 8469-020-001 | 1031 | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4921 | 1031 S GLENDORA AVE WEST COVINA CA 91790      |
| 8469020004 | 8469-020-004 | 1101 | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4967 | 1101 S GLENDORA AVE WEST COVINA CA 91790      |
| 8469020005 | 8469-020-005 | 1107 | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4923 | 1107 S GLENDORA AVE WEST COVINA CA 91790      |
| 8469020011 | 8469-020-011 | 1043 | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4956 | 1043 S GLENDORA AVE WEST COVINA CA 91790      |
| 8469020014 | 8469-020-014 | 1035 | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4921 | 1035 S GLENDORA AVE WEST COVINA CA 91790      |
| 8469020018 | 8469-020-018 | 1131 | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4955 | 1131 S GLENDORA AVE WEST COVINA CA 91790      |
| 8469020019 | 8469-020-019 | 1129 | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4955 | 1129 S GLENDORA AVE WEST COVINA CA 91790      |
| 8469020021 | 8469-020-021 | 1129 | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4955 | 1129 S GLENDORA AVE WEST COVINA CA 91790      |
| 8470005004 | 8470-005-004 | 1200 | S |       | SUNSET AVE       | WEST COVINA CA | 91790-3903 | 1200 S SUNSET AVE WEST COVINA CA 91790        |
| 8470005021 | 8470-005-021 | 1290 | S |       | SUNSET AVE       | WEST COVINA CA | 91790-3959 | 1290 S SUNSET AVE WEST COVINA CA 91790        |
| 8470005022 | 8470-005-022 | 1300 | S |       | SUNSET AVE       | WEST COVINA CA | 91790-3342 | 1300 S SUNSET AVE WEST COVINA CA 91790        |
| 8470005025 | 8470-005-025 | 1250 | S |       | SUNSET AVE       | WEST COVINA CA | 91790-3961 | 1250 S SUNSET AVE WEST COVINA CA 91790        |
| 8470032016 | 8470-032-016 | 820  | W |       | MERCED AVE       | WEST COVINA CA | 91790-4901 | 820 W MERCED AVE WEST COVINA CA 91790         |
| 8470032017 | 8470-032-017 | 830  | W |       | MERCED AVE       | WEST COVINA CA | 91790-4901 | 830 W MERCED AVE WEST COVINA CA 91790         |
| 8470032018 | 8470-032-018 | 1203 | S |       | GLENDORA AVE     | WEST COVINA CA | 91790-4925 | 1203 S GLENDORA AVE WEST COVINA CA 91790      |

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| 8471001011 | 8471-001-011 | 1324 | W |  | FRANCISQUITO AVE | WEST COVINA CA | 91790-4657 | 1324 W FRANCISQUITO AVE WEST COVINA CA 91790 |
| 8471001012 | 8471-001-012 | 1312 | W |  | FRANCISQUITO AVE | WEST COVINA CA | 91790-4658 | 1312 W FRANCISQUITO AVE WEST COVINA CA 91790 |
| 8471001013 | 8471-001-013 | 1320 | W |  | FRANCISQUITO AVE | WEST COVINA CA | 91790-4630 | 1320 W FRANCISQUITO AVE WEST COVINA CA 91790 |
| 8471001015 | 8471-001-015 | 1330 | W |  | FRANCISQUITO AVE | WEST COVINA CA | 91790-4659 | 1330 W FRANCISQUITO AVE WEST COVINA CA 91790 |
| 8471001016 | 8471-001-016 | 1200 | W |  | FRANCISQUITO AVE | WEST COVINA CA | 91790-4722 | 1200 W FRANCISQUITO AVE WEST COVINA CA 91790 |
| 8475007041 | 8475-007-041 | 837  | W |  | CHRISTOPHER ST   | WEST COVINA CA | 91790-3761 | 837 W CHRISTOPHER ST WEST COVINA CA 91790    |
| 8475009018 | 8475-009-018 | 675  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-3705 | 675 S GLENDORA AVE WEST COVINA CA 91790      |
| 8475009019 | 8475-009-019 | 901  | W |  | SERVICE AVE      | WEST COVINA CA | 91790-3718 | 901 W SERVICE AVE WEST COVINA CA 91790       |
| 8475010013 | 8475-010-013 | 715  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-3707 | 715 S GLENDORA AVE WEST COVINA CA 91790      |
| 8475010014 | 8475-010-014 | 709  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-3707 | 709 S GLENDORA AVE WEST COVINA CA 91790      |
| 8475010015 | 8475-010-015 | 703  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-3708 | 703 S GLENDORA AVE WEST COVINA CA 91790      |
| 8475010021 | 8475-010-021 | 820  | W |  | SERVICE AVE      | WEST COVINA CA | 91790-3716 | 820 W SERVICE AVE WEST COVINA CA 91790       |
| 8475010022 | 8475-010-022 | 777  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-3707 | 777 S GLENDORA AVE WEST COVINA CA 91790      |
| 8475010023 | 8475-010-023 | 727  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-3707 | 727 S GLENDORA AVE WEST COVINA CA 91790      |
| 8475010024 | 8475-010-024 | 816  | W |  | SERVICE AVE      | WEST COVINA CA | 91790-3716 | 816 W SERVICE AVE WEST COVINA CA 91790       |
| 8476024005 | 8476-024-005 | 550  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-3029 | 550 S GLENDORA AVE WEST COVINA CA 91790      |
| 8477002013 | 8477-002-013 | 203  | S |  | AZUSA AVE        | WEST COVINA CA | 91791-1904 | 203 S AZUSA AVE WEST COVINA CA 91791         |
| 8479001009 | 8479-001-009 | 2200 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2042 | 2200 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480001017 | 8480-001-017 | 2820 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2115 | 2820 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480001022 | 8480-001-022 | 2804 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2115 | 2804 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480001030 | 8480-001-030 | 2824 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2115 | 2824 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480002046 | 8480-002-046 | 3104 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2363 | 3104 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480002047 | 8480-002-047 | 3106 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2344 | 3106 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480002048 | 8480-002-048 | 3110 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2344 | 3110 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480002049 | 8480-002-049 | 3114 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2344 | 3114 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480002057 | 8480-002-057 | 3120 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2344 | 3120 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480002058 | 8480-002-058 | 3140 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2344 | 3140 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480016023 | 8480-016-023 | 2748 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2114 | 2748 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480016024 | 8480-016-024 | 2710 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2114 | 2710 E GARVEY AVE S WEST COVINA CA 91791     |
| 8480016033 | 8480-016-033 | 2646 | E |  | GARVEY AVE S     | WEST COVINA CA | 91791-2113 | 2646 E GARVEY AVE S WEST COVINA CA 91791     |
| 8487017032 | 8487-017-032 | 525  | E |  | VINE AVE         | WEST COVINA CA | 91790-5102 | 525 E VINE AVE WEST COVINA CA 91790          |
| 8487017033 | 8487-017-033 | 543  | E |  | VINE AVE         | WEST COVINA CA | 91790-5102 | 543 E VINE AVE WEST COVINA CA 91790          |
| 8487017038 | 8487-017-038 | 936  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4256 | 936 S GLENDORA AVE WEST COVINA CA 91790      |
| 8487017040 | 8487-017-040 | 950  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4206 | 950 S GLENDORA AVE WEST COVINA CA 91790      |
| 8487017041 | 8487-017-041 | 551  | E |  | VINE AVE         | WEST COVINA CA | 91790-5102 | 551 E VINE AVE WEST COVINA CA 91790          |
| 8487017042 | 8487-017-042 | 555  | E |  | VINE AVE         | WEST COVINA CA | 91790-5102 | 555 E VINE AVE WEST COVINA CA 91790          |
| 8487017043 | 8487-017-043 | 956  | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4206 | 956 S GLENDORA AVE WEST COVINA CA 91790      |
| 8488001002 | 8488-001-002 | 1105 |   |  | WESCOVE PL       | WEST COVINA CA | 91790-5060 | 1105 WESCOVE PL WEST COVINA CA 91790         |
| 8488001003 | 8488-001-003 | 1101 |   |  | WESCOVE PL       | WEST COVINA CA | 91790-5060 | 1101 WESCOVE PL WEST COVINA CA 91790         |
| 8488001006 | 8488-001-006 | 1120 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4922 | 1120 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488001007 | 8488-001-007 | 409  | E |  | MERCED AVE       | WEST COVINA CA | 91790-5061 | 409 E MERCED AVE WEST COVINA CA 91790        |
| 8488001008 | 8488-001-008 | 417  | E |  | MERCED AVE       | WEST COVINA CA | 91790-5023 | 417 E MERCED AVE WEST COVINA CA 91790        |
| 8488002001 | 8488-002-001 | 522  | E |  | VINE AVE         | WEST COVINA CA | 91790-5101 | 522 E VINE AVE WEST COVINA CA 91790          |
| 8488002003 | 8488-002-003 | 1008 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4920 | 1008 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488002004 | 8488-002-004 | 1014 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4920 | 1014 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488002005 | 8488-002-005 | 1018 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4920 | 1018 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488002006 | 8488-002-006 | 1024 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4920 | 1024 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488002007 | 8488-002-007 | 1030 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4920 | 1030 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488002009 | 8488-002-009 | 1038 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4966 | 1038 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488002010 | 8488-002-010 | 1038 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4966 | 1038 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488002024 | 8488-002-024 | 1000 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4920 | 1000 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488002026 | 8488-002-026 | 1104 |   |  | WESCOVE PL       | WEST COVINA CA | 91790-5059 | 1104 WESCOVE PL WEST COVINA CA 91790         |
| 8488019022 | 8488-019-022 | 421  | E |  | MERCED AVE       | WEST COVINA CA | 91790-5023 | 421 E MERCED AVE WEST COVINA CA 91790        |
| 8488019030 | 8488-019-030 | 1200 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4924 | 1200 S GLENDORA AVE WEST COVINA CA 91790     |
| 8488019031 | 8488-019-031 | 1210 | S |  | GLENDORA AVE     | WEST COVINA CA | 91790-4924 | 1210 S GLENDORA AVE WEST COVINA CA 91790     |
| 8490022031 | 8490-022-031 | 1336 | S |  | FLEETWELL AVE    | WEST COVINA CA | 91791-3807 | 1336 S FLEETWELL AVE WEST COVINA CA 91791    |
| 8490022034 | 8490-022-034 | 1347 | S |  | AZUSA AVE        | WEST COVINA CA | 91791-3965 | 1347 S AZUSA AVE WEST COVINA CA 91791        |
| 8490022035 | 8490-022-035 | 1347 | S |  | AZUSA AVE        | WEST COVINA CA | 91791-3965 | 1347 S AZUSA AVE WEST COVINA CA 91791        |
| 8490022038 | 8490-022-038 | 1335 | S |  | AZUSA AVE        | WEST COVINA CA | 91791-3966 | 1335 S AZUSA AVE WEST COVINA CA 91791        |
| 8493040179 | 8493-040-179 | 1414 | S |  | AZUSA AVE        | WEST COVINA CA | 91791-4088 | 1414 S AZUSA AVE WEST COVINA CA 91791        |
| 8493040180 | 8493-040-180 | 1410 | S |  | AZUSA AVE        | WEST COVINA CA | 91791-4076 | 1410 S AZUSA AVE WEST COVINA CA 91791        |
| 8725001017 | 8725-001-017 | 2627 | E |  | VALLEY BLVD      | W COVINA CA    | 91792-3027 | 2627 E VALLEY BLVD W COVINA CA 91792         |
| 8725017013 | 8725-017-013 | 2880 | E |  | VALLEY BLVD      | WEST COVINA CA | 91792      | 2880 E VALLEY BLVD WEST COVINA CA 91792      |
| 8725017015 | 8725-017-015 | 2889 | E |  | VALLEY BLVD      | WEST COVINA CA | 91792-3147 | 2889 E VALLEY BLVD WEST COVINA CA 91792      |
| 8730004017 | 8730-004-017 | 1540 | E |  | AMAR RD          | WEST COVINA CA | 91792-1618 | 1540 E AMAR RD WEST COVINA CA 91792          |
| 8730004018 | 8730-004-018 | 1532 | E |  | AMAR RD          | WEST COVINA CA | 91792-1618 | 1532 E AMAR RD WEST COVINA CA 91792          |
| 8730004023 | 8730-004-023 | 1520 | E |  | AMAR RD          | WEST COVINA CA | 91792-1618 | 1520 E AMAR RD WEST COVINA CA 91792          |
| 8730004026 | 8730-004-026 | 2500 | S |  | AZUSA AVE        | WEST COVINA CA | 91792-1642 | 2500 S AZUSA AVE WEST COVINA CA 91792        |
| 8730004028 | 8730-004-028 | 2548 | S |  | AZUSA AVE        | WEST COVINA CA | 91792-1642 | 2548 S AZUSA AVE WEST COVINA CA 91792        |



|            |              |      |   |       |             |                |            |  |
|------------|--------------|------|---|-------|-------------|----------------|------------|--|
| 8730004029 | 8730-004-029 | 2532 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1642 | 2532 S AZUSA AVE WEST COVINA CA 91792        |
| 8731007247 | 8731-007-247 | 2550 | E |       | AMAR RD     | WEST COVINA CA | 91792-2230 | 2550 E AMAR RD WEST COVINA CA 91792          |
| 8733012030 | 8733-012-030 | 3443 | S |       | NOGALES ST  | WEST COVINA CA | 91792-2701 | 3443 S NOGALES ST WEST COVINA CA 91792       |
| 8733012032 | 8733-012-032 | 3455 | S |       | NOGALES ST  | WEST COVINA CA | 91792-5100 | 3455 S NOGALES ST WEST COVINA CA 91792       |
| 8733012033 | 8733-012-033 | 3455 | S |       | NOGALES ST  | WEST COVINA CA | 91792-5100 | 3455 S NOGALES ST WEST COVINA CA 91792       |
| 8734001031 | 8734-001-031 | 3620 | S | NO 42 | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3620 S NOGALES ST NO 42 WEST COVINA CA 91792 |
| 8734001032 | 8734-001-032 | 3620 | S | NO 42 | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3620 S NOGALES ST NO 42 WEST COVINA CA 91792 |
| 8734001033 | 8734-001-033 | 3648 | S |       | NOGALES ST  | WEST COVINA CA | 91792-4799 | 3648 S NOGALES ST WEST COVINA CA 91792       |
| 8734001034 | 8734-001-034 | 3650 | S |       | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3650 S NOGALES ST WEST COVINA CA 91792       |
| 8734001039 | 8734-001-039 | 3652 | S | NO 58 | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3652 S NOGALES ST NO 58 WEST COVINA CA 91792 |
| 8734001042 | 8734-001-042 | 3660 | S |       | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3660 S NOGALES ST WEST COVINA CA 91792       |
| 8734001043 | 8734-001-043 | 3660 | S |       | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3660 S NOGALES ST WEST COVINA CA 91792       |
| 8734001044 | 8734-001-044 | 3662 | S | NO 66 | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3662 S NOGALES ST NO 66 WEST COVINA CA 91792 |
| 8734001046 | 8734-001-046 | 3670 | S |       | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3670 S NOGALES ST WEST COVINA CA 91792       |
| 8734001047 | 8734-001-047 | 3670 | S |       | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3670 S NOGALES ST WEST COVINA CA 91792       |
| 8734001048 | 8734-001-048 | 3646 | S |       | NOGALES ST  | WEST COVINA CA | 91792-2714 | 3646 S NOGALES ST WEST COVINA CA 91792       |
| 8735001024 | 8735-001-024 | 2320 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1511 | 2320 S AZUSA AVE WEST COVINA CA 91792        |
| 8735001025 | 8735-001-025 | 2300 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1511 | 2300 S AZUSA AVE WEST COVINA CA 91792        |
| 8735001026 | 8735-001-026 | 2312 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1511 | 2312 S AZUSA AVE WEST COVINA CA 91792        |
| 8735001027 | 8735-001-027 | 2200 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1510 | 2200 S AZUSA AVE WEST COVINA CA 91792        |
| 8735001028 | 8735-001-028 | 2270 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1509 | 2270 S AZUSA AVE WEST COVINA CA 91792        |
| 8735001029 | 8735-001-029 | 2220 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1510 | 2220 S AZUSA AVE WEST COVINA CA 91792        |
| 8735001030 | 8735-001-030 | 2370 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1511 | 2370 S AZUSA AVE WEST COVINA CA 91792        |
| 8735001031 | 8735-001-031 | 2330 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1511 | 2330 S AZUSA AVE WEST COVINA CA 91792        |
| 8735004001 | 8735-004-001 | 1553 | E |       | AMAR RD     | WEST COVINA CA | 91792-1619 | 1553 E AMAR RD WEST COVINA CA 91792          |
| 8735004003 | 8735-004-003 | 2418 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1512 | 2418 S AZUSA AVE WEST COVINA CA 91792        |
| 8735004005 | 8735-004-005 | 2402 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1512 | 2402 S AZUSA AVE WEST COVINA CA 91792        |
| 8735004006 | 8735-004-006 | 2402 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1512 | 2402 S AZUSA AVE WEST COVINA CA 91792        |
| 8735004009 | 8735-004-009 | 1555 | E |       | AMAR RD     | WEST COVINA CA | 91792-1680 | 1555 E AMAR RD WEST COVINA CA 91792          |
| 8735004010 | 8735-004-010 | 1525 | E |       | AMAR RD     | WEST COVINA CA | 91792-1619 | 1525 E AMAR RD WEST COVINA CA 91792          |
| 8735004012 | 8735-004-012 | 1515 | E |       | AMAR RD     | WEST COVINA CA | 91792-1619 | 1515 E AMAR RD WEST COVINA CA 91792          |
| 8743006041 | 8743-006-041 | 1005 | E |       | AMAR RD     | WEST COVINA CA | 91792-1300 | 1005 E AMAR RD WEST COVINA CA 91792          |
| 8743006042 | 8743-006-042 | 1025 | E |       | AMAR RD     | WEST COVINA CA | 91792-1300 | 1025 E AMAR RD WEST COVINA CA 91792          |
| 8743006043 | 8743-006-043 | 1027 | E |       | AMAR RD     | WEST COVINA CA | 91792-1340 | 1027 E AMAR RD WEST COVINA CA 91792          |
| 8743006044 | 8743-006-044 | 1071 | E |       | AMAR RD     | WEST COVINA CA | 91792-1340 | 1071 E AMAR RD WEST COVINA CA 91792          |
| 8743006046 | 8743-006-046 | 1001 | E |       | AMAR RD     | WEST COVINA CA | 91792-1300 | 1001 E AMAR RD WEST COVINA CA 91792          |
| 8743023028 | 8743-023-028 | 2453 | S |       | AZUSA AVE   | WEST COVINA CA | 91792-1536 | 2453 S AZUSA AVE WEST COVINA CA 91792        |
| 8451012014 | 8451-012-014 | 225  | N |       | BARRANCA ST | WEST COVINA CA |            | 225 N BARRANCA ST WEST COVINA CA             |
| 8451012029 | 8451-012-029 | 0    |   |       |             | WEST COVINA CA |            |  |
| 8451012056 | 8451-012-056 | 0    |   |       |             | WEST COVINA CA |            |  |
| 8453015006 | 8453-015-006 | 235  | N |       | CITRUS ST   | WEST COVINA CA |            | 235 N CITRUS ST WEST COVINA CA               |
| 8453015031 | 8453-015-031 | 2500 | E |       | WORKMAN AVE | WEST COVINA CA |            | 2500 E WORKMAN AVE WEST COVINA CA            |
| 8453015034 | 8453-015-034 | 245  | N |       | CITRUS ST   | WEST COVINA CA |            | 245 N CITRUS ST WEST COVINA CA               |
| 8474003085 | 8474-003-085 | 1209 |   |       | PLAZA DRIVE | WEST COVINA CA |            | 1209 PLAZA DRIVE WEST COVINA CA              |
| 8725001051 | 8725-001-051 | 4141 | S |       | NOGALES     | WEST COVINA CA |            | 4141 S NOGALES WEST COVINA CA                |
| 8734001035 | 8734-001-035 | 0    |   |       |             | WEST COVINA CA |            |  |
| 8734001036 | 8734-001-036 | 0    |   |       |             | WEST COVINA CA |            |  |
| 8734001038 | 8734-001-038 | 0    |   |       |             | WEST COVINA CA |            |  |
| 8734001045 | 8734-001-045 | 0    |   |       |             | WEST COVINA CA |            |  |
| 8734001262 | 8734-001-262 | 0    |   |       |             | WEST COVINA CA |            |  |
| 8480016002 | 8480-016-002 | 200  | S |       | CITRUS ST   |                |            | 200 S CITRUS ST WEST COVINA CA               |



PLANNING COMMISSION  
RESOLUTION NO. 22-6114

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
WEST COVINA, CALIFORNIA, RECOMMENDING TO THE CITY  
COUNCIL APPROVAL OF CODE AMENDMENT NO. 22-03, CODE  
AMENDMENT RELATED TO THE MIXED-USE OVERLAY ZONE  
STANDARDS**

WHEREAS, the Planning Commission, upon giving the required notice, did on September 13, 2022, conduct a duly advertised public hearing to consider the Code Amendment; and

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

1. It is necessary to amend the municipal code to create the Mixed-Use Overlay zone in order to make zoning consistent with the City's General Plan in allowing residential development in the commercial land use designation.
2. The Mixed-Use Overlay Zone is necessary to meet the Regional Housing Needs Assessment number assigned to West Covina (very low income = 1,649, low income = 848, moderate income 863, above moderate= 1,974: 5,334 total housing units).
3. The proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the proposed action consists of a code amendment, which does not have the potential for causing a significant effect on the environment. The zone change would not result in physical change in the environment. The proposal does not involve any construction or additions to any existing structures.

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. 22-03 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. 22-03.

## ATTACHMENT NO. 2

**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. 22-03 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.

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 13<sup>th</sup> day of September, 2022, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: September 13, 2022

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Nickolas Lewis, Chairman  
Planning Commission

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Paulina Morales, Secretary  
Planning Commission

EXHIBIT A

ORDINANCE NO. ###

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA APPROVING CODE AMENDMENT NO. 22-03, RELATED TO THE MIXED USE OVERLAY ZONE STANDARDS**

**WHEREAS**, on September 13, 2022, the Planning Commission conducted a duly noticed public hearing as prescribed by law regarding proposed Code Amendment No. 22-03 and approved Planning Commission Resolution No. 22-6114, recommending that the City Council approve Code Amendment No. 22-03; and

**WHEREAS**, on \_\_\_\_\_, 2022, the City Council conducted a duly noticed public hearing as prescribed by law regarding this ordinance approving Code Amendment No. 22-03; and

**WHEREAS**, based on review of the State CEQA Guidelines, the City Council finds and determines that the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and the zone change would not result in physical change in the environment and does not involve any construction or additions to any existing structures; 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 ORDAIN AS FOLLOWS:**

**SECTION 1:** Section 26-566 of Chapter 26, Article X, Division 3 of the West Covina Municipal Code is hereby amended to read as follows with the accompanying land-use matrix/chart remaining unchanged:

The following development standards shall apply for nonresidential zones. All mixed-use development within the overlay zone shall comply with standards set forth in Article XIII, Division 5 (Mixed-Use Overlay) of this chapter.

**SECTION 2:** Division 5 of Article XIII, Chapter 26 of the West Covina Municipal Code is hereby amended to read as follows:

**DIVISION 5. MIXED-USE OVERLAY**

**Sec. 26-741.100. Purpose and Location.**

The purpose of the mixed-use overlay is to classify and set standards for the orderly development of mixed-use development on underutilized sites identified in the 2021-2029

Housing Element in a manner that will provide a desirable residential living environment with compatible commercial uses. It is intended that the overlay will create a mixed-use environment with integrated, complementary residential and commercial development on the same parcel or a contiguous group of parcels.

**Sec. 26-741.110. Permitted Uses.**

No building or improvement or portion thereof in the mixed-use overlay shall be erected, constructed, converted, established, altered, or enlarged, nor shall any lot or premises be used except for one (1) or more of the following purposes;

- (a) Uses as specified in the N-C Neighborhood Commercial, S-C Service Commercial or R-C Regional Commercial zone districts shall apply to stand-alone commercial.
- (b) Single-family detached or attached condominium dwellings.
- (c) For the purpose of this Chapter, stock cooperatives and community apartments shall be treated as condominiums.
- (d) Multiple-family condominium or apartment dwellings.
- (e) Accessory buildings.
- (f) Household pets: Provided that no more than three (3) adult dogs or four (4) adult cats, or a combination of three (3) such animals, may be kept in any dwelling unit at any one time.
  - (1) Notwithstanding the household pets permitted to be kept as set forth above, no wild and dangerous or wild and potentially dangerous animal or animals, (as defined in section 6-1 of this Code) shall be brought into, kept, harbored, possessed, liberated, or maintained on any portion of any lot or within any building or structure thereon.
    - (i) This prohibition shall not apply to any offspring of any legally kept wild animal until such offspring reaches the age of four (4) months.
    - (ii) This prohibition shall not apply to any circus or show involving the temporary exhibition of wild animals when otherwise permitted under this Code.
- (g) Home occupations as set forth in Article XII, Division 5 of this Chapter.
- (h) Conversions of apartments to condominiums.
  - (1) Any proposal to convert existing apartments to condominiums shall be subject to the approval of a conditional use permit, and the filing and approval of a subdivision map pursuant to the requirements of Division 5 of this Article.
  - (2) Conversion of apartments to condominiums shall be subject to all regulations pertaining to the mixed-use overlay.
- (i) Live-work units.
- (j) State authorized large and small family daycare homes.
- (k) Supportive housing if the proposed development satisfies all of the following requirements:

- (1) Units within the development are subject to a recorded affordability restriction for 55 years.
  - (2) One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.
  - (3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
  - (4) The developer provides the Planning Division with the information required by Section 65652 of the California Government Code (CGC).
  - (5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:
    - a. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
    - b. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
  - (6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915 of the CGC.
  - (7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
- (l) Low barrier navigation centers if the proposed development meets the following requirements:
- (1) It offers services to connect people to permanent housing through a services plan that identifies services staffing.
  - (2) It is linked to a coordinated entry system, so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing.
  - (3) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
  - (4) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

**Sec. 26-741.120. Vehicles in the Mixed-use Overlay.**

The provisions of Section 26-438 shall apply to the size, number and location of parked and stored vehicles within the mixed-use overlay.

**Sec. 26-741.130. Precise Plan Required.**

The filing of a precise plan of design shall be required as part of an application for a mixed-use development and as specified in Article VI, Division 2, of this Chapter. Such precise plans of design shall conform to Planning Commission Resolution No. 567.

The review and approval process for an eligible Senate Bill 35 (SB35) housing project shall adhere to CGC Section 65913.4, as amended. For eligible SB35 projects and/or any multi-family residential projects providing a minimum of 20-percent of the total dwelling units reserved for low-income households subject to a deed restriction, the Community Development Director shall approve or deny the ministerial Precise Plan based on the West Covina Multi-Family Objective Design Standards (2022) adopted by the City. Within 30 days of such action, the Community Development Director shall prepare a report to the Planning Commission, providing a description of the project and the nature of the approval. Any such Precise Plan approved under SB35 shall be valid for a period of three (3) years, with one (1) additional extension of time in a one-year increment. The Community Development Director or their designee may approve a one-year extension if the project proponent provides documentation that there has been significant progress toward getting the development construction ready, such as, but not limited to, the filing of a building permit application.

**Sec. 26-741.140. Building Design and Site Design Standards.**

All multi-family housing units shall comply with the general building design and site design standards in the West Covina Multi-Family Objective Design Standards document. The approved architectural treatment shall be used throughout the development.

**Sec. 26-741.150. Contents of Copies of CC & R's.**

Copies of conditions, covenants and restrictions that will apply to a proposed condominium project shall be submitted after the approval of a project and approved by the Community Development Director or their designee and City Attorney, and recorded by the applicant. These CC & R's shall:

- (a) Provide a statement that ensures that each residential unit shall be used as a residence for a one family unit only.
- (b) Provide for perpetual maintenance of grounds and buildings.
- (c) Include a full statement of the age of the building and any modification and refurbishing started or completed within one (1) year of offering the project for sale as a condominium.
- (d) Provide an explanation to the buyer of his responsibility for sharing the maintenance and upkeep of buildings and structures within the project other than his own unit.

(e) Provide that the names of the officers and members of the board of governors or homeowners association shall be filed annually with the city clerk.

(f) Include the following certificate on the title sheet dedication clause of the subdivision map:

"WE HEREBY DEDICATE TO THE CITY OF WEST COVINA THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ADDITIONAL RESIDENTIAL BUILDINGS THEREON, EXCEPT FOR ADDITIONAL PARKING, RECREATIONAL FACILITIES, AND ACCESSORY BUILDINGS OVER THE AREA DESIGNATED AS THE COMMON AREA."

**Sec. 26-741.160. Density.**

(a) The maximum number of dwelling units shall not exceed the maximum density identified in the General Plan. Contiguous parcels which are part of a large, multi-building and multi-use development shall be considered as one site, provided the residential and commercial uses are integrated and pedestrian connections are provided from any residential building to commercial buildings.

**Sec. 26-742.100. Floor Area Ratio.**

- (a) There shall be a minimum gross floor area ratio of 0.15 of leasable commercial square footage.
- (b) The floor area ratio may be calculated on an area wide basis for contiguous parcels which are part of a large, multi-building development. To qualify for an area wide floor area ratio calculation, a project must be integrated in design and function, and the owner/developer of each parcel must record deed restrictions preserving the minimum floor area ratio of commercial square footage for the multi-building development.
- (c) Subterranean and above-grade parking structures shall not be included in the required minimum floor area ratio.

**Sec. 26-742.120. Building Setbacks from Property Lines.**

The building setback from the property line shall be governed by the following table:

| Front | Side Interior | Street Side | Rear | Side/Rear Abutting R-A/R-1/Single-Family Residential Use |
|-------|---------------|-------------|------|--|
| 15'   | 10'           | 15'         | 15'  | 1-story - 15'<br>2-story - 25'<br>3-story - 40'          |

**Sec. 26-742.130. Building Separation.**

- (a) The minimum building separation between main buildings shall be ten (10) feet or as required by the California Building Code, whichever is more restrictive.
- (b) There shall be no minimum building separation between a main building and an accessory building or between accessory buildings, except as required by the California Building Code.

**Sec. 26-742.140. Maximum Building Height.**

Maximum building height when within one hundred (100) feet of the residential agriculture (R-A) or residential single-family (R-1) zones or an existing single-family residential use shall be forty-five (45) feet.

- (a) All buildings containing any residential use shall be limited to forty-five (45) feet except within the area bounded by Citrus Street to the west, Workman Street to the north, Barranca Avenue to the east, and the Interstate 10 to the south (also known as Eastland Center) shall have a maximum building height of seven (7) stories or eighty-five (85) feet
- (a) Buildings containing only non-residential uses have no height limit, except as described above and as limited by the Federal Aviation Administration (FAA).

**Sec. 26-742.150. Off-street Parking.**

This section identifies the required parking for residential uses within the Mixed-Use Overlay. Parking for non-residential uses shall be per the underlying zone.

- (a) Parking for all residential units within the Mixed-Use Overlay shall be as follows:
  - One (1) covered parking space per studio unit;
  - One and a half (1.5) covered spaces per 1-bedroom unit;
  - Two (2) spaces covered per 2-bedroom or larger unit.
- (b) Guest parking shall be provided at a minimum of one (1) space for every four (4) dwelling units.
- (d) Each covered parking space for residential uses shall be at least ten (10) feet wide by twenty (20) feet.
- (e) Each uncovered space for residential uses shall be at least nine (9) feet wide and twenty (20) feet long.
- (f) Covered or uncovered spaces, when adjacent to walls where door swings would block exiting from a car, shall be at least eleven (11) feet wide.
- (g) Parking spaces shall be permanently maintained for required parking and shall not be used for personal storage, storage of boats, campers, or recreation vehicles.
- (h) No carport or garage shall open directly upon a public street.
- (i) No off-street parking shall be permitted within any front or side yard setback area when adjacent to a public street.



- (j) Shared parking may be permitted between parking for residential guest and non-residential uses, provided peak parking demand occurs at differing times. Shared parking shall be subject to preparation of a shared parking analysis. The analysis shall be reviewed pursuant to an Administrative Use Permit and approved by the City Traffic Engineer.

- (k) All parking areas shall conform to Planning Commission Resolution No. 2513.

**Sec. 26-742.160. Recreational-leisure Space.**

A minimum of two hundred (200) square feet per dwelling unit of usable recreational/leisure space in the form of common and private open space shall be provided. Such space shall have a minimum dimension of fifteen (15) feet width by fifteen (15) feet depth for common open space and five (5) feet in depth for private open space. Recreational/leisure space shall be distributed throughout the development and readily accessible from all dwelling units. Swimming pools, putting greens, court game facilities, recreational buildings, gymnasiums, and other similar facilities may be included areas common open space.

**Sec. 26-742.170. Pedestrian Access.**

- (a) A minimum of fifty percent (50%) of the proposed dwelling units shall have direct pedestrian access from the dwelling unit to an exterior walkway along a street, drive, paseo, or park/open space without going through. A common breezeway or hallway does not meet this requirement. The area bounded by Citrus Street to the west, Workman Street to the north, Barranca Avenue to the east, and the Interstate 10 to the south (also known as Eastland Center) is exempt from this requirement due to the higher intensity envisioned for this area.
- (b) All projects where at least sixty-six percent (66%) of the proposed new square footage is intended for residential occupancy shall comply with the West Covina Multi-Family Objective Design Standards.

**Sec. 26-742.180. Landscaping Criteria.**

- (a) All open areas with the exception of vehicular accessways and parking areas, pedestrian walkways, and paved or covered recreational facilities, shall be landscaped and irrigated with a fully automatic system in conformance with this Division. Such landscaping and irrigation shall be permanently maintained in a functional, dust free, disease free, and weed free condition.
- (b) No planting area shall be less than twenty-four (24) square feet or less than three (3) feet in width (inside dimensions) with the exception of raised planter boxes.
- (c) Parking lot trees. An average of at least one (1) tree (minimum fifteen (15) gallon) of a species satisfactory to the Community Development Director or their designee shall be planted for every ten (10) single row parking stalls or every twenty (20) double row parking stalls within the parking lot.
- (d) There shall be a minimum three (3) foot wide (inside dimension) landscape planter separating a building or wall from a driveway or parking area.

- (e) Landscaping shall consist of combinations of trees, shrubs, and ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions. A majority of plant material used through a development must be specimen-size material (a combination of twenty-four (24) inch-box, thirty-six (36) inch-box and fifteen (15) gallon trees and minimum five (5) gallon for shrubs).
- (f) Unused space resulting from the design or layout of parking spaces or accessory structures which is over twenty-four (24) square feet shall be landscaped.
- (g) All planted areas shall be surrounded by a concrete curb six (6) inches above final grade or above asphalt level of the parking lot. However, when such planted areas lie adjacent to a concrete sidewalk, masonry wall, or a building, a raised concrete curb need not be provided in the adjacent area.
- (h) A minimum of six (6) feet of either the rear or side yard adjacent to residential zoning or development shall be landscaped with specimen plant materials with trees planted at least twenty (20) feet on center, subject to the approval of the Community Development Director or their designee, and as represented on the approved landscaping plan.
- (i) Undeveloped areas proposed for future expansion shall be maintained in a weed free and dust free condition.
- (j) Landscape areas, whether installed pursuant to this Chapter or not, shall be maintained free of litter and diseased or dead plants. Diseased, dead, damaged and/or disfigured plants shall be replaced as deemed necessary by the Community Development Director or their designee. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of this division.

Landscapes shall be maintained to ensure water efficiency and minimize water waste leading to excessive runoff, low-head drainage, overspray and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. A regular maintenance schedule should include but not be limited to, checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas. All tree pruning shall be performed in compliance with acceptable standards as set forth by the Western Chapter international Society of Arborists.

- (k) The landscaping and irrigation plan shall be approved by the Community Development Director or their designee subject to the following criteria.
  - (1) Landscape and irrigation plans for projects with required landscaping consisting of five thousand (5,000) square feet or more, shall be prepared by a licensed landscape architect.
  - (2) The Community Development Director or their designee has the right to disapprove a landscaping plan if the quantity, size, type, placement, and use of plant material do not meet the minimum requirements of this section. The Community Development Director or their designee shall also determine whether

the type, size, and location of the proposed landscaping is appropriate given the scale and design of the development.

- (l) All landscape areas and irrigations systems shall be subject to the water efficiency provisions contained in Division 1, of Article XIV of Chapter 26 of this Code, and the Planning Commission Guidelines for Water Efficient Landscaping, unless specifically exempted by those water efficiency provisions.

#### **Sec. 26-742.190 Walls and Fences.**

- (a) A minimum thirty-six (36) inch high concrete, masonry, or decorative block wall shall be provided and maintained on the outside perimeter of all off-street parking areas abutting or visible from a public street, except at points of ingress and egress for vehicular or pedestrian traffic. The wall shall be set back a minimum of five (5) feet from the property line and this setback area shall be landscaped. Other materials may be used if approved by the Planning Commission.

In lieu of the thirty-six (36) inch high screen wall, land contouring and landscaping equivalent to thirty-six (36) inches in height, or a combination of wall and land contouring, may be provided.

- (b) A six (6) foot high concrete, masonry, or decorative block wall when abutting single-family zone or use:
  - 1. A six (6) foot high concrete, masonry or decorative block wall shall be provided and maintained on the boundary of any mixed-use overlay property which abuts or lies across a public alley from a residential-agricultural (R-A) or single-family (R-1) zone or existing single-family residential use, except in the front setback area, where said wall shall not be higher than thirty-six (36) inches.
  - 2. When there is a difference in site elevation and the abutting property zoned R-A or R-I is a minimum of six (6) feet higher than the development site designated as the mixed-use overlay, at the discretion of the Planning Commission, the requirements for a six (6) foot high wall may be waived.
- (c) The height of all walls shall be measured from the highest finished grade within the required adjacent setback.
- (d) All walls shall be compatible with the architectural style of the proposed building. Walls shall be constructed with decorative masonry materials, such as but not limited to enhanced precision block, split-face block, concrete, horizontal wood planks, or material of similar appearance, maintenance, and structural durability.
- (e) Fences may use wood or vinyl materials. Chain link fence material is prohibited. Fences and walls located along the side or rear property lines which are not along street frontages shall be solid fences or walls. Open fences, which feature wrought iron/tubular steel, may be permitted to capture scenic views offered by a property line that adjoins a permanent open space area and/or where the yard does not require screening.

### **Sec. 26-742.200. Refuse and Recycling Collection and Storage.**

When used, all outdoor trash, garbage, recycling and refuse containers shall be screened on all sides from public view by a minimum five and one-half (5½) foot high concrete, masonry or decorative block wall and the opening provided with a gate of solid material. The enclosure shall have a solid roof or coverage that is architecturally compatible with other structures on site. Such area shall be so located as to be easily accessible for trash and recyclable material pick up.

Any new or existing multi-family development project of five (5) or more units or producing four (4) cubic yards or more of green/yard waste per week shall provide adequate, accessible and convenient areas for collecting and loading recyclable and organics recycling materials as defined in this Section. These requirements may be waived if the applicant proposes to have the landscaping and/or maintenance company haul and recycle green/yard waste. Projects electing this alternative will be conditioned to provide this service and will be required to provide the landscape maintenance agreement stating such prior to the issuance of a Certificate of Occupancy.

The following guidelines will be applied to development projects providing enclosures:

- (1) Recycling areas shall be designed to be architecturally compatible with nearby structures and with the existing topography and vegetation.
- (2) The design and construction of recycling areas shall be secure.
- (3) A sign clearly identifying all recycling collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling areas.
- (4) Areas for recycling and organics recycling shall be adequate in capacity, number, and distribution to serve the development project.

The Community Development Director or their designee shall review each application for adequate design and area allocation suitable to the particular recycling and organics recycling program or process to be in effect at the development project and shall apply these requirements and guidelines accordingly.

Any and all separate recycling area(s) shall be located so they are at least as convenient for those persons who deposit, collect and load the recyclable materials placed therein as the location(s) where solid waste is collected and loaded. Whenever feasible, areas for collecting and loading recyclable materials shall be part of or adjacent to the solid waste collection areas.

### **Sec. 26-742.210. Lighting.**

All lighting of the building, landscaping, parking area, or similar facilities shall be hooded and directed to reflect away from adjoining properties.

### **Sec. 26-742.220. Mechanical equipment.**

All ground-mounted mechanical equipment shall be screened behind a permanent structure or landscape as allowed by the utility provider. All roof-top mechanical equipment shall be placed behind a permanent parapet wall and shall be completely screened from view from abutting public streets. In the event the abutting public street is at a higher elevation than the top of the mechanical equipment on the roof, no screening of the equipment shall be necessary from

the public street at the higher elevation. Such screening shall be as high as the highest portion of the equipment or ducting and shall be permanently maintained. All wall air-conditioner units shall be screened from view with material that is compatible and in harmony with the architectural styling and detailing of the building.

**Sec. 26-742.230. Underground utilities.**

- (a) All utilities shall be underground in accordance with the Municipal Code and approved by the city engineer.
- (b) All utility hardware shall be placed underground or shall be screened from view with a decorative block or masonry wall or landscaping. Such screening shall be as high as the highest portion of the equipment and shall be permanently maintained.

**Sec. 26-63. - Definitions.**

*CC & R's* shall mean conditions, covenants and restrictions of any condominium project, community apartment house or any other planned development.

*Common areas* shall mean the entire residential project excepting all units therein granted or reserved to individual units.

*Community apartment* shall mean An apartment in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon.

*Condominium* shall mean an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in a space in a residential building on such property.

*Condominium project* shall mean either of the following:

- (a) The entire parcel of real property divided, or to be divided, into condominiums, including all structures thereon.
- (b) The entire parcel of real property converted or to be converted into condominiums, as defined in section 24-466, including all structures thereon.

*Coordinated entry system* shall mean a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

*Low barrier* shall mean best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth;
2. Pets;
3. The storage of possessions; or
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

*Low barrier navigation center* shall mean a Housing First, low barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

*Supportive housing* shall mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

*Stock cooperative* shall mean a corporation which is formed or availed of primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, if all or substantially all of the shareholders of such corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share or shares of stock in the corporation held by the person having such right of occupancy.

**SECTION 3:** The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published as required by law.

**SECTION 4:** This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

---

Dario Castellanos  
Mayor

**APPROVED AS TO FORM**

---

Thomas P. Duarte  
City Attorney

**ATTEST**

---

Lisa Sherrick  
Assistant City Clerk

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
CITY OF WEST COVINA )

I, Lisa Sherrick, Assistant City Clerk of the City of West Covina, do hereby certify the foregoing Ordinance, being Ordinance No. \_\_\_\_\_, was introduced at the \_\_\_\_\_, 2022 regular Council meeting and adopted at a regular meeting of the City Council on \_\_\_\_\_, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Lisa Sherrick  
Assistant City Clerk



PLANNING COMMISSION

RESOLUTION NO. 22-6115

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
WEST COVINA, CALIFORNIA, ADOPTING THE MULTI-FAMILY  
OBJECTIVE DESIGN STANDARDS**

WHEREAS, the Planning Commission, upon giving the required notice, did on September 13, 2022, conduct a duly advertised public hearing to consider the Multi-Family Objective Design Standards; and

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

1. The City of West Covina strives to comply with State Housing laws.
2. It is the desire of the City of West Covina to encourage an aesthetically pleasing local environment. It is the City's goal to encourage developers and/or property owners to construct housing in a way that blends architecturally with the built environment.
3. The proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the proposed action consists of the adoption of objective design standards, which does not have the potential for causing a significant effect on the environment.

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, the Planning Commission recommends the City Council adopt the Mixed-Use Objective Design Standards as set forth on Exhibit "A."

**SECTION NO. 3:** 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]*

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 13<sup>th</sup> day of September, 2022, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: September 13, 2022

---

Nickolas Lewis, Chairman  
Planning Commission

---

Paulina Morales, Secretary  
Planning Commission

**EXHIBIT A**

(See next page for the Multi-Family Objective Design Standards)





CITY OF WEST COVINA

# MULTI-FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

AUGUST 2022







**CITY OF WEST COVINA**

# **MULTI-FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS**

**AUGUST 2022**

*Prepared for:*

**City of West Covina**

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# CHAPTER 1: INTRODUCTION





# 1

## PURPOSE & APPLICABILITY

### A. Purpose

The purpose of the West Covina Multi-Family Residential Objective Design Standards is to respond to Senate Bill (SB) 330 and supplement the multi-family residential development standards of the West Covina Municipal Code (WCMC).

SB 330, “The Housing Crisis Act of 2019,” is a state-wide bill intended to streamline housing development approval processes in California. As a result of SB 330, multi-family residential development projects and/or mixed-use development projects with at least two-thirds of the square footage designated for residential use meeting certain eligibility requirements are subject to specific review processes. State law requires cities to approve eligible housing proposals through ministerial processes based on objective standards that *“involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.”*

The West Covina Multi-Family Residential Objective Design Standards provide clear expectations on the design of new multi-family residential development within the City, outlining objective design standards that allow for predictable development outcomes.

### B. Applicability

The West Covina Multi-Family Residential Objective Design Standards are minimum design requirements that apply to new multi-family residential and mixed-use development located in the following areas within the City:

- Mixed-Use Overlay
- Multiple Family Zones - MF-8, MF-15, MF-20, and MF-45

The Multi-Family Residential Objective Design Standards apply to site and building design only. Development standards such as density, building setbacks and heights, open space, and off-street parking requirements are contained in Chapter 26 of the WCMC.

If a multi-family residential development project or a residential mixed-use development project is eligible for SB 330 and complies with all applicable requirements of the WCMC and these Objective Design Standards, then the City shall approve the project through the ministerial process without public hearings.

Multi-family residential development projects and residential mixed-use development projects not covered under SB 330 must also comply with the West Covina Multi-Family Residential Objective Design Standards and applicable design guidelines. The applicable City review procedures would apply to these projects.

The Community Development Director or their designee may allow certain deviations from the design standards on a case-by-case basis, provided the requested deviations meet the intent of the Multi-Family Residential Objective Design Standards and are approved by the Planning Commission.

# 2 ANTICIPATED MULTI-FAMILY HOUSING TYPES

The City's Multiple Family Zones and Mixed-Use Overlay allow for a diverse mix of housing types and sizes to accommodate households of varying economic means, social needs, and life stages. The following pages describe the multi-family housing types that are anticipated within the Multiple Family Zones and the Mixed-Use Overlay area, along with photographs depicting the typical building examples. Additional housing types that are in conformance with the underlying zoning regulations and the Objective Design Standards contained herein may also be allowed.



## DETACHED CONDOMINIUMS

**Rear-Loaded Detached Condominiums** are designed to take garage access from a shared court drive behind the home. Private yard space is provided in a side yard, a courtyard behind the front portion of the dwelling, or behind the dwelling between a detached garage and the dwelling. Reciprocal use easements may be used to maximize side yard areas.

**Front-Loaded Court Cluster Detached Condominiums** are detached dwellings clustered around a motor court. The cluster group typically includes 4–8 dwellings, although some clusters could accommodate more. The dwelling entries face either the motor court or the street, and the private outdoor living space occurs in the side and rear yards. Reciprocal use easements may be used to maximize the side yard areas. Resident parking spaces are provided in the garages, and guest parking is provided on adjacent local streets or designated on-site parking areas. Access to the garages are via the private motor courts or streets. The motor court may be linear or “T-shaped.”

**Rear-Loaded Paseo Cluster Detached Condominiums** are detached dwellings surrounding a green court, paseo, or open space. The cluster group typically includes 4 to 8 dwellings, although some clusters could accommodate 10 or 12 dwellings. The dwelling entries and walkways face either the green court, paseo, open space, or street. Reciprocal use easements may extend along private spaces on the sides of the buildings. Resident parking is provided in garages, and guest parking is provided on local streets or designated on-site parking areas. Access to the garages is via a court drive or street.



*Rear-Loaded Detached Condominiums*



*Front-Loaded Court Cluster Detached Condominiums*



*Rear-Loaded Paseo Cluster Detached Condominiums*

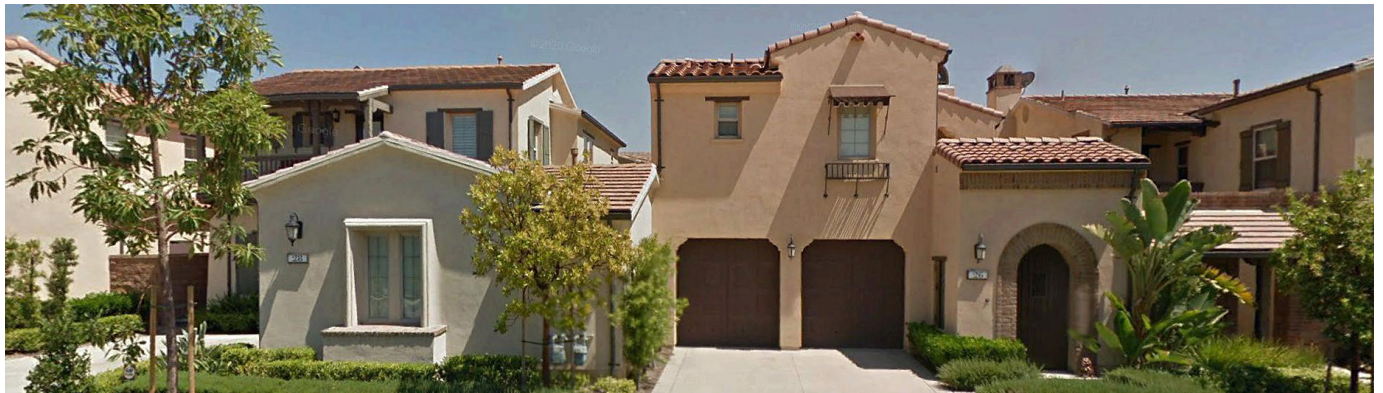


## DUPLEXES & TRIPLEXES

**Duplexes and Triplexes.** Duplexes and triplexes are two and three individual dwelling units that are attached to each other. The dwelling entries face the street or paseo. Private open space is provided in yards, patios, courtyards, or upper floor balconies.



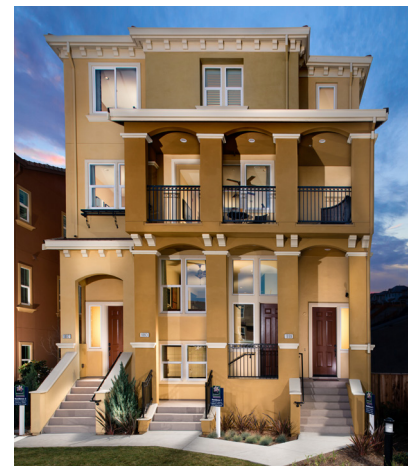
*Rear-Loaded Duplexes*



*Front-Loaded Duplexes*



*Triplexes*





## TOWNHOMES

**Townhomes** are a collection of attached dwellings with shared walls and individual entries leading to a sidewalk, pedestrian path, or paseo. Private open space is provided in patios, courtyard, or upper floor balconies. Resident parking spaces are provided in garages, and guest parking spaces are provided on local streets or in designated parking areas. Garage access is typically provided via a motor court with shared driveways. When townhomes are combined with stacked flats or carriage units, they may include private rear yards and have entries facing the motorcourt.





## APARTMENTS/STACKED FLATS

**Apartments/Stacked Flats** are attached multi-family dwellings with shared walls and individual unit entries accessed from sidewalks, pedestrian paths, or interior hallways or courtyards. The automobile access is typically via a private drive. Resident parking spaces are provided in individual garages or designated on-site parking areas, and guest parking spaces are provided on local streets or in designated parking areas.





## LIVE / WORK UNITS

**Live/Work Units** are residential dwellings with a dedicated work space. The units are designed to provide spatial separation between the living area and the work space so that clients visiting the work space do not need to enter the living area.







## CHAPTER 2: OBJECTIVE DESIGN STANDARDS



# 1

## BUILDING DESIGN:

# NEIGHBORHOOD COMPATIBILITY

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### » Provide sensitive transition between multi-family and single-family residential neighborhoods to protect privacy and maintain character.

---

**A. Transition in Scale and Height.** In addition to compliance with the setback and height requirements of WCMC Chapter 26, multi-family residential buildings (excluding detached condominiums) located adjacent to or across the street from single-family residential buildings shall use one (1) or more of the following techniques on the facades facing the single-family residential buildings to ensure transition in scale:

1. Plotting three (3) and four (4)-story buildings toward the center of the site.
2. Incorporating single-story massing on the facades facing single-family buildings.
3. Varying setbacks by a minimum of two (2) feet on different parts of the building facades.

**B. Reinforcing Residential Character.** Multi-family residential buildings located across a local street from single-family residential buildings shall incorporate at least one of the following elements on the street-facing facades: windows, entries, stoops, porches, patios, courtyards, or balconies.

**C. Off-street Parking.** Off-street parking lots and carports for multi-family residential development shall not be located in the front and street side setback areas facing single-family residential buildings.



**Above:** The multi-family residential buildings step down in height adjacent to the single family building.

**Bottom:** The duplexes, located across the street from single-family residential buildings, have entries, porches and balconies oriented toward the street.



# 2

## BUILDING DESIGN:

# MASSING & ARTICULATION

- 
- » **Design building facades to support a pedestrian-friendly environment, create variety, and reduce visual bulk and scale.**
- 

**A. Massing Breaks and Articulation Features.**

Provide massing breaks and articulation features on elevations facing a public street or a pedestrian-oriented space (e.g., a park, common open space, or pedestrian pathway) by incorporating at least two (2) of the following features:

1. Varying setbacks to different parts of the building.
2. Wall plane offsets by a minimum depth of two (2) feet.
3. A combination of one, two and/or three-story volumes, as applicable to the building type.
4. Doors and windows recessed by a minimum of two (2) inches, in combination with other enhancement features such as awnings, bay windows, and trellises.
5. Architectural projections such as balconies, accent roofs over porches, dormers, or bay windows.
6. Vertical elements such as piers and columns that protrude at least twelve (12) inches from the adjacent surface and extend the full height of the building.
7. Accent materials and colors.
8. Other similar features that effectively break up the building massing and articulate the elevation.

Building facades exceeding one hundred and fifty (150) feet in length facing a public street or a single-family residential property shall incorporate at least three (3) of the above massing break features.

**B. Roofline Variation.** Rooflines along elevations facing a public street shall be articulated using at least one of the following techniques.

1. A change in parapet wall or roof height of at least one (1) foot.
2. A change in roof pitch, form or direction.
3. Inclusion of dormers, gables, parapets, chimneys, and/or varying cornices.

**C. Rear and Side Elevation Enhancements.** Articulate the rear and side elevations that are exposed to public view with similar level of architectural treatments as the front elevations.

**D. Blank Walls.** Untreated blank walls over fifteen (15) feet in height and twenty (20) feet in length visible from a public street or a pedestrian-oriented space (such as a park, common open space, or pedestrian pathway) are prohibited.





**Above:** Architectural projections and layered wall planes provide massing breaks and depths.



**Left:** Projecting balconies and varying roof heights breaks up building massing.

**Bottom:** Varying rooflines and building setbacks create interest in the street scene.



**E. Taller Building Articulation.** On elevations facing a public street, distinguish the first story of a three (3)-story or taller building from the upper stories using at least one (1) of the following techniques:

1. Variation in façade materials, textures, and/or colors.
2. Plane offsets with a minimum depth of two (2) feet.
3. Variation in the patterns or types of fenestration or details.

**F. Corner Building Articulation.** Buildings facing public street corners shall be designed for two-sided exposure, incorporating at least two (2) of the following:

1. Wrap-around porches, courtyards, or balconies.
2. Wrap-around window or enhanced window treatments such as trim surrounds, shutters, awnings, and bay windows.
3. Roof plane breaks.
4. Accent colors, materials, and/or detailing.
5. Cropped building corner with an entry feature.
6. Other creative elements that meet the intent of this standard.

**G. Facades Facing Alleys and Motor Court Drives.**

Facades facing alleys and motor court drives shall incorporate wall plane offsets and/or architectural details. Planting shall be provided adjacent to the garage doors to soften the appearance of the building.





**Above:** Architectural projections and layered wall planes provide massing breaks and depths.



**Left:** Facade facing pedestrian pathway includes patios, corner windows, trellises over windows, and brick accents on ground floor.

**Bottom:** Facades facing alley drive incorporate recessed balconies, varied building heights, covered entries, window trims, and planting.





# 3

## BUILDING DESIGN:

# ARCHITECTURAL ELEMENTS

» **Incorporate architectural elements and details that add character, interest, and individuality.**

**A. Roofs.** Roof materials shall have a matte finish to minimize glare.

**B. Entries.**

1. Covered entries shall have a minimum depth of three (3) feet to provide shelter from the elements.
2. Exterior building entry doors and entry ways shall be protected with at least one (1) of the following features: overhangs, recesses, porches, trellises, or other weather-protection features.

**C. Porches.** Porches, where provided, shall have a minimum depth of 5 feet, including posts or columns. Roof elements, eaves, supports, and railings of the porch shall be consistent with the architectural style.

**D. Patio Walls and Gates.** Low walls and gates for patios, where provided, shall be designed complement the building architecture.

**E. Balconies.** Where provided, a minimum depth of four (4) feet is required for balconies (except for Juliet or similar decorative balconies). Scuppers or internal drains are required on all balconies for drainage.

**F. Fenestration.**

1. Windows and doors facing a public street or a pedestrian-oriented space shall be trimmed, recessed, and/or incorporate enhancement details such as headers/sills, shutters, trellises, awnings or pop-outs. When trimmed, the trim material shall be a minimum of three (3) inches in width by three-quarter ( $\frac{3}{4}$ ) inches in depth when protruding from the wall. When recessed, the minimum depth shall be two (2) inches from the adjacent wall surface. Elevations with contemporary or modern design may have trims less than three (3) inches wide, windows without trims or flush with the adjacent surface, provided varied fenestration sizes and enhancement details are incorporated into the elevation.
2. Windows on the upper floor(s) of a building shall be treated with similar quality as those on the ground floor.
3. Mirrored or highly reflective glass is prohibited.
4. Buildings with commercial occupancy on the ground floor shall have a minimum finished ceiling height of fourteen (14) feet on the ground floor. A minimum of thirty (30) percent of street-facing exterior walls on the ground floor shall include windows, doors, or other openings. The percentage shall be calculated based on the length of the facade frontage and the floor-to-ceiling height of the ground floor.



**Above:** Balconies, patios, accent material/color at entries, and varied window sizing and treatments add interest to the building facade.



**Left:** Buildings with non-residential uses on the ground floor shall incorporate openings on at least 30 percent of the street-facing ground-floor facade area.

**Bottom:** The combination of metal awnings, varied window sizing and patterns, and color-blocking enhances the building elevation.



## G. Colors and Materials.

1. Street-facing exterior elevations shall include at least two (2) materials (in addition to glazing and railings) that can accentuate building masses. Avoid having more than four (4) different materials on the same elevation, which may result in a chaotic appearance.
2. Appropriate exterior cladding materials include stucco, brick or brick veneer, stone or stone veneer, and fiber cement or engineered wood siding. Vinyl and aluminum siding shall not be permitted. Other exterior materials not listed here may be allowed at the discretion of the Planning Manager.
3. Appropriate roofing materials include concrete tiles, clay tiles, ceramic tiles, dimensional composite shingles, and standing seam metal; Thermoplastic Polyolefin (TPO) and Built-up Roofs (BUR) for flat roofs. Wood shingles shall be prohibited.
4. Railings may consist of wood, stone, metal, aluminum, or composite.
5. Building exterior colors may be earth tones, whites, greys, or muted blue, green, and dark red colors that are complementary to the building's architectural style and surrounding neighborhood character. Bright or dark colors may be used on trims or accents only. Pastel colors and neon colors, as well as primary colors used as field colors, are prohibited.
6. Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match or complement the adjacent surfaces.
7. Mechanical equipment such as HVAC systems shall be screened from view with landscaping, walls, or a material that complements the building. The materials used for screening shall be painted to match or complement the adjacent surfaces.
8. Exposed gutters and downspouts shall be colored to match or complement the surface to which they are attached or be colored to match the trim color of the building.
9. Material and color changes shall occur at an inside corner, underside of a massing element, or wrapped to an appropriate termination point such as a roof break, half-column, furred-out edge, bay window, or enhanced trim element.
10. All materials shall wrap columns and posts in their entirety.

**H. Accessory Structures.** Carports, detached garages, and other accessory structures shall be designed with similar or complementary style, materials and colors as the primary buildings.

## I. Solar Panels.

1. Solar panel frames must be colored to complement the roof. Mill finish aluminum frames are prohibited.
2. Support solar equipment shall be enclosed and screened from view.







**Above:** Color changes occur at inside corners.



**Left:** Material changes occur at inside corners. Exterior elevation consists of different, complementary materials.

**Bottom:** Downspouts are painted to match the color of the adjacent wall surface.





# 4

## SITE DESIGN:

# BUILDING ORIENTATION

- 
- » **Orient buildings to create a pedestrian-friendly streetscape and common open space.**
- 

### A. Building Orientation.

1. Multi-family residential building entries may face the streets, open space areas, paseos, alley drives, court drives, or parking areas.
2. Arrange attached multi-family residential buildings to create outdoor spaces such as courtyards, pathways, paseos, and recreational areas, with windows facing the outdoor spaces.
3. Active recreational areas for multi-family residential development, such as pools and playgrounds, shall be set back a minimum of twenty (20) feet from the shared property line with an adjacent single-family residential property.
4. The building entry of live/work units shall face a street, parking area, or common area. The residential portion of the live/work unit shall be located on the upper floor(s), or in the rear when the live/work unit is single level.
5. For multi-family residential development containing 5 or more units, the garage doors shall be oriented toward an alley or an internal private street or drive.
6. To avoid a canyon-like effect where three (3)-story buildings are oriented facing a paseo on both sides, either provide a minimum building distance of twenty (20) feet across the paseo or incorporate single-story elements (such as porches and patios), balconies, stepbacks, or height variations on building elevations facing the paseo. Architectural features, such as bay windows, may encroach into the setback area adjacent to the paseo by up to two (2) feet.

### B. Freeway Adjacency.

1. For mixed-use development sites located adjacent to Interstate 10, commercial buildings shall be the primary view from the freeway frontage. Multi-family residential buildings may not be the primary view from the freeway and shall be located behind commercial buildings.
2. Multi-family residential buildings located within five hundred (500) feet of Interstate 10 shall not have balconies or patios on the facade facing the freeway.

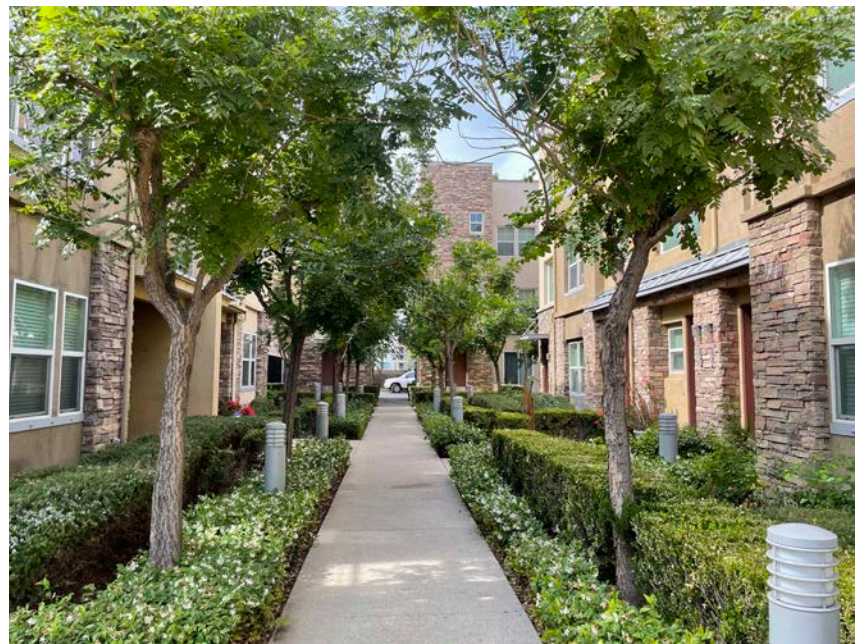


**Above:** The building is oriented toward common open space.



**Left:** The buildings are arranged to create an outdoor recreation area, with windows and balconies facing the playground.

**Bottom:** The unit entries and porches are oriented toward the pedestrian pathway. Landscaping is provided on both sides of the pathway.





# 5

## SITE DESIGN:

# ACCESS & CIRCULATION

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### » Provide safe and efficient access and circulation for vehicles, pedestrians, and cyclists.

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#### A. Pedestrian Circulation.

1. Provide a pedestrian pathway from the building entries to a sidewalk, to an alley or a court drive leading to a sidewalk, or to a pathway network within the development site that connects to a public sidewalk.
2. For development sites with multiple buildings, pedestrian pathways connecting businesses, parking areas, and residential building entries on the same site shall be provided.
3. Pedestrian pathways shall be a minimum of four (4) feet wide. Where a pedestrian pathway is located adjacent to perpendicular or angled parking, wheel stops shall be provided at the parking spaces, or the pathway width shall increase by two (2) feet to mitigate for parked vehicles overhanging the pathway.
4. Pedestrian pathways shall be designed to comply with the Americans with Disabilities Act (if required), Title 24 of the California Code of Regulations, and the City's Improvement Standards.

#### B. Vehicular Circulation.

1. Parking areas and garages within a development site shall be internally connected via a roadway network that leads to a public street.
2. Site circulation shall be designed to facilitate emergency access and comply with the Fire Department standards and refuse service provider standards.

#### C. Off-Street Parking Areas.

1. Off-street parking areas shall be designed and screened in accordance with WCMC Chapter 26.
2. Arrange buildings and site landscaping in a manner that minimizes the visual dominance of parking lots, carports, and garages on adjacent public streetscape. Landscaping shall be provided within the required setback areas adjacent to the street.



**Above:** The pedestrian pathway network facilitates pedestrian circulation and is easily accessible from building entries.

**Bottom:** The pedestrian pathways connect building entries with common open space areas and parking lots.





# 6

## SITE DESIGN:

# UTILITY & SERVICE AREAS

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### » Screen outdoor equipment and storage areas to minimize visual clutter.

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#### A. Refuse and Recycling Material Storage Areas.

1. Refuse and recycling material containers shared by multiple dwelling units shall be enclosed and screened in accordance with WCMC Chapter 26. Sizing of the enclosures shall conform to the refuse service provider requirements.
2. Refuse enclosures shall be finished using materials and colors similar or complementary to those of adjacent buildings. Enclosure gates shall be opaque.
3. Access to the refuse enclosures shall conform to refuse service provider requirements. The refuse enclosures shall not be located adjacent to a public street nor within twenty (20) feet of a property line from a single-family residential zone or building.
4. Refuse enclosures that can be overlooked from above shall incorporate roof structures to screen the enclosure from view.
5. When refuse and recycling material containers are stored inside individual dwelling units, space shall be provided within the garage to accommodate a minimum of two collection containers. This container storage space shall be in addition to the garage space necessary for providing the minimum number of required off-street parking spaces.
6. Refuse and recycling material containers stored within individual yards shall be screened from street view.

#### B. Loading and Service Areas.

1. Service, loading, and maintenance areas shall be screened from public view whenever reasonable possible.
2. No loading may be permitted from public streets adjacent to the site.
3. Service areas shall be located and designed so that service vehicles have clear and convenient access and do not prohibit adjacent vehicular or pedestrian circulation or vehicular parking.

#### C. Mechanical and Utility Equipment.

1. With the exception of photovoltaic and solar hot water systems, mechanical and utility equipment shall be screened from view in accordance with WCMC Chapter 26 and to the extent permitted by the utility and/or service provider. This requirement applies to equipment located on the roof, on the side of a building, and on the ground. The method of screening shall be architecturally integrated with the building design or landscaping.

#### D. Mailboxes.

1. Cluster mailboxes shall be located in enclosures that provide weather protection.
2. Cluster mailbox enclosures shall be located to allow for convenient, short-term parking for the mail carriers.





**Above:** The refuse storage area incorporates landscaping and an enclosure that is architecturally compatible with adjacent buildings.



**Left:** Utility enclosure doors are integrated with the building design and painted to match the surrounding wall color.

**Bottom:** Ground-mounted air conditioning unit is screened with landscaping.





# 7

## SITE DESIGN:

# LANDSCAPING, WALLS/FENCES & LIGHTING

- 
- » **Create an aesthetically pleasing setting with water-efficient landscaping and walls and fences that provide privacy and enhance safety.**
  - » **Provide a safe and desirable level of illumination while avoiding light pollution.**
- 

### A. Landscaping.

1. Landscaping and irrigation shall comply with WCMC Chapter 26, as well as West Covina Water Efficient Landscaping Ordinance.
2. A visibility clearance area shall be required on corner lots and at commercial driveway locations in which nothing shall be erected, placed, planted or allowed to grow exceeding thirty-six (36) inches in height. For corner lots, such area shall consist of a triangular area bounded by the curbs of streets bounding the corner lot not less than fifteen (15) feet from their point of intersection.

### B. Walls and Fencing.

1. Walls and fencing shall comply with the standards contained in WCMC Chapter 26.
2. Fences and walls located in a required front setback, such as patio walls, shall not exceed thirty-six (36) inches in height.
3. Fences and walls located in a required side or rear setback shall not exceed six (6) feet in height. Walls required for noise mitigation may exceed this height limit, as determined by an acoustical analysis.
4. All walls and fences shall be compatible with the architectural style of the buildings on the development site. Walls shall be constructed of decorative masonry materials such as, but not limited to, enhanced precision block, split-face block, concrete, or material of similar appearance, maintenance, and structural durability. Fences may be horizontal wood planks, vinyl, wrought iron, or tubular steel. Chain-link fence material is prohibited.





**Above:** Landscaping, benches, and bollards provide a pedestrian friendly setting along the walkway.



**Left:** Drought-tolerant landscaping is planted on both sides of the walkway.

**Bottom:** Decorative masonry walls along the front and side yard property lines, and open fencing along the side yard property lines





### C. Lighting.

5. Retaining walls constructed next to public streets shall be constructed with decorative masonry materials. Plantable retaining walls may be considered where a wall is ten (10) feet or more in height and visible from public spaces.
  6. All fences and walls shall be kept in good repair and adequately maintained at all times. Anti-graffiti surfaces shall be provided where wall surfaces are visible to the public.
1. Lighting shall conform to the requirements of Title 24 of the California Code of Regulations and WCMC Chapter 26.
  2. Lighting shall be provided along streets, alleys, court drives, and pedestrian pathways, on buildings, and at entries, outdoor gathering and recreation areas, parking areas, loading and refuse storage areas for night-time safety and security.
  3. Streets, alley drives, building entries, and parking areas shall have a minimum illumination level of one (1.0) footcandle at the pavement surface.
  4. Pedestrian pathways shall have a minimum illumination level of one-half (0.5) footcandle at the walking surface. Lighting intensity may increase at pedestrian activity areas, pathway intersections, and vehicular crossings.
  5. On residential development sites, lighting shall be directed downward and located to illuminate only the intended areas.
  6. Lighting shall be shielded to minimize glare and light spill to adjacent properties and public rights-of-way.
  7. Lighting fixtures shall complement the design and character of the environment in which they are placed.







**Above:** Lighting is provided in the courtyard and along the pathways to allow for nighttime use.



**Left:** Bollards are installed adjacent to pedestrian pathways.

**Bottom:** The alley drive is well-lit by building light fixtures.





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**ITEM NO. 4. a.**

**TO:** Planning Commission  
**FROM:** Planning Division  
**SUBJECT:** Forthcoming - September 13, 2022

**DATE: September 13, 2022**

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**Attachments**

Forthcoming 9.27.22

AGENDA NO. 4. a.

DATE: September 13, 2022

**FORTHCOMING PLANNING COMMISSION HEARING**

**September 27, 2022**

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

None

C. NON-HEARING ITEMS

None

**October 11, 2022**

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

(1)

HOUSING ELEMENT UPDATE

CITY-INITIATED

CITYWIDE

(2)

CONDITIONAL USE PERMIT NO. 22-04

WIRELESS TELECOMMUNICATIONS FACILITY

APPLICANT: Joseph Maltese

LOCATION: 625 E Merced Avenue

(3)

CODE AMENDMENT NO. 22-04

SHOPPING CARTS

APPLICANT: City-initiated

LOCATION: Citywide

C. NON-HEARING ITEMS

None