



CITY OF WEST COVINA

PLANNING COMMISSION

**FEBRUARY 11, 2020, 7:00 PM
REGULAR MEETING**

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

**Herb Redholtz, Chair
Sheena Heng, Vice Chair
Don Holtz, Commissioner
Gregory Jaquez, Commissioner
Glenn Kennedy, 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 will need special assistance at Planning Commission meetings, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 to 5 Monday through Thursday. Do call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Planning Commission meetings, please request no less than four working days prior to the meeting.

PUBLIC COMMENTS/ADDRESSING THE COMMISSION

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

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

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

Next Resolution No. 20-6023

MOMENT OF SILENT PRAYER/MEDITATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting, January 28, 2020

ORAL COMMUNICATIONS

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

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

PUBLIC HEARINGS

2. **ADMINISTRATIVE USE PERMIT NO. 19-37**
CATEGORICALLY EXEMPT
APPLICANT: Burgerim
LOCATION: 301 S Glendora Ave #28
REQUEST: The applicant is requesting approval of an administrative use permit to provide on-sale service of beer and wine in conjunction with a bona fide restaurant (Type 41).

NON-HEARING ITEMS

3. **SUBCOMMITTEE FOR DESIGN REVIEW NO. 19-75**
CATEGORICAL EXEMPTION
APPLICANT: Ngoc Tran
LOCATION: 184 N. Willow Avenue
REQUEST: The applicant is proposing to demolish the existing house and garage, and to construct a new 2,218 square-foot single-story house and 428 square-foot detached garage.

4. **STUDY SESSION - CODE AMENDMENT NO. 20-01
FILM PERMIT STANDARDS**

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.

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

- a. Forthcoming - February 25, 2020
- b. Project Status Report - February, 2020

6. **CITY COUNCIL ACTION:**

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

ADJOURNMENT

City of West Covina
A G E N D A

ITEM NO. 1.

DATE: February 11, 2020

TO: Planning Commission
FROM: Planning Division
SUBJECT: Regular meeting, January 28, 2020

Attachments

PC Minutes 1.28.20

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

A G E N D A

DATE: February 11, 2020

ITEM NO.: 1

**MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF WEST COVINA
Tuesday, January 28, 2020**

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

ROLL CALL

Present: Heng, Holtz, Jaquez, Kennedy and Redholtz

Absent: None

City Staff Present: Bettenhauser, Anderson, Burns, Aguilar and de Zara

APPROVAL OF MINUTES:

1. Regular meeting, December 10, 2019

The minutes were approved as presented.

OTHER MATTERS OR ORAL COMMUNICATIONS

None

PUBLIC HEARINGS

2. Continued from November 26, 2019
CODE AMENDMENT NO. 16-03
GENERAL EXEMPTION
LOCATION: Citywide
REQUEST: The proposed code amendment will amend Chapter 26 (Zoning) of the West Covina Municipal Code to specify submittal requirements, review process, and standards for Wireless Telecommunications Facilities in the Public Right of Way.

Planning Manager Jo Anne Burns presented the staff report. During her presentation she reviewed the matters discussed at the previous hearing regarding small wireless facilities. In addition, she presented the results of the survey of ten surrounding cities and other information the Planning Commission had requested. She also presented

photographs of existing small wireless telecommunications facilities that currently exist in West Covina. Ms. Burns answered questions by the Commission regarding the proposed ordinance, circumstances which would require review by the Planning Commission of small wireless telecommunications facilities, how they were permitted in the past, proposed design guidelines, and how other surrounding cities are permitting them.

Staff recommended adoption of a resolution recommending approval of the proposed ordinance and an update of the design guidelines for the City Council.

Chairman Redholtz opened the public hearing.

PROPOSERS:

No one spoke in favor of the proposed code amendment.

OPPOSERS:

Fred Sykes, Mimi Quan and Raymond Quan spoke in opposition to the code amendment.

Mr. Sykes expressed his concerns with electromagnetic waves being transmitted onto residential property. He also expressed his opinion that the Federal guidelines are inadequate.

Ms. Quan asked the Planning Commission to consider recommending the strongest ordinance possible to prevent small wireless telecommunications facilities from being permitted in residential zones. She also expressed her concern that residents would not be notified or be given the opportunity to give their input about these facilities being allowed in their neighborhoods.

Mr. Quan said the Federal Communications Commission had removed cities' ability to regulate these small wireless telecommunications facilities, except when it comes to aesthetics. He urged the Planning Commission to direct staff to request ordinances from other cities and incorporate those guidelines into West Covina's code. He also recommended that West Covina consider the ordinances created for the cities of Calabasas and Rancho Palos Verdes.

Chairman Redholtz closed the public hearing.

There was a lengthy discussion between the Planning Commission and City Attorney Barron Bettenhauser regarding past court rulings, acceptable design guidelines for small wireless telecommunications facilities and the results of the survey of surrounding cities.

In addition, there was a discussion by the Commission regarding design guidelines being too restrictive. Ms. Burns told the Commission that design guidelines would be considered once the subject ordinance was adopted.

During this discussion the Commission also considered undergrounding of the equipment for small wireless facilities, restrictions on distance between small wireless facilities, and requiring the facilities to be of a certain size to improve the aesthetic appeal of their appearance. The Commission also considered the court ruling regarding environmental concerns.

Community Development Director Jeff Anderson also commented on the process the draft Code would establish to review and approve applications for small wireless facilities and when review by the Planning Commission would be required. Commissioner Heng expressed her preference that applications for small wireless facilities in the public right-of-way require review on a case-by-case basis. She also asked that guidelines be considered so that the Planning Commission could present the entire ordinance to the City Council for their consideration at the same time.

Motion by Kennedy, seconded by Jaquez, to waive further reading and adopt Resolution No. 20-6018, recommending to the City Council, adoption of Code Amendment No. 16-03. Motion carried 4-1 (Heng opposed.)

3. PRECISE PLAN NO. 19-02

TENTATIVE TRACT MAP NO. 082855

CATEGORICAL EXEMPTION

APPLICANT: David Cook – WC Homes LLC

LOCATION: 1611 & 1623 San Bernardino Road

REQUEST: The applicant is requesting approval of a precise plan and tentative tract map to construct a 105,645-square foot, 24-unit, two-story industrial condominium development located on an existing 4.55-acre lot in the M-1 Zone. The Precise Plan is for the development and architecture of the project site. The Tentative Parcel Map is to subdivide the site into industrial condominium air space lots and a wireless telecommunications site.

Planning Manager Jo-Anne Burns presented the staff report. During her presentation she said a portion of the property would be dedicated to the city for right-of-way purposes. She also reviewed the proposed development and the architectural features. In addition, she told the Commission that a monopine telecommunications facility would remain on the property. Also, Ms. Burns spoke about the environmental review and Categorical Exemption. She said the Environmental Review was conducted by Rincon and Greg Martin, representing Rincon, was present to answer any questions. Staff recommended approval of the request. There was a short discussion by the

Commission regarding the elevations for Building Two. Chairman Redholtz expressed his concern that it would attract graffiti.

Chairman Redholtz opened the public hearing.

PROPONENT:

Craig Cook, applicant, said the project to the west of this project, was now completed and completely occupied. He also told the Commission that the experience with the development of that project had been applied to the project being considered tonight. He commented on various features of the proposed industrial condominium project, and working with Metrolink to comply with their requirements.

OPPONENTS:

No one spoke in opposition to the project.

Chairman Redholtz closed the public hearing.

There was a short discussion by the Commission regarding various features included in this project.

Motion by Holtz, seconded by Kennedy, to waive further reading and adopt Resolution No. 20-6019 approving Precise Plan No. 19-02. Motion carried 5-0.

Motion by Holtz, seconded by Kennedy, to waive further reading and adopt Resolution No. 20-6020 approving Tentative Tract Map No. 082855. Motion carried 5-0.

**4. CONDITIONAL USE PERMIT NO. 19-13
CATEGORICAL EXEMPTION**

APPLICANT: Frank and Michelle Rivera for Jumper's Jungle

LOCATION: 331 N Azusa Avenue

REQUEST: The applicant is requesting a conditional use permit to allow the use of a game arcade, Jumpers Jungle, to be in a "Neighborhood Commercial" (N-C) zone.

Assistant Planner Rene Aguilar presented the staff report. He told the Commission that a game arcade had previously occupied the site. The also spoke about the required number of parking spaces, the business operations plan and recommended approval of the proposed project.

Chairman Redholtz opened the public hearing.

PROPONENT:

Michelle Rivera, applicant, spoke to the Planning Commission regarding the proposed business. In addition she answered questions by the Commission. She told the Commission this would be their first business and she answered questions about their business operation plan.

OPPONENTS:

No one spoke in opposition to the project.

Chairman Redholtz closed the public hearing.

Motion by Kennedy, seconded by Jaquez, to waive further reading and adopt Resolution No. 20-6021, approving Conditional Use Permit No. 19-03. Motion carried 5-0.

NON-HEARING ITEMS

**5. INITIATION OF CODE AMENDMENT NO. 20-02
COMMERCIAL STANDARDS CLEAN-UP**

Community Development Director Jeff Anderson presented the staff report. He told the Commission that staff had noted areas in the current Zoning Code and Land Use Matrix that could be confusing. He added that these were suggestions made by applicants to make the code easier to interpret. There was a short discussion by the Commission regarding the proposed code amendment.

Motion by Jaquez, seconded by Kennedy, to waive further reading and adopt Resolution No. 20-6022, initiating Code Amendment No. 20-02, Commercial Standards Clean-up. Motion carried 5-0.

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

Commissioner Holtz asked about the proposed renovation and expansion to the Sizzler Restaurant on West Covina Parkway.

Commissioner Kennedy requested information regarding the grand opening for the new Chick-Fil-A on Vincent Avenue. Staff added that it was scheduled to open on February 13, 2020.

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

a. Forthcoming – February 11, 2020

b. Announcements:

- State Mandated Sexual Harassment Training – Elected Officials and Commissioners – March 31, 2020, 6:30 to 9:00 p.m.
- Planning Commissioner's Academy – March 4 to 6, 2020, Sacramento, CA
- Community Development Director Jeff Anderson also announced a correction to the address for the Community Meeting regarding West Covina Manor, 1912 W. Merced Avenue. The meeting will be held on January 29, 2020 at 1010 W. Vine Avenue.

6. CITY COUNCIL ACTION

None

ADJOURNMENT

Chairman Redholtz adjourned the meeting at 9:21 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant

ADOPTED AS SUBMITTED ON:

ADOPTED AS AMENDED ON:

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

ADMINISTRATIVE USE PERMIT NO. 19-37

CATEGORICALLY EXEMPT

APPLICANT: Burgerim

LOCATION: 301 S Glendora Ave #28

REQUEST: The applicant is requesting approval of an administrative use permit to provide on-sale service of beer and wine in conjunction with a bona fide restaurant (Type 41).

BACKGROUND

ITEM	DESCRIPTION
ZONING AND GENERAL PLAN	"General Urban Zone" (G-U) and "Neighborhood - High Density Residential"
SURROUNDING LAND USES AND ZONING	North-East: General Urban Zone (G-U) ; Regal Edwards Cinema North-West: General Urban Zone (G-U) ; The Lakes at West Covina South-East: General Urban Zone (G-U) ; Glendora Shops South-West: General Urban Zone (G-U) ; Commercial Buildings
CURRENT DEVELOPMENT	Mixed-Use Building (The Colony)
LEGAL NOTICE	The Public Notice was mailed to 595 owners and occupants of the properties located within 300 feet of the subject site.

DISCUSSION

The applicant is requesting an Administrative Use Permit (AUP) to allow the on-sale service of beer and wine in conjunction with a bona fide restaurant (Type 41). The proposed ABC license is for Burgerim, which is located within the Colony project at the intersection of Glendora Avenue and Lakes Drive. The site is adjacent to Regal Edwards Cinema to the northeast, The Lakes at West Covina to the northwest, Glendora Shops to the southeast, and commercial buildings to the southwest. Burgerim's operating hours are Sunday to Thursday from 11:00 AM to 9:00 PM, and Friday to Saturday from 11:00 AM to 10:00 PM. During their operating hours, the restaurant will serve alcoholic beverages at the ordering counter. The restaurant is located on the first floor of the building with residential uses located on the floors above.

On January 7, 2020, staff sent out public notices to owners and occupants of properties within a 300-foot radius of the project site with information regarding the request to allow on-sale service of beer and wine, as specified by the AUP process. Staff received an email from Kitking Wei, a resident of the Colony requesting a public hearing. Kitking Wei is concerned with potential traffic congestion, air pollution, and noise. Furthermore, Kitking Wei is also concerned with patrons of the restaurant drinking irresponsibly and creating a nuisance. Based on that request, the AUP is being forwarded to the Planning Commission.

There is no evidence that any detrimental effects, such as noise, litter, traffic congestion, or other nuisances would occur due to the proposed on-sale of beer and wine in conjunction with the operations of

Burgerim. There are several other casual restaurants that include alcohol on their menus in the vicinity. The Police Department did not have any concerns regarding the operation of the business or the proposed on-sale of beer and wine.

Furthermore, the Colony was designed and constructed as a mixed-use building with commercial uses on the first-floor and residential uses on the upper floors. A restaurant like Burgerim is a desirable use within a mixed-use building and the surrounding downtown area. As a restaurant, on-sale of beer and wine is an accessory use and is expected to enhance the dining experience by offering a variety of beverage options for its customers. In addition, the on-sale of beer and wine would be necessary in the success of Burgerim because it would provide the restaurant an equal opportunity given that most restaurants in the vicinity provide on-sale alcoholic beverage service.

REQUIRED FINDINGS

Before an application for an administrative use permit can be approved, the following findings shall be made:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood or community.

The proposed on-sale beer and wine use will be in conjunction with the operation of a bona fide restaurant. The proposed use will be compatible and will complement the surrounding uses within Glendora Avenue.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

There is no evidence that any detrimental effects such as: noise, litter, or other nuisances would occur. The use is primarily internal to the site. The on-sale of beer and wine will be in conjunction with the operation of a restaurant that would conclude at 9:00 pm during weeknights and 10:00 pm on weekends. The tenant space is existing and no additional square footage would be added to the building. With appropriate conditions of approval, the proposed on-sale of alcohol will not be detrimental to the health, safety, peace, or general welfare of surrounding residents or business owners. The conditions of approval regulate the use to have minimal impacts.

3. That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use with the land and uses in the neighborhood and make it compatible thereto.

The tenant space and building are adequate in size to accommodate the proposed use. Furthermore, no changes in square footage are proposed for the tenant space and building. The proposed use will integrate well with the surrounding uses. The parking spaces onsite have been adequate for the site and the proposed use would not affect demand.

4. That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use and the street patterns of such a nature exist as to guarantee that such generations will not be channeled through residential areas on local residential streets.

The proposed on-sale of alcohol at BurgerIM is not anticipated to generate a substantial amount of vehicular traffic nor alter present circulation pattern. No effect on required infrastructure will result from the proposed use. BurgerIM is located in the City's "downtown" area on Glendora Avenue, a major arterial, and is accessible from its storefront entry on Glendora Avenue. The subject site's abutting streets are adequate in width and improvements to accommodate the proposed use.

5. That the granting of such conditional use permit will not adversely affect the General Plan of the City, or any other adopted plan of the City.

The granting of the Administrative Use Permit to allow the on-sale of beer and wine in conjunction with the operation of a restaurant will not adversely affect the West Covina General Plan, since the proposed use does not conflict with the site's "Neighborhood High" land use designation which allows for a mix of functions including commercial, entertainment, office and housing. The project is consistent with the following General Plan policy:

Policy 2.1 Maintain and enhance the City's current tax base.

6. That, when considering the proposed operational characteristics of the use and its proximity to residences, parks, schools, preschools, day care facilities, and churches, the use will not create any undue adverse impacts or otherwise be detrimental to the public health, safety, and welfare.

The restaurant (Burgerim) is located in the General Urban zone. Surrounding land uses include: Regal Edwards Cinema to the north-east, The Lakes at West Covina to the north-west, Glendora shops to the south-east, and commercial buildings to the south-west. The subject property is located over 350 feet from the nearest off-site residences, 2,800 feet from the nearest park (Cameron Park), 2,500 feet from the nearest school (Cameron Elementary School), 1,195 ft to the nearest preschool (Hooray Montessori Preschool), and 1,300 feet from the nearest church (New Beginning Christian Fellowship Church). Based on the proximity of the surrounding uses, and the conditions placed on the proposed use, the use will not create any undue adverse impacts or otherwise be detrimental to the public health, safety, and welfare.

GENERAL PLAN CONSISTENCY

The proposed project is consistent with the General Plan. The proposal is consistent with the following General Plan Policies and Actions:

Policy 2.1: Maintain and enhance the City's current tax base.

ENVIRONMENTAL DETERMINATION

This project is Categorically Exempt under the California Environmental Quality Act (CEQA), as an Existing Facilities (Class 1), since the AUP is required only for the on sale of beer and wine within an existing tenant space.

CONCLUSION

The proposed on-sale of beer and wine will be in conjunction with the operation of a restaurant. The proposed on-sale beer and wine service within a bona fide restaurant is compatible with the existing uses on Glendora Avenue and is not anticipated to negatively impact public health and safety.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission adopt a resolution approving Administrative Use Permit No. 19-37.

LARGE ATTACHMENTS

Plans (Available for review at the West Covina Planning Division Room 208, West Covina City Hall, 1444 W. Garvey Avenue South).

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Resolution

Attachment No. 2 - Request for Hearing Letter

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

R E S O L U T I O N N O.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF WEST COVINA, CALIFORNIA, APPROVING
ADMINISTRATIVE USE PERMIT NO. 19-37**

ADMINISTRATIVE USE PERMIT NO. 19-37

CATEGORICAL EXEMPTION

APPLICANT: Sandipkumar N. Ahir (for Burgerim)

LOCATION: 301 S Glendora Avenue, Unit #28

WHEREAS, there was filed with this Commission a verified application on forms prescribed by the Commission, requesting approval of an administrative use permit to allow on-sale service of beer and wine in conjunction with a bona fide restaurant called Burgerim (Type 41), on that certain property prescribed as:

Assessor's Parcel No. 8474-010-010, in the records of the Los Angeles County Assessor; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 11th day of February 2020, conduct a duly advertised public hearing as prescribed by law to consider said application; and

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

1. The applicant is requesting the approval of an administrative use permit to allow on-sale service of beer and wine in conjunction with a bona fide restaurant (Type 41). The project is located within the "General Urban" (G-U) Zone.
2. Appropriate findings for approval of an administrative use permit for on-sale of alcohol are as follows:
 - a. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or community.
 - b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

- c. That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use to the land and uses in the neighborhood and make it compatible therewith.
 - d. That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use and that street patterns of such a nature exist as to guarantee that such generations will not be channeled through residential areas on local residential streets.
 - e. That the granting of such administrative use permit will not adversely affect the General Plan of the City, or any other adopted plan of the City.
2. Finding necessary for approval of an administrative use permit for alcohol service:
 - f. That, when considering the proposed operational characteristics of the use and its proximity to residences, parks, schools, preschools, day care facilities, and churches, the use will not create any undue adverse impacts or otherwise be detrimental to the public health, safety, and welfare.
3. This project is Categorically Exempt under the California Environmental Quality Act (CEQA), as an Existing Facilities (Class 1), since the AUP is required only for the on sale of beer and wine within an existing tenant space.

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

1. On the basis of evidence presented, both oral and documentary, the Planning Commission makes the following finding regarding the administrative use permit:
 - a. The proposed on-sale beer and wine use will be in conjunction with the operation of a bona fide restaurant. The proposed use will be compatible and will complement the surrounding uses within Glendora Avenue.
 - b. There is no evidence that any detrimental effects such as: noise, litter, or other nuisances would occur. The use is primarily internal to the site. The on-sale of beer and wine will be in conjunction with the operation of a restaurant that would conclude at 9:00 pm during weeknights and 10:00 pm on weekends. The tenant space is existing and no additional square footage would be added to the building. With appropriate conditions of approval, the proposed on-sale of alcohol will not be detrimental to the health, safety, peace, or general welfare of surrounding residents or business owners. The conditions of approval regulate the use to have minimal impacts.

- c. The tenant space and building are adequate in size to accommodate the proposed use. Furthermore, no changes in square footage are proposed for the tenant space and building. The proposed use will integrate well with the surrounding uses. The parking spaces onsite have been adequate for the site and the proposed use would not affect demand.
 - d. The proposed on-sale of alcohol at BurgerIM is not anticipated to generate a substantial amount of vehicular traffic nor alter present circulation pattern. No effect on required infrastructure will result from the proposed use. BurgerIM is located in the City's "downtown" area on Glendora Avenue, a major arterial, and is accessible from its storefront entry on Glendora Avenue. The subject site's abutting streets are adequate in width and improvements to accommodate the proposed use.
 - e. The granting of the Administrative Use Permit to allow the on-sale of beer and wine in conjunction with the operation of a restaurant will not adversely affect the West Covina General Plan, since the proposed use does not conflict with the site's "Neighborhood High" land use designation which allows for a mix of functions including commercial, entertainment, office and housing. The project is consistent with the following General Plan policy: Policy 2.1 Maintain and enhance the City's current tax base.
 2. Finding necessary for approval of an administrative use permit for alcohol service:
 - f. The existing restaurant (BurgerIM) is located in a general urban zone. Surrounding land uses include: Regal Edwards Cinema to the north-east, The Lakes at West Covina to the north-west, Glendora shops to the south-east, and commercial buildings to the south-west. The subject property is located over 350 feet from the property line of the nearest off-site residences, 2,800 feet from the nearest park (Cameron Park), 2,500 feet from the nearest school (Cameron Elementary School), 1,195 feet from the nearest preschool/daycare (Hooray Montessori Preschool), and 1,300 feet from the nearest church (New Beginning Christian Fellowship Church). Based on the proximity of the surrounding uses, and the conditions placed on the proposed use, the use will not create any undue adverse impacts or otherwise be detrimental to the public health, safety, and welfare.
 3. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Administrative Use Permit No. 19-37 is approved subject to the provisions of the West Covina Municipal Code, provided that the physical development of the herein described property shall conform to said plan and the conditions set forth herein which, except as otherwise expressly indicated, shall be fully performed and completed or shall be secured by bank or cash deposit satisfactory to the Planning Director, before the use or occupancy of the property is commenced and before the Certificate of Occupancy is issued, and

the violation of any of which shall be grounds for revocation of said administrative use permit by the Planning Commission or City Council.

4. The administrative use permit shall not be effective for any purpose until the owner of the property involved (or his duly authorized representative) has filed at the office of the Planning Director his affidavit stating he is aware of, and accepts, all conditions of this 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.
5. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the applicant's violation of any condition imposed by this approval or any provision of the West Covina Municipal Code shall be paid by the applicant.
6. That the approval of the administrative use permit is subject to the following conditions:
 - a. Comply with plans reviewed by the Planning Commission on February 11, 2020.
 - b. That the project complies with all requirements of the "General Urban Zone" (GU) Zone and all other applicable standards of the West Covina Municipal Code.
 - c. The approved tenant space for the service of alcoholic beverages is 2,000-square feet. Any expansion of the tenant space requires a modification to the administrative use permit.
 - d. This approval allows for the off-sale service of beer and wine (Type 41) as an ancillary use to a full-service restaurant.
 - e. Any proposed change to the approved site plan or floor plan shall require the written authorization of the Community Development Director or designee prior to implementation. The sale of alcohol is approved as an accessory use to the market and shall not exceed more than one percent designated for alcohol sales. Any expansion of the approved dedicated area to off-sale of alcohol requires a modification to the administrative use permit.
 - f. Litter shall be removed daily and kept clean in the area surrounding the restaurant.
 - g. This development shall conform to all applicable Municipal regulations, Fire, Building, Mechanical, Electrical, Plumbing codes and recognized, approved, standards of installation.

- h. The permitted occupancy or total number of patrons to enter the restaurant shall be restricted per applicable Building and Fire Codes.
- i. All signs shall comply with Chapter 26, Article VII (Signs) of the West Covina Municipal Code.
- j. The site shall not create any loud and unnecessary noise as defined in Section 15-85 of the West Covina Municipal Code.
- k. The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- l. The administrative use permit may be revoked, amended and suspended by the Community Development Director under the provisions of Section 26-273 of the West Covina Municipal Code.
- m. The site shall comply with the requirements of the California Department of Alcoholic Beverage Control (ABC) and shall be maintained in a manner consistent with the definition of a “on-sale beer and wine” as defined by Section 23038 of the California Business and Professions Code.
- n. All licenses and permits as required by Chapter 14 or any other provision of the West Covina Municipal Code or applicable law shall be obtained prior to the start of the operation of the use.
- o. Pursuant to Section 26-685.107(b)(1) of the West Covina Municipal Code, the Community Development Director shall be authorized to send a letter to the State Department of Alcoholic Beverage Control determining that by virtue of approval of an administrative use permit the finding of public convenience and necessity has been satisfied.
- p. This Administrative Use Permit approval shall become null and void if a license from ABC is not obtained within two (2) years of the date of this approval.

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 11th day of February 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: February 11, 2020

EXPIRES: February 11, 2022,
If not used

Herb Redholtz, Chairman
Planning Commission

Jeff Anderson, Secretary
Planning Commission

ATTACHMENT NO. 2

Jan 14, 2020

The Community Development Director
West Covina Planning Division

Re: Proposal by Sandipkumar N Ahir (for BurgerIM)
301 S Glendora Avenue #28

There is a concern about the above proposal, and would request a public hearing if possible.

By: KitKing Wei
301 S Glendora Ave, #1405. West Covina, CA 91790

Please notify me of the date of the public hearing, I like to attend if it fits my schedule.

Thank you,
Kitking Wei

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

SUBCOMMITTEE FOR DESIGN REVIEW NO. 19-75

CATEGORICAL EXEMPTION

APPLICANT: Ngoc Tran

LOCATION: 184 N. Willow Avenue

REQUEST: The applicant is proposing to demolish the existing house and garage, and to construct a new 2,218 square-foot single-story house and 428 square-foot detached garage.

BACKGROUND

At the January 14, 2020 Subcommittee for Design Review Meeting, the Subcommittee reviewed the proposed 2,218 square-foot new single-story residence. Commissioner Jaquez opined that the design of the house could be improved if the location of the front porch and door is revised to face the street because the proposed house is designed with the front entrance oriented toward the interior side of the lot facing the westerly neighbor's property. Commissioner Heng found the proposed design acceptable. Given the differing opinions, the Subcommittee provided the applicant the option of revising the location of the front porch and front door so that it faces the street, or forwarding the current design to the Planning Commission for review. The applicant chose not to revise the plans and present the project to the Planning Commission.

DISCUSSION

The project involves the demolition of the existing 1,200 square-foot single-story residence and 318 square-foot detached garage, and the construction of a new 2,218 square-foot single-story residence and 428 square-foot detached garage. The existing house and garage is located at the rear of the property, providing an approximately 140-foot front setback (115 feet greater than the 25 feet minimum required), essentially resulting in a large front yard and very little back yard space.

According to the applicant, the front door of the proposed home was designed not to face the north (street) to attract positive feng shui energy. As the location of the front entry and porch are not addressed in the City's Design Guidelines, staff did not initially advise the applicant to redesign the orientation of the front entry prior to submittal. However, for new development, staff does generally recommend orienting front doors to address the street.

Staff surveyed 31 properties within the same block on Willow Avenue (in between Channing Street and Pacific Avenue) to determine if there are other properties in the neighborhood with front entry doors that are oriented away from the street. Staff found five (5) other properties (181, 213, 233, 234, and 249 N. Willow Avenue) in the area that have front entry doors oriented toward the interior side of their respective lots, while the property at 187 N. Willow Avenue, which is located directly in front of the subject site is a non-residential use and is the Suburban Water Company Yard.

CONDITIONS OF APPROVAL

1. Comply with the plans approved by the Planning Commission on February 11, 2020.
2. The project shall comply with all requirements of the "Single-Family Residential" (R-1) zone, Area District I and all other applicable standards of the West Covina Municipal Code.
3. The approval is for the construction of a new 2,218 square-foot single-story house and 428 square-foot detached garage. The new house would have a living room, dining room, kitchen, one powder room, two bathrooms, a laundry room, and four bedrooms.
4. Alternative materials will be incorporated to the front elevation of the new single-family residence.
5. Any proposed changes to the approved site plan, floor plan, and/or elevations shall be reviewed by the Planning Division, and the written authorization of the Community Development Director shall be obtained prior to implementation.
6. Obtain all applicable permits from the Building Division. The applicant shall comply with the Building Code as administered by the Building Official.
7. Submit and obtain all applicable approvals from the Engineering Division. Engineering Division requirements may be set upon future review of the project prior to Building Permit issuance.
8. This approval shall become null and void if the building permit is not obtained within one (1) year of the date of this approval.
9. BUILDING DIVISION CONDITIONS:
 - All Conditions of Approval as approved by the Planning Commission shall appear as notes on the plans submitted for building plan check and permits.
 - Building design shall comply with the 2019 California Building Codes.
 - Separate application(s), plan check(s), and permit(s) is/are required for:
 - a. Grading (see Engineering Division for requirements)
 - b. Demolition work
 - c. Retaining walls (see Engineering Division for requirements)
 - d. Block walls exceeding 6 feet in height
 - e. Fire sprinkler/Alarm systems (see Fire Department Prevention Bureau for requirements)
10. Proof of payment of School Development Fees required prior to permit issuance.
11. FIRE DEPARTMENT CONDITIONS:
 - NFPA 13D/13R/13 Fire Sprinkler System
 - New Fire Flow Test Required
 - Required Fire Flow of 1,000 GPM @ 20 psi for 2 hours.
 - Ensure 1 fire hydrant within 600 feet of the property line.
 - Hard-wired smoke and carbon monoxide detectors with battery back-up required
 - Additional Fire Department requirements may be set upon future review of a full set of architectural plans

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt, pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) in that it consists of the construction of one new single-family residence.

STAFF RECOMMENDATIONS

Staff is recommending that the Planning Commission approve the proposed house as designed which is in accordance with the Subcommittee for Design Review Guidelines. Alternatively, the Planning Commission could condition that the porch be extended to the front elevation and walkways access the porch from the front yard.

LARGE ATTACHMENTS

Plans (Available for review at the West Covina Planning Division Room 208, West Covina City Hall, 1444 W. Garvey Avenue South)

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - One Story Design Guidelines

Design Review Subcommittee Guidelines for One-Story Houses and Additions

- Design the house so that all setbacks have been met.
 - Design the front and any other visible elevations especially corner houses with a variety of materials. Most houses have the exterior elevations that are primarily stucco. Providing an alternative material such as stone, wood (or simulated wood product) or brick will provide a more aesthetic elevation. (Where alternative material is at the corner, material should wrap around 24 inches on the side.)
 - Design the house to fit into the architectural context of the surrounding neighborhood.
 - Front porch rooflines should be lower in height than the main portion of the roof.
 - Window treatment on windows are encouraged including stucco popouts, wood trim, potshelves, shutters, recessed windows, etc. or provide a variety of window types (bay windows, octagonal windows, other shapes, etc.) Consider painting window treatment in contrasting color to the house.
 - Provide the City-owned parkway width for the strip of property between the private property and the street. (This area is to allow for sidewalks or the widening of the street.)
 - A water heater enclosure should be constructed to match the colors and materials of the house. (Especially for water heaters added outside of the house located on a corner lot.)
 - If the roof pitch is being raised, consider designing the new pitch to allow the attic space to accommodate a central air conditioning/heating system.
 - Landscaping that is removed or destroyed during the construction process shall be replaced prior to final inspection.
 - In an area that is predominantly developed with rear-entry garages, no garage doors should be installed on the front of the house.
-

City of West Covina
Memorandum
A G E N D A

ITEM NO. 4.

TO: Planning Commission
FROM: Planning Division
**SUBJECT: STUDY SESSION - CODE AMENDMENT NO. 20-01
FILM PERMIT STANDARDS**

DATE: February 11, 2020

BACKGROUND:

On January 21, 2020, the City Council adopted Resolution No. 2020-05 (Attachment No. 1) to initiate a Code Amendment to Section 26-281 of the West Covina Municipal Code (WCMC) pertaining to film permit standards. The initiation of this code amendment requires that a proposed code amendment be presented to the Planning Commission.

DISCUSSION:

The West Covina Municipal Code (WCMC) provides the Planning Director authority to approve film permits for filming. The Code allows filming in residential areas of up to three (3) consecutive days and up to five (5) consecutive days in all other zoning districts (including set up and dismantling) in any three (3) month period per property. In addition, filming, setup, and dismantling is limited to 7:00 a.m. to 9:00 p.m. There are concerns that the City's current film standards are too restrictive and discourages filming activities within the City.

The following are suggested discussion items that the Planning Commission may consider:

- *Should the code amendment increase the number of days allowed for filming in residential zones? If so, how many days is appropriate?*

Staff recommends that the Planning Commission consider an increase in filming days from 3 days to 5 days (not including setup and dismantling). Setup and dismantling would be allowed for the day before and the day after filming.

- *Should the code amendment modify the filming activity timeframe in residential zones?*

Staff recommends that the Planning Commission make no changes to the 7:00 a.m. to 9:00 p.m. timeframe identified in the WCMC to limit negative impacts to neighbors. The WCMC allows filming beyond this timeframe through the Major Production Permit process. The Planning Commission may consider prohibiting filming activities on Sundays and holidays.

- *Should the code amendment increase the timeframe allowed for filming in non-residential zones? If so how many days is appropriate?*

Staff recommends that the Planning Commission consider the following options:

1. Make no changes to the Code.
2. Allow filming up to 10 times in a calendar year with a minimum of 14 days between filming (not including setup and dismantling).
3. Allow 30 days of filming in a calendar year with a minimum of 14 days between filming (not including setup and dismantling).
4. Eliminate number of times and require 14 days between filming (not including setup and dismantling).

Staff has concerns that allowing an unlimited or high number of filming days in non-residential zones may discourage filling vacant tenant spaces in commercial areas, which is not consistent with the City's General Plan policy of maintaining and enhancing the City's current tax base (Our Prosperous Community Policy 2.1). In addition, having liberal standards could also encourage the operation of a movie/filming studio on vacant properties or buildings (which is not identified as an allowable use in the WCMC land-use matrix). Staff recommends Option 2 as it basically doubles the filming events allowed and provides for a simple calculation method.

● *Should the code amendment modify the filming activity timeframe in non-residential zones?*

Staff recommends that the Planning Commission increase the filming activity timeframe and allow filming activities in non-residential zones from 6:00 a.m. to 11:00 p.m. (WCMC current timeframe is 7:00 a.m. to 9:00 p.m.).

Once the Planning Commission agrees on the standards to be implemented, the next step will be to schedule a public hearing before the Planning Commission. After Planning Commission review, a public hearing will be scheduled for the City Council to determine if changes to the code are appropriate.

RECOMMENDATION:

Staff recommends that the Planning Commission review the information in the staff report and attachments and provide appropriate direction to staff regarding the code amendment.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - City Council Resolution No. 2020-05

RESOLUTION NO. 2020-05

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST
COVINA, CALIFORNIA, INITIATING CODE AMENDMENT NO. 20-01
TO STUDY FILM PERMIT STANDARDS**

WHEREAS, on January 21, 2020, the City Council initiated a code amendment to consider revisions to the film permit standards in the West Covina Municipal Code; and

WHEREAS, the studies and investigations made by the City Council and in its behalf reveal the following facts:

1. On December 17, 2019, the City Council requested to consider changes to the film permit standards to allow increased filming in the City.
2. The Film Permit Section of the Municipal Code includes standards for filming on sites within the City including film permits and major production permits. The Film Permit Section of the Municipal Code has not been evaluated since 2000. It is appropriate to review the standards to determine if the current standards are suitable for the City currently.
3. The proposed action is considered to be 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.


NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of West Covina, in conformance with Section 26-153(a)(2) of the West Covina Municipal Code, does hereby initiate an application for a Code Amendment related to the Film Permit section of the Municipal Code.

APPROVED AND ADOPTED on this 21st day of January 2020.



Tony Wu
Mayor

APPROVED AS TO FORM



Thomas P. Duarte
City Attorney

ATTEST

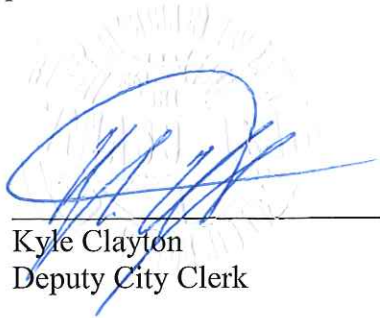


Lisa Sherrick
Assistant City Clerk

for:

I, KYLE CLAYTON, DEPUTY CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2020-05 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 21st day of January, 2020, by the following vote of the City Council:

AYES:	Castellanos, Johnson, Shewmaker, Lopez-Viado, Wu
NOES:	None
ABSENT:	None
ABSTAIN:	None



Kyle Clayton
Deputy City Clerk

City of West Covina
A G E N D A

ITEM NO. 5. a.

DATE: February 11, 2020

TO: Planning Commission
FROM: Planning Division
SUBJECT: Forthcoming - February 25, 2020

Attachments

Forthcoming 2.25.20

FORTHCOMING PLANNING COMMISSION HEARINGS

February 25, 2020

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

(1)

TENTATIVE PARCEL MAP NO. 082638

ADMINISTRATIVE USE PERMIT NO. 19-35

SUBDIVISION OF 63,468 SQ FOOT LOT

APPLICANT: Jeremy Yeh

LOCATION: 1177 S Spring Meadow Drive

(2)

CONDITIONAL USE PERMIT NO. 20-01

“ONE SPACE” CONFERENCE ROOMS

APPLICANT: Allison Mack for Plaza West Covina

LOCATION: 2066 Plaza Drive

C. NON-HEARING ITEMS

(2)

STUDY SESSION – CODE AMENDMENT NO. 19-06

ACCESSORY DWELLING UNIT STANDARDS

March 10, 2020

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

None

C. NON-HEARING ITEMS

None

City of West Covina
A G E N D A

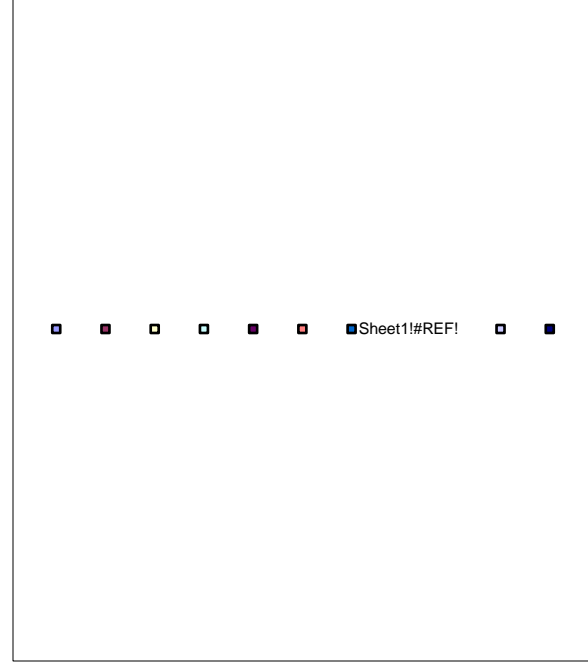
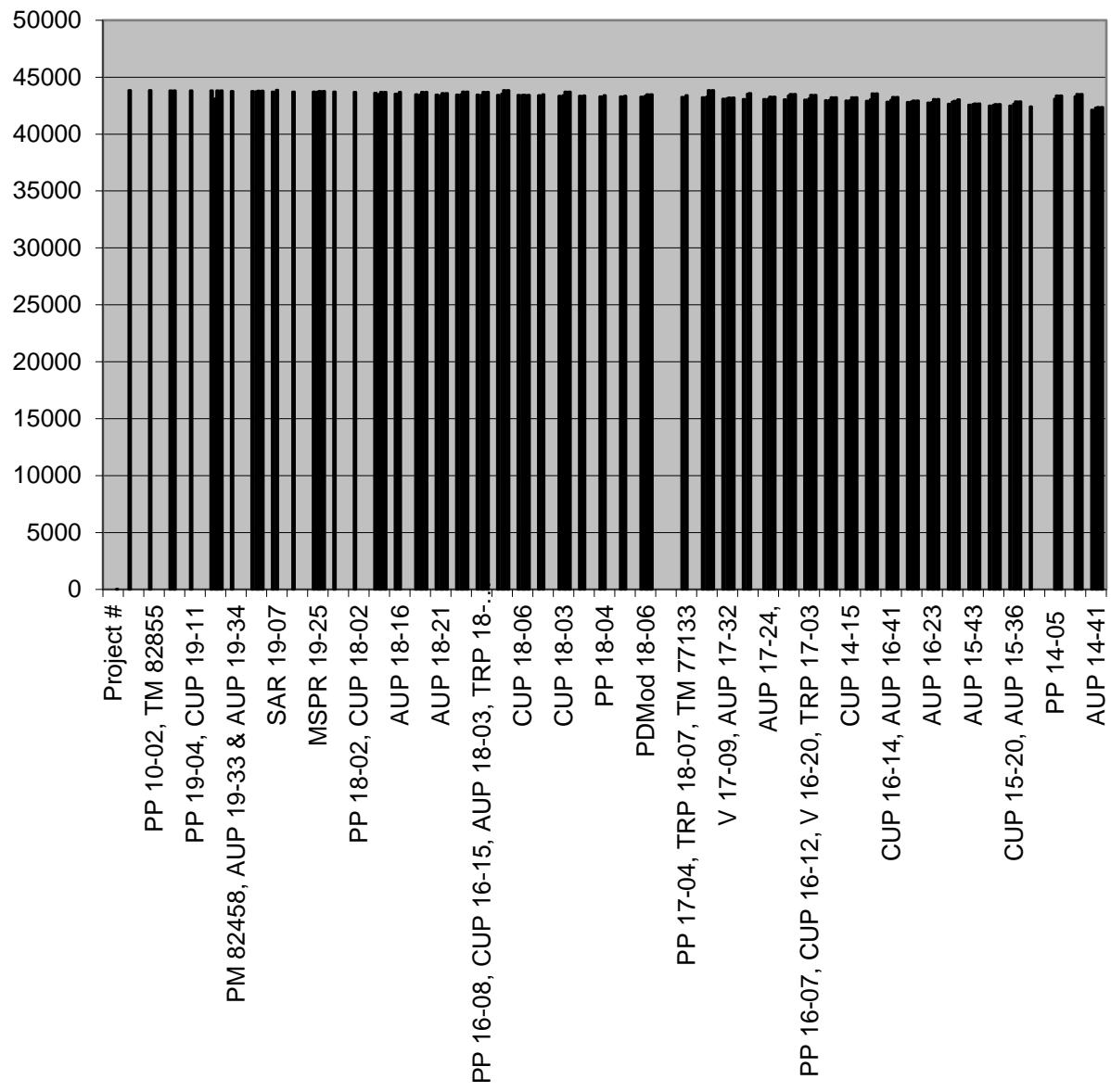
ITEM NO. 5. b.

DATE: February 11, 2020

TO: Planning Commission
FROM: Planning Division
SUBJECT: Project Status Report - February, 2020

Attachments

Project Status Report. 2 11 20



AGENDA NO. 5. b. DATE: February 11, 2020

February 2020 Planning Commission Project Status Report

Project #	Address	Description of Project	PC Approved	Minor Mod	Plan Check Submittal	Plan Check Approval	Bldg. Permit Issued	Construction Status
CUP 19-13	331 N Azusa Ave	Arcade/Jumpers Jungle	1/28/2020					
PP 10-02, TM 82855	1611 & 1623 San Bernardino Rd	Industrial Park/Condo	1/28/2020					
CUP 19-12	2340 S Azusa Ave	Indoor Recreation Facility	12/10/2019		12/19/2019			
PP 19-04, CUP 19-11	928 S Glendora Ave	New Auto Repair Building	12/10/2019					
PP 19-05	1030 S Glendora Ave	New Commercial Building	12/10/2019		1/23/2018	12/23/2019	12/23/2019	
PM 82458, AUP 19-33 & AUP 19-34	2211 W Merced Ave	Two-Lot Subdivision	10/22/2019					
CUP 19-10	1407 E Amar Rd	Veterinarian	10/22/2019		10/3/2019	11/21/2019	11/21/2019	Under Construction
SAR 19-07	100 N Barranca St	Building ID Sign	9/10/2019		2/4/2020			
AUP 19-18	1152 E Walnut Crk Pkwy	2nd Story Addition	9/10/2019					

Project #	Address	Description of Project	PC Approved	Minor Mod	Plan Check Submittal	Plan Check Approval	Bldg. Permit Issued	Construction Status
MSPR 19-25	929 W Cameron Ave	Parking lot remodel	8/27/2019		9/9/2019	11/6/2019	11/7/2019	
CUP 19-09, MSPR 19-16	1211 E Badillo St	private school temporary modular buildings	8/27/2019					
PP 18-02, CUP 18-02	1415 W Garvey Ave N	Assisted Living Facility	8/13/2019					
CUP 19-04, AUP 19-02	2630 E Workman Avenue #315B	Fitness Center (Planet Fitness)	5/28/2019		2/4/2019	8/8/2019	8/8/2019	Under Construction
AUP 18-16	417 S Campana Flores Dr	Single Family House	2/26/2019		8/1/2019			
PDMod 17-27	2548 S Azusa Ave	Building Remodel	1/22/2019		12/17/2018	8/20/2019	8/20/2019	Under Construction
AUP 18-21	2849 Horizon Hills Dr	Retaining Wall	12/11/2018		10/18/2018	4/18/2019	4/24/2019	Under Construction
CUP 18-08	215 S Hillward Ave	Single Family House	12/11/2018		1/14/2019	9/4/2019	9/4/2019	Under Construction
CUP 16-15, AUP 18-03, TRP 18-10	200 S Vincent Ave	Fast Food Restaurant with Drive Through	12/11/2018		11/14/2018	7/31/2019	7/31/2019	Complete
AUP 18-07	1117 S Lark Ellen Ave	Single Family House	11/27/2018		3/12/2019	1/21/2020	1/21/2020	
CUP 18-06	146 N Grand Ave	Tutoring Center	11/27/2018		12/3/2018	12/3/2018	12/3/2018	Under Construction
CUP 18-04, V 18-02	934 West Covina Pkwy	Drive Through	10/23/2018		1/15/2019			

Project #	Address	Description of Project	PC Approved	Minor Mod	Plan Check Submittal	Plan Check Approval	Bldg. Permit Issued	Construction Status
CUP 18-03	1532 E Amar Rd	Adult Day Care	9/11/2018		10/17/2018	9/17/2019	9/17/2019	Under Construction
CUP 18-05	1227 Inspiration Pt	Single Family House	9/11/2018		10/10/2018			
PP 18-04	1100 West Covina Pkwy	Building Addition	7/10/2018	MM 18-03	11/1/2018			
AUP 17-45	2641 Elena Ave	2nd Story Addition	7/10/2018		9/5/2018			
PDMod 18-06	203 S Azusa Ave	Storage Sheds at Day Care	6/26/2018		8/30/2018	1/24/2019	1/28/2019	Under Construction
PP 15-07, TM 73652, V 15-18	1920 W Pacific Ln	7-Unit Residential Project	10/2/18 (CC)					
PP 17-04, TRP 18-07, TM 77133	1530 W Cameron Ave	56-Unit Residential Project	5/22/2018		11/8/2018			Under Construction
AUP 18-04	2750 E Larkhill Dr	Single Family House	4/24/2018		6/11/2018	1/16/2020	1/16/2020	
V 17-09, AUP 17-32	1852 E Walnut Creek Pkwy	Front Setback/AHQ	12/12/2017		2/13/2018	4/10/2018	4/10/2018	Under Construction
TPM 74787, V 16-19	845 S Sunkist Ave	3-Lot Subdivision (2002, 2006, 2008 W Garvey Ave S)	11/28/2017		3/20/2019	4/18/2019		Under Construction
AUP 17-24,	3014 E. Cameron Ave	Single Family House	11/28/2017		1/2/2018	6/12/2018	6/14/2018	Under Construction
PDMod 17-39, AUP 17-23	711 N Azusa Ave	Building Remodel & On-Sale ABC	10/24/2017		9/27/2018	2/11/2019	2/11/2019	Under Construction

Project #	Address	Description of Project	PC Approved	Minor Mod	Plan Check Submittal	Plan Check Approval	Bldg. Permit Issued	Construction Status
PP 16-07, CUP 16-12, V 16-20, TRP 17-03	1400 West Covina Pkwy	Assisted Living Facility	9/26/2017		1/15/2018	11/13/2018	11/13/2018	Under Construction
PDMod 14-05	501 Vincent Ave	Building Façade Remodel	8/8/2017		8/28/2017	4/25/2018	4/26/2018	Under Construction
CUP 14-15	1455 Queen Summit	Addition to Single-Family House	7/11/2017		8/23/2017	4/18/2018	4/18/2018	Under Construction
TPM 73142, CUP 17-05 & 17-05, AUP 16-16 & 16- 54	524 Barranca Street	2-Lot Subdivision (524 S Barranca & 3017 E Cortez)	6/13/2017		10/19/2017	4/11/2019	4/11/2019	Under Construction
CUP 16-14, AUP 16-41	3017 Hillside Dr	Large Home	4/11/2017		8/30/2017	5/31/2018	5/31/2018	Finaled
CUP 17-01, AUP 16-56	1321 Silverbirch	Addition to Single-Family House	3/14/2017		4/18/2017	7/19/2017	7/19/2017	Under Construction
AUP 16-23	223 N Leland Ave	MUSE & 2nd Story	1/24/2017		3/22/2017	12/6/2017	12/6/2017	Finaled
AUP 16-19	1117 S Serena Dr	Retaining Wall	10/11/2016		4/13/2017	6/13/2017	10/25/2017	Under Construction
AUP 15-43	927 S Van Horn Ave	Addition to Single-Family House	7/26/2016		9/7/2016	11/4/2016	11/4/2016	Under Construction
Subcommitte e for Design 15-46	916 E Michelle St	Remodel & addition to Single- Family House	5/10/2016		6/9/2016	9/7/2016	9/7/2016	Under Construction
CUP 15-20, AUP 15-36	100 Buckboard Cir	Addition to Single-Family House	4/26/2016		9/22/2016	4/25/2017	5/1/2017	Under Construction

Project #	Address	Description of Project	PC Approved	Minor Mod	Plan Check Submittal	Plan Check Approval	Bldg. Permit Issued	Construction Status
PDMod 06-02 (CUP 05-13 & V 05-05)	1042 East Idahome Street	Conversion of garage to Second Unit	2/23/2016					Convert garage back by 2/23/17
PP 14-05	835 W Christopher St	Construction of SEEK Education	02/09/2016 1st Ext 2/9/18		12/21/2017	10/15/2018	10/15/2018	Nearing Completion
GPA 14-01, ZC 14-01, PP 14-03, CUP 14-20 & V 14- 23	1388 E Garvey Ave South	Public storage facility	12/15/2015 1st Ext - 12/13/17 - 2nd Ext - 12/13/18		7/5/2018	2/2/2019	2/2/2019	Under Construction
AUP 14-41	2736 E Larkwood St	546 sf Detached Garage	4/28/2015		10/22/2015	12/17/2015	12/17/2015	Under Construction

Permit #	
B19-1345	
B18-0081	
B19-1060	
B20-0156	

Permit #	
B19-0921	
B19-0100	
B19-0758	
B18-1275	
EN18-0275	
B19-0215	
B19-0215	
B18-1213	

Permit #	
B18-1044	
B18-1023	
B18-1105	
B18-0884	
B18-0872	
B18-1149	
B18-0573	
B18-0159	
EN19-0148	
B18-0008	
B18-0971	

Permit #	
B18-0054	
B17-1177	
B17-1446 & B19-0295	
B17-1198	
B17-0924	
B17-0843	
B17-0428	B17-1464
B16-1254	
B16-0827	
B16-1330	

Permit #	
B17-1686	
B15-1455	