

PLANNING COMMISSION

RESOLUTION NO. 23-6126

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING PRECISE PLAN NO. 23-04

PRECISE PLAN NO. 23-04

CATEGORICAL EXEMPTION

APPLICANT: Jeremy Yeh

LOCATION: 3223 E. Garvey Avenue North

WHEREAS, there was filed with the City, a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval of a precise plan to:

Expand the existing ballroom by 1,657 square feet and remodel of the 1,024-square foot porte-cochere. On that certain property described as:

Assessor's Parcel No. 8451-016-035, in the records of the Los Angeles County Assessor; and

WHEREAS, the Planning Commission upon giving the required notice did on the 8th day of August 2023, conduct a duly advertised public hearing as prescribed by law to consider said application.

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

1. The project consists of a proposal to expand the existing ballroom by 1,657 square feet and remodel of the 1,024-square foot porte-cochere.
2. Appropriate findings for approval of a precise plan of design are as follows:
 - a. *The proposed development plans and the uses proposed are consistent with the General Plan and any applicable specific plan.*
 - b. *The proposed development is consistent with adopted development standards for the zone and complies with all other applicable provision of the Municipal Code.*

- a. The project is a request for a Precise Plan to allow for the expansion of the ballroom and remodel of the porte-cochere. The project site is designated as “Commercial” in the City’s General Plan and is zoned “Regional-Commercial” (R-C). The proposed project is consistent with the following General Plan policies: Our Prosperous Community P2.1. Maintain and enhance the City’s current tax base. Our Prosperous Community P2.4 Build on and grow West Covina's regional appeal. Our Prosperous Community P2.9 Support local businesses.
- b. The project consists of the expansion of the hotel ballroom and remodel of the porte-cochere. The proposal complies with the requirements and development standards of the “Regional-Commercial” (R-C) Zone. Applicable development standards in the Zoning Code include but are not limited to screening requirements; building colors, materials, finishes and exterior design; landscape criteria; building coverage; setbacks and off-street parking requirements.
- c. The hotel is existing and has been operating on the site for over 50 years. The ballroom expansion and porte-cochere remodel are negligible. The project is designed to be compatible with the existing structure and other uses within the vicinity and would not be detrimental to the public interest, health, safety, and

general welfare and would not unreasonably interfere with the use and enjoyment of property.

- d. The "Regional-Commercial" (R-C) zoning designation sets standards for a regional business center which provides for a complete line of shop and store types, eating and entertainment facilities, and financial and business services. The existing hotel structure and use are longstanding. The site is accessible from two driveways along Garvey Avenue North. As conditioned, the site is physically suitable for the proposed project and adequate to accommodate the size and shape of the building, parking and all required development standards set forth in the West Covina Municipal Code.
 - e. The improvements onsite are longstanding. As conditioned, all aspects of the project will be compatible with the existing and future land uses and do not interfere with orderly development in the vicinity. The proposed construction, building materials and colors will match the existing building.
2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Precise Plan No. 23-04 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.
 3. That the precise plan shall not be effective for any purpose until the applicant (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 precise plan as set forth below. Additionally, no permits shall be issued until the applicant (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 the approval of the precise plan is subject to the following conditions:

PLANNING DIVISION

- a) Comply with plans reviewed by the Planning Commission on August 8, 2023.
- b) These conditions of approval shall be printed on or attached to the working drawings submitted to the Building Division for approval.

- c) That the project complies with all requirements of the “Regional-Commercial” Zone and all other applicable standards of the West Covina Municipal Code.
- d) The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- e) The approved use shall be in compliance with the Noise Ordinance (Chapter 15).
- f) This precise plan approval shall become null and void if building permit is not obtained within two (2) years of the date of this approval.
- g) The applicant shall sign an affidavit accepting all conditions of this approval.
- h) That any proposed change to the approved site plan, floor plan or elevations be reviewed by the Planning Division, Building Division, and Fire and Police Departments and that the written authorization of the Community Development Director shall be obtained prior to implementation.
- i) All outstanding fees and Development Impact Fees will be due at the time of building permit issuance.
- j) Prior to the issuance of building permits the applicant shall demonstrate, to the satisfaction of the Community Development Director, that all roof mounted mechanical equipment is placed behind a permanent parapet wall and is completely restricted from all ground level views, pursuant to Section 26-568 of the Municipal Code.
- k) The location of new electrical transformers, vaults, antennas, mechanical and all other equipment not indicated on the approved plans must be approved by the Community Development Director prior to the issuance of building permit. Provide construction details prior to issuance of a building permit.
- l) All new ground-mounted, wall-mounted and/or roof-mounted equipment shall be screened from all views, in a manner that is architecturally compatible with the main building. Plans and elevations indicating the type of equipment and method of concealment shall be submitted to the Community Development Director for review and approval prior to the issuance of building permits.
- m) The parking lot shall be resurfaced/repared and restriped so that there are no visible cracks and/or holes on the surface prior to Building permit final.
- n) All landscape areas shall be maintained at all times. Damaged vegetation shall be replaced and the site shall be kept free of diseased or dead plant materials and litter at all times. All missing and/or dead plantings onsite shall be replaced prior to Building permit final.

- o) Any graffiti that appears on the property during construction shall be cleaned or removed on the same business day.
- p) This approval does not include approval of signs; a separate sign permit shall be obtained. All signs shall be required to comply with the City of West Covina Sign Code and the sign criteria of the shopping center.
- q) Any sidewalk, hardscape or parking facility, with potholes, broken, raised or depressed sections, large cracks, mud and/or dust, accumulation of loose material, faded or illegible pavement striping or other deterioration shall be repaired.
- r) Parking lots or other paved areas with a cracked, broken or otherwise deteriorating surface, in excess of ten (10) percent of the surface area shall be considered a nuisance and shall be repaired.
- s) The paved areas at the site shall be maintained clean and free of oil stains. All paved areas shall be pressure washed as needed to maintain the site in a clean and orderly manner.
- t) All new utilities shall be placed underground prior to issuance of Certificate of Occupancy. All relocated on-site utility service lines shall be underground when the cost or square footage of an addition or alteration exceeds 50% of the existing value or area. WCMC 23-273.
- u) The applicant shall indemnify, hold harmless and defend the City Of West Covina (City), its agents, officers, and employees from any claim, action, proceeding or damages against the City, its agents, officers, or employees to attack, set aside, void, or annul the approval by the City of this case file. Further, the applicant shall indemnify, hold harmless and defend the City Of West Covina (City), its agents, officers, and employees from any claim, action, proceeding or damages against the City, its agents, officers, or employees arising out of the action, inaction or negligence of the applicant, its employees, officers, agents, contractors, subcontractors, successors or assigns in planning, engineering, constructing or in any manner carrying out the file or any improvements required for the case file. The indemnity shall be contained in a written document approved by the City Attorney.
- v) Comply with all requirements of the “Art in Public Places” ordinance (WCMC Chapter 17), prior to the issuance of building permits if total project valuation has a total cost of \$250,000 or more. Artwork shall be installed or required fee paid prior to issuance of Certificate of Occupancy.
- w) BUILDING CONDITIONS

1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
2. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
3. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
4. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
5. South Coast Air Quality Management District must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day.
6. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a. Observation of cleared areas and benches prepared to receive fill;
 - b. Observation of the removal of all unsuitable soils and other materials;
 - c. The approval of soils to be used as fill material;
 - d. Inspection of compaction and placement of fill;
 - e. The testing of compacted fills; and
 - f. The inspection of review of drainage devices.
7. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
8. Prior to permit issuance the PDF copy of the soils report shall be provided by the applicant.

9. A drainage plan shall be approved by Engineering Division prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
10. Projects shall comply with the requirements of the NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) prior to issuance of a Demolition, Grading & Building permit. These include requirements for sediment control, erosion control, and construction activities control to be implemented on the project site.
11. All State of California disability access regulations for accessibility shall be complied with.
12. Approval is required from the Los Angeles County Health Department for food handling and/or storage.
13. Electrical plan check is required.
14. Mechanical plan check is required.
15. Plumbing plan check is required.
16. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
17. Project shall comply with the CalGreen Nonresidential requirements.
18. Separate plan review application and permit is required for each detached structure, including the porte cochere that is not structurally connected to the hotel structure.
19. Rooms or spaces of uses intended for food and/or drink consumption such as a ballroom or banquet hall shall be classified as A-2 Group Occupancy.
20. A 5-story hotel of R-1 Group Occupancy and of Type VA Construction is not permitted per Table 504.4 of the Building Code. An allowable building height and area analysis per Chapter 5 of the Building Code shall be provided to justify the existing building qualifies as Type IV Building Construction or better.
21. An allowable building area analysis per Chapter 5 of the Building Code considering the floor area of the addition shall be provided to justify the existing building need not to upgrade to Type IIIA construction or better.

22. All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

23. Separate permit is required for Fire Sprinklers.

x) ENGINEERING CONDITIONS

1. Install new curb ramp at the both sides of driveway approach in accordance with SPPWC Standard Plan 111-5 and as directed by the City Engineer or his/her designee.
2. Reconstruct the driveway approach located at the east side of the property in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
3. Remove and replace broken and off grade sidewalk in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.
4. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
5. Rehabilitate existing AC street pavement along the length of the property frontage to the centerline of the street as indicated below, and as directed the City Engineer or his/her designee.
 - a. Remove and reconstruct existing pavement. New street section to match existing adjacent street section, but shall not be less than 4" AC, 4" CAB on 95% compacted base.
6. Prior to the building permit(s), inspection required by Public Works inspector.
7. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a. Observation of the removal of all unsuitable soils and other materials;
 - b. The approval of soils to be used as fill material;
 - c. Inspection of compaction and placement of fill;
 - d. The testing of compacted fills; and
 - e. The inspection of review of drainage devices.

8. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
9. A drainage plan shall be approved by Engineering Division prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
10. Projects shall comply with the requirements of the NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) prior to issuance of a Demolition, Grading & Building permit. These include requirements for sediment control, erosion control, and construction activities control to be implemented on the project site.
11. Stormwater Planning Program LID Plan Checklist (Form PC) completed by Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link <https://www.westcovina.org/home/showdocument?id=18427>

y) FIRE DEPARTMENT CONDITIONS

1. NFPA 13D/13R/13 Fire Sprinkler System
2. NFPA 14 – Standpipe System / Yard Standpipes
3. NFPA 72 – Fire Alarm / Fire Sprinkler Monitoring System
4. NFPA 10 – Portable Fire Extinguishers
5. New Fire Flow Test Required
6. A Knox box with a labeled master key must be maintained and provided for emergency responder access.
7. Security gates require Knox key switch for fire and police access.
8. Any modifications to an existing fire sprinkler/fire alarm system/standpipe system must be first approved and permitted by the fire department.
9. Illuminated exit signage with emergency lighting.

10. Fire access road the minimum road width shall be 26 feet.
11. All fire access roads shall have red curbing and be stenciled “No Parking Fire Lane” and have fire lane signs reading “No Parking Fire Lane” every 75 feet.
12. Panic hardware shall be installed where required.
13. Additional Fire Department requirements may be set upon future review of a full set of architectural plans.

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 8th day of August 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: August 8, 2023

Brian Gutierrez, Chairperson
Planning Commission

Paulina Morales, Secretary
Planning Commission