

City of West Covina
Memorandum
A G E N D A

ITEM NO. 5.

TO: Planning Commission

DATE: February 14, 2023

FROM: Planning Division

SUBJECT: **ART IN PUBLIC PLACES NO. 22-01**

1115 S. SUNSET AVENUE - EMANATE HEALTH (QUEEN OF THE VALLEY)

BACKGROUND:

The Planning Commission approved Precise Plan No. 20-04 on January 26, 2021 to allow the construction of a new two-story medical office building, new emergency room and ICU Department, and a new 4 level parking structure within the Queen of the Valley Hospital Campus. The project is currently under construction. The total valuation for the entire project is \$93,000,000. The required art work allocation for the site is \$930,000 (1% of the total building valuation).

At the November 22, 2022 Planning Commission meeting, the Planning Commission approved the concept/design of the suspended aerial sculpture designed by artist Talley Fisher. The Planning Commission also provided feedback and design suggestions for the mural that is proposed to be located on the blank wall along the West elevation of the Medical Office Building.

The concept for the mural was designed to follow the Planning Commission's direction.

DISCUSSION:

Standards

The code requires the following standards for artwork:

- Location - Artwork shall be situated in areas readily visible to the general public and be located in an area specifically designated on approved building plans. Appropriate locations may include entryways, greenbelts, and building exteriors.
- Materials - Artwork shall be constructed of permanent materials requiring a low level of maintenance. The application is reviewed for durability and weather resistance of the art media.
- Maintenance - The continued maintenance of artwork shall be the responsibility of the owner. Artists and developers shall include maintenance provisions in the artist's contract which stipulate the length of time the artist shall be responsible for repairs. Where artwork is placed on private property pursuant to the requirements of this article, the applicant shall execute and record a covenant with the Los Angeles County Recorder which sets forth the applicant's obligation to properly maintain the approved artwork. If any approved artwork placed on private property pursuant to this article is removed without city approval, the city shall pursue enforcement of the covenant and any other appropriate remedies that will ensure compliance with the requirements of this article.

Mural

The artist selected for the mural is Nate Frizzell. Mr. Frizzell has created artwork throughout California and across the United States including artwork for Adventure Park in Whittier California, Cadence Park in Irvine California, and La Quinta Museum in La Quinta, California.

The main westerly wall will have historical figures in sepia tones and modern color. The clouds in the background are made up of all the colors in the chosen palette and make the figures flow together. They have subtle religious undertones, and they allow a connection for the birds to fly through. The birds are House Finches and are native to the area. Finches are thought to be a guide to the world beyond; Native Americans regarded them as an omen of joy. The figures include Sister Columba who is shaking hands with a doctor, which symbolizes passing of the torch.

Mayor Maxson, West Covina's first mayor, stands proudly behind Sister Columba. Next to Mayor Maxson, stands Ellen Beach Yaw with a bird perched on her hand. Ellen Beach Yaw was an American Opera singer who was said to sing like a "lark," and the City's Lark Ellen Street was named after her. Next to the doctor is a nurse with her hand on the shoulder of a young girl wearing a West Covina t-shirt. She looks on, happily, at another finch flying through the air, connecting the mural at both ends.

Since the side wall is not flat and obstructed, the artist thought it would be better to utilize it for the centennial design while focusing the bulk of the painting on the larger flat wall. Several design options were provided for the centennial design. Staff recommends the Planning Commission approve the first design with the painted oranges with its citrus blossoms and leaves.

- Location - The mural will be painted directly on the exterior blank wall along the West elevation of the Medical Office Building.
- Materials - Graffiti and weather/UV resistant coating will be applied to the painted mural.
- Maintenance - Emanate Health would be responsible for maintaining the artwork and will be required to record a covenant reviewed and approved by the City Attorney.

- Budget - \$89,40

The budget submitted which includes the total cost for the artwork is \$89,400. The cost includes research and development, site visit, concept design, artist's fees, and equipment rental.

Please see below for a balance of the required Art In Public Places allocation:

Entire Project	\$930,000
Medical Office Building (Suspended Sculpture)	\$235,025
Medical Office Building (Mural)	\$89,400
Balance	\$605,575

RECOMMENDATION:

It is recommended that the Planning Commission approve the design for the murals.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Mural Specifications