

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)

TENTATIVE PARCEL MAP NO. 22-01 (83850)

CATERGORICAL EXEMPTION

APPLICANT: Davie Sy

LOCATION: 2825 E Cortez Street

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 13th day of September 2022, by the following:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: September 13, 2022

Nickolas Lewis, Chairman
Planning Commission

Paulina Morales, Secretary
Planning Commission