

PLANNING COMMISSION

RESOLUTION NO. 23-6133

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WEST COVINA, CALIFORNIA, APPROVING PRECISE PLAN NO. 23-06**

PRECISE PLAN NO. 23-06

CATEGORICAL EXEMPTION

APPLICANT: Andrew Baeza (Envision Motors)

LOCATION: 205 N. Citrus 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 Precise Plan to:

Allow for the expansion of an existing dealership building with a 13,130 square foot addition on a certain property described as:

Assessor's Parcel No. 8453-015-033 in the records of the Los Angeles County Assessor; and

WHEREAS, the Planning Commission upon giving the required notice, did on the 10th day of October 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 applicant is requesting the approval of a Precise Plan to allow for the expansion of an existing auto dealership building. The expansion will consist of a 13,130 square foot addition which will primarily consist of an expansion to the showroom, a new vehicle delivery area and new offices. The project also includes the addition of a new covered entrance.
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 provisions of the Municipal Code.

- c. Granting the permit would not be detrimental to the public interest, health, safety, and welfare and would not unreasonably interfere with the use or enjoyment of property in the vicinity of the subject property.
 - d. The site is physically suitable for the type, density and intensity of the development being proposed, including vehicle access and circulation, utilities, and the absence of physical constraints.
 - e. The architecture, site layout, location, shape, bulk and physical characteristics of the proposed development are compatible with the existing and future land uses, and do not interfere with orderly development in the vicinity.
3. Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt, pursuant to Section 15332 (Class 32, In-Fill Development Projects).

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, the Planning Commission makes the following findings:
 - a. The project site is designated as "Commercial" in the City's General Plan and is consistent with the General Plan's goals. The subject property is located north of the Interstate 10 Freeway and is easily accessed via N. Citrus Street. The project site is adjacent to commercial properties to the North, East, and South and adjacent to single family residences to the West.
 - b. The project proposal is to demolish existing interior non-bearing partition walls to allow for an interior tenant improvement of 18,204 square feet in order to accommodate the new dealership and meet Toyota's branding standards, as well as a 13,130 square foot addition, which will consist of an expansion to the showroom, a new vehicle delivery area, new offices, and a new covered entrance. The proposal complies with the requirements of the "Service Commercial" (S-C) Zone.
 - c. The proposed project is surrounded by commercial and residential uses. The location of the proposed expansion would allow for synergy between the uses. Additionally, there is already an existing dealership on the property. Therefore, granting the permit would not be detrimental to the public interest, health, safety, and welfare would not unreasonably interfere with the use or enjoyment of property in the vicinity of the subject property.
 - d. The site will be physically suitable for the type, density and intensity of the development being proposed. The project site will be visible from the surrounding

areas, which includes the Interstate 10 Freeway, single-family residences, and commercial buildings. Vehicles would be able to access the project site via N. Citrus Street and E. Garvey Avenue North. Pedestrians would be able to access the project site via N. Citrus Street.

- e. The architectural style of the building is modern. The building will primarily be composed of aluminum composite metal panels and glass panels. The exterior of the building will include a mixture of silver, white and red from the Toyota signature color scheme. The use does not interfere with the orderly development in the vicinity.
2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Precise Plan No. 23-06 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, their affidavit stating they 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 the plans reviewed by the Planning Commission on October 10, 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 "Service Commercial" (S-C) Zone and all other applicable standards of the West Covina Municipal Code.
- d. This approval is to allow for the construction of a 13,130 square foot addition to an existing dealership building, which will primarily consist of an expansion to the showroom, a new vehicle delivery area and new offices.

- e. The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- f. The approved use shall be in compliance with the Noise Ordinance (Chapter 15).
- g. This Precise Plan approval shall become null and void if the building permit is not obtained within two (2) years of the date of this approval.
- h. The applicant shall sign an affidavit accepting all conditions of this approval.
- i. That any proposed change to the approved site plan, floor plan or elevations be reviewed by the Planning, Building, Fire and Police Departments and that the written authorization of the Community Development Director shall be obtained prior to implementation.
- j. All outstanding fees and Development Impact Fees will be due at the time of building permit issuance.
- k. All new gutters and downspouts shall not project from the vertical surface of the building pursuant to Section 26-568 (a) (3).
- l. 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.
- m. All approved materials and colors shall be clearly indicated on the plans.
- n. All new ground-mounted, wall-mounted and/or roof-mounted equipment not shown on the approved plans 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.
- o. 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 the building permit. Provide construction details prior to issuance of a building permit.
- p. 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.
 - i. 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.

- q. 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.
- r. 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 per WCMC 23-273.
- s. Any graffiti that appears on the property during construction shall be cleaned or removed on the same business day. During construction, the delivery of materials and equipment, outdoor operations of equipment, and construction activity shall be limited to the hours between 7:00 a.m. and 8:00 p.m.
- t. Prior to the final building permit approval, a detailed landscape and irrigation plan in compliance with AB 1881 and executive order 13-29-15 shall be submitted for all planted areas to be affected by project. Plans shall include type, size and quantity of landscape materials and irrigation equipment. All vegetation areas shall be automatically irrigated, and a detailed watering program and water budget shall be provided. All damaged vegetation shall be replaced, and the site shall be kept free of diseased or dead plant materials and litter at all times.
- u. 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.

BUILDING DIVISION

- a. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- b. Plans prepared in compliance with the current Building Code shall be submitted to the Building Division for review prior to permit issuance.
- c. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- d. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- e. Approval is required from the Los Angeles County Health Department if the proposed Café serves food to the public.
- f. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

- g. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- h. 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:
 - i. Observation of cleared areas and benches prepared to receive fill;
 - ii. Observation of the removal of all unsuitable soils and other materials;
 - iii. The approval of soils to be used as fill material;
 - iv. Inspection of compaction and placement of fill;
 - v. The testing of compacted fills; and
 - vi. The inspection of review of drainage devices.
- i. 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.
- j. A grading and drainage plan shall be approved by the Engineering Division prior to issuance of the building permit. The grading and 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.
- k. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. When applicable per the LID plan checklist, LID plan shall be approved through the Engineering Division prior submitting grading plans for review. The form can be found at the following link: <https://www.westcovina.org/home/showdocument?id=18427>.
- l. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in the California Existing Building Code in effect.
- m. Pylon's design and construction shall not impede the existing means of egress system and/or obstruct the existing accessible elements, nor should it result in a condition less compliant than the requirements in the current building code.
- n. The increase in distance as a result of proposed addition to the path of egress (exit access) travel from the most remote point at the second-floor office/storage through the existing unclosed stairways to the closest exit door on the 1st floor shall not exceed what is allowed per Table 1017.2 using the method of measurement per Section

1017.3 of the Building Code; otherwise, additional fire-resistance protection is required.

- o. Should fire protection is required due to exceedance of allowable exit access travel distance, ensure the fire resistance rated interior exit stairways terminates to building exterior with an exit passageway per Section 1023.3, Section 1024, and exceptions 1 through 3 under Section 1028.2.
- p. All State of California disability access regulations for accessibility shall be complied with.
- q. Summary of Accessibility Upgrades for Commercial Projects shall be completed and the completed form shall be copied on the plans The form can be found at the following link
<https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>.
- r. Installing new EVCS would trigger the accessibility requirements per Section 11B-228.3.1.1 and Section 11B-812 of the Building Code. Compliance with these requirements will involve providing a shortest accessible route from a compliant accessible EVCS to an accessible building entrance into the office/showroom instead of entering at the service garage. Note that providing an additional access aisle for a new accessible EVCS to satisfy this requirement will potentially reduce the available parking count.
- s. New circulation path(s) contiguous to vehicular traffic shall comply with Section 11B-250 of the Building Code.
- t. Foundation inspection will not be made until setbacks on all sides of the addition have been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- u. An electrical plan check is required.
- v. A mechanical plan check is required.
- w. A plumbing plan check is required.
- x. An analysis to determine minimum quantities for plumbing fixtures considering the increase of occupant load due to the proposed addition shall be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- y. Project shall comply with the Cal Green Non-Residential mandatory requirements.

- z. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site per Section 5.410.1.1 of the Cal Green Code.
- aa. 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.
- bb. A separate permit is required for Fire Sprinklers.

ENGINEERING DIVISION

- a. Should the proposed work generate a cut into any public right of way infrastructure (street, sidewalk, driveway, curb & gutter, etc.):
 - i. street paving shall be along the length of the property frontage to the centerline of the street as directed by the City Engineer or his/her designee.
 - ii. sidewalk reconstruction shall be in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee.
 - iii. driveway apron reconstruction shall be in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
 - iv. curb and gutter reconstruction shall be in accordance with SPPWC Standard Plan 111-5 and as directed by the City Engineer or his/her designee.

FIRE DEPARTMENT

- a. The project shall comply with all 2022 California Building Code, California Fire Code, and requirements based on occupancy classification.
- b. A written Fire Protection Plan shall be developed for significant or complex construction projects at the discretion of the Fire Code Official. The plan shall be approved by the Fire Code Official prior to proceeding past foundation work for new buildings or commencement of demolition work in alteration projects. The written plan shall be consistent with the fire safety precautions as specified in this Standard. The general contractor is responsible for carrying out the provisions of the Fire Protection Plan and communicating it to all subcontractors. The Fire Protection Plan shall include the following:
 - i. Procedures for reporting emergencies to the Fire Department.
 - ii. Procedures for emergency notification, evacuation and/or relocation of all persons in the building under construction and on the site.

- iii. Procedures for hot work operations, management of hazardous materials and removal of combustible debris and maintenance of emergency access roads.
 - iv. Floor plans identifying the locations of exits, exit stairs, exit routes and portable fire extinguishers.
 - v. Site plans identifying the designated exterior assembly areas for each evacuation route.
 - vi. Site plans identifying required fire apparatus roadways and on-site fire hydrants.
 - vii. The name and contact phone number of the person(s) responsible for compliance with the Fire Protection Plan.
- c. Monitored fire sprinkler system(s) shall be required for the proposed building(s). Plans shall be submitted prior to construction and permits shall be applied for prior to construction.
- d. Monitored fire alarm system(s) shall be required for proposed building(s). Plans shall be submitted prior to construction and permits shall be applied for prior to construction.
 - i. Interconnection of Emergency Shutdown devices/ Heat Detection Devices may be required.
 - ii. Plans shall be submitted and approved prior to construction. Inspection and function testing with AHJ shall be required for devices.
 - iii. Listing and all data sheets shall be provided to the Fire Official, and on-site for review when needed.
- e. Monitored fire pump may be required for proposed building(s) based upon fire flow. Plans shall be submitted prior to construction and permits shall be applied for prior to construction.
- f. Smoke control system(s) with duct detection are required for proposed building(s). Plans shall be submitted prior to construction.
- g. Emergency Responder Radio Coverage system(s) may be required for proposed building(s). Plans shall be submitted prior to construction and permits shall be applied for prior to construction.
- h. Fire Command center/Room is required for the proposed building(s). Plans shall be submitted prior to construction designating location and component features to be installed within.
- i. Paved access from 3 opposite points (Citrus St, Garvey Ave, and Workman Ave) shall be required for completion and occupancy. Plans shall be submitted and

approved prior to construction commencement. The fire code official is authorized to require more than two means of fire access based on the potential for impairment of roadways by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

- j. Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. Fire Department access roadways providing access to the buildings in this project shall be a minimum of 26 feet wide and shall be directly adjacent to 2 sides of the building. If gates, installed must comply with Fire Department Standards and have Knox Box Switch for both Fire and Police. Fire lanes shall be designated and marked adjacent to all multi-family residential, commercial, and industrial building access points and approaches.
- k. An approved on-site fire protection system, in accordance with Fire and Water Department Standards, is required. The system is required to be in place and serviceable prior to building construction.
- l. Provide a preliminary on-site fire protection plan which indicates the location of all required fire protection appliances (FDC's, PIV's, RP's, hydrants, etc.) Required appliances shall be unobstructed by fencing, storage containers, vegetation, parked vehicles, etc.
- m. An approved water supply system, complete with street hydrants complying with Fire Department Standards, shall be in place prior to any combustible construction.
- n. Required fire flow for this project is 4,000gpm @ 20psi for 4 hours duration at furthest remote hydrant. Contact the Water Department to assure availability of required fire flow.
- o. Fire Department access roadways greater than 150' in length shall require approved turnarounds per Fire Department Standard. Any street exceeding 600 will require secondary access.
- p. A Knox Box /Key Switch is required for both Fire and Police and shall be provided and installed in accordance with Fire Department Standards.
- q. Fire apparatus access roads shall have an unobstructed width of not less than 26 feet exclusive of shoulders, except for approved security gates in accordance with CFC Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- r. 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.

s. Street Addressing for Commercial, Condominiums and Industrial Buildings

- i. The street address shall be posted with a minimum of twelve (12) inch in height numbers with a one (1) inch stroke, visible from the street of the corresponding address. During the hours of darkness, they shall be electrically illuminated either externally or internally.
- ii. Posted numbers shall contrast with their background and be legible from the street of the corresponding address prior to occupancy.
- iii. Where building setbacks exceed one hundred (100) feet from roadway, additional non-illuminated contrasting numbers twelve (12) inch in height with a one (1) inch stroke, shall be displayed at property access entrance on a permanent monument.
- iv. Commercial/Industrial buildings - Secondary or rear entrance doors shall be marked with unit designators with a minimum of four (4) inch high and 3/8-inch stroke numbers/letters and with reflective coating.
- v. Commercial/Industrial buildings – Bay doors/ dock doors with identifying numbers or letters shall have both exterior and interior designators visible.
- vi. Where interior buildings exist, completely detached from roadway circulation, illuminated or reflector signs shall be posted along walkway entrances from road circulation points, indicating interior buildings that take access from that particular path.
 - Each individual unit/building within the complex shall display a prominent identification letter, not less than six (6) inches in height and one-half (1/2) inch stroke, which is easily visible to approaching vehicular and/or pedestrian traffic. During the hours of darkness, these letters shall be internally or externally electrically illuminated.
- vii. Each individual unit shall have a number/letter with the first digit indicating floor level, not less than four (4) inches in height and one-half (1/2) inch stroke.

***NOTE: 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 10th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: October 10, 2023

Brian Gutierrez, Chair
Planning Commission

Paulina Morales, Secretary
Planning Commission