

PLANNING COMMISSION

RESOLUTION NO. 23-6130

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PRECISE PLAN NO. 20-02

PRECISE PLAN NO. 20-02

PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING

APPLICANT: Mark Gabay

LOCATION: APN 8474-009-009 - parking lot on the South side of Walnut Creek Parkway, between S. Vincent Avenue and S. Glendora Avenue

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:

Construct a 51-unit residential hybrid-court style development on that certain property described as:

Assessor's Parcel No. 8474-009-009, in the records of the Los Angeles County Assessor; and

WHEREAS, the Planning Commission upon giving the required notice did on the 12th day of September 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 approval of a precise plan to approve the design and allow the construction of a 51-unit residential hybrid-court style apartment building and related development.
2. The applicant is requesting approval of Tree Permit No. 23-08 to allow the removal and/or relocation of two public right-of-way Queensland Pittosporum trees and one onsite Sycamore tree as a part of the precise plan application.
3. Pursuant to the requirements of the California Environmental Quality Act (CEQA) of 1970, Section 15183, the project is exempt from additional environmental review because the

project is consistent with the development density standards and other standards and policies established by the City of West Covina General Plan (PlanWC) and the Downtown Plan and Code. The City certified an EIR for both PlanWC and the Downtown Plan and Code in December 2016.

4. 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.
 - 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.

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 proposed development plans and the uses proposed are consistent with the General Plan and any applicable specific plan.*

The project is a request for a Precise Plan to allow for the construction of a 51-unit, hybrid court multifamily residential development. There will be 84 parking spaces within a subterranean parking garage. The applicant is also requesting approval of a General Plan Amendment from Neighborhood Medium (NM) to Neighborhood High (NH) to change the allowed residential density to accommodate the proposed density of 25.8 dwelling units per acre. With a proposed density of 52.04 units per acre, the project is consistent with the Neighborhood High General Plan designation which allows for a maximum density of 54 units per acre. The project is consistent with the following General Plan policies and actions:

Policy 3.3 New growth will complete, enhance, and reinforce the form and character of unique West Covina neighborhoods, districts and corridors.

The project is located within an area where growth is occurring, and commercial revitalization is sought. The site is located directly across the Colony mixed-use development to the North and is a short distance from the Glendora shops. The addition of a multifamily residential development will increase pedestrian activity in the area.

Policy 3.4 Direct new growth to downtown area and the corridors. Adapt economically underused and blighted buildings, consistent with the character of surrounding districts and neighborhoods, to support new uses that can be more successful. Provide opportunities for healthy living, commerce, employment, recreation, education, culture, entertainment, civic engagement, and socializing.

The project site is in the Downtown Plan. It will be urban infill on a site suitable for residential development, in the style recommended by the Downtown Plan.

Policy 3.6 Reduce West Covina's production of greenhouse gas emissions and contribution to climate change, and adapt to the effects of climate change.

By promoting infill development, the project creates needed housing without sprawl. This helps reduce impacts to climate change.

The proposed project is consistent with the following Housing Element Goals:

Goal 2 Provide a variety of housing types to accommodate all economic segments of the City.

The project will create new for-rent housing in the downtown at densities designed to more affordable than traditional detached housing.

Goal 4 Promote equal housing opportunity for all residents.

The project will meet current requirements that ensure new housing is available to anyone who might be interested.

Goal 5 Identify adequate sites to achieve housing variety.

The project will be an infill development of a site in transition in the downtown area. It will help revitalize the street. It will provide for-rent, attached flats/apartments as an alternative to more traditional detached housing forms.

- b. The proposed development is consistent with adopted development standards for the zone and complies with all other applicable provisions of the Municipal Code.*

The project conforms to the proposed General Plan designation of Neighborhood High (NH), and the standards of the T-4 General Urban zone of the Downtown Specific Plan, and all other applicable development standards in the Zoning 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.*

The project site is an irregular-shaped lot that is currently developed with a parking lot. The site will be developed according to applicable development standards. The project will include required parking. The site will be landscaped. Mitigation measures and conditions of approval will ensure that the site is developed such that it will 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.*

The project site is located on Walnut Creek Parkway between S. Vincent Avenue and S. Glendora Avenue. The site is 0.98 acres, flat and is physically suitable for the proposed project and adequate to accommodate the size and shape of the buildings, parking and all required development standards set forth in the Downtown Specific Plan. The site is served by all necessary utilities. Appropriate conditions of approval will ensure that the site is improved in a manner consistent with City standards.

- 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.*

The architectural style of the building is Mediterranean. The proposed Mediterranean architectural style is well represented in the detailing and building materials utilized, which include white stucco walls, s-tile roof material on the cornice, arched elements, porcelain tile, and wrought iron for the balcony railing. The exterior of the building will include a mixture of white, tan/beige, and brown color schemes. The building design utilizes wall plane offsets, balconies, vertical elements in the form of columns, and the accent materials to break massing and promote articulation. New concrete block walls will be constructed along the west, east, and south property lines. The design

characteristics create an attractive project with landscaping and buildings with visual interest.

2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, the Planning Commission recommends that the City Council approve Precise Plan No. 20-02 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.
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 Planning 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 recommended conditions:

PLANNING DIVISION

- a. Comply with plans reviewed by the Planning Commission on September 12, 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 "T-4 General Urban" Zone and hybrid-court style development as described in the Downtown Specific Plan, 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 approval shall become null and void if the 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. The applicant shall defend, indemnify, and hold harmless the City of West Covina, its agents, officers, and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, approval of this Precise Plan. The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense.
- i. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
- j. 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 Planning Director shall be obtained prior to implementation.
- k. The applicant shall increase safety and security by providing efficient onsite lighting along the walkways, drive aisles/lane, common open space areas, and guest parking areas. The required lighting shall be included in the site lighting plan and shall be installed prior to Final Occupancy.
- l. No parking signs shall be posted to ensure that vehicles are not parked on fire lanes and drive aisles.
- m. The applicant/apartment owner/manager shall reserve at least 10 parking spaces for guest parking: 3 electric vehicle spaces, 1 handicap space, and 6 standard spaces. Signage shall be required identifying guest parking spaces and prohibiting overnight parking on guest parking spaces and limiting the time frame to 4 hours. The required signage shall be installed prior to building permit final and issuance of the certificate of occupancy. The property owner shall be responsible for enforcing onsite parking lot rules and regulations.
- n. The applicant/apartment owner/manager shall notify each tenant verbally and in writing within the lease agreement that parking may be scarce due to off-street parking not being available, and parking assignment is limited to 2 parking spaces for the two-bedroom units, 1 parking space for the one-bedroom units, and/or additional leased parking spaces depending on availability. The tandem parking spaces are required to be assigned to the same unit. All assigned parking spaces shall be labeled with a number painted on the space.
- o. Graffiti-resistant coatings shall be used on all walls, fences, sign structures or similar structures to assist in deterring graffiti.
- p. Any graffiti that appears on the property during construction shall be cleaned or removed on the same business day.

- q. All outstanding fees and Development Impact Fees will be due at the time of building permit issuance.
- r. All new gutters and downspouts shall not project from the vertical surface of the building pursuant to Section 26-568 (a) (3).
- s. 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.
- t. The applicant shall install a CCTV monitoring system, which is subject to inspection prior to opening. The requirements are as follows:
 - 960H (960 x 480) recording resolution
 - H.264 video compression
 - Real-time recording 30 fbs per channel @ 960 resolution
 - 2048 bit rate
 - 1 TB hard disk drive at a minimum and larger if the number of cameras require more storage to meet the 30 day storage minimum
 - Fixed cameras with complete coverage of areas that do not infringe on the privacy of patrons, PTZ (pan, tilt, zoom) optional
 - Recordings preserved for a minimum of 30 days (30 day loop minimum)
 - DVR must contain a USB port for police department personnel to easily access system and download video
- u. An exterior lighting plan shall be submitted to the Planning Division prior to building permit issuance. The exterior lighting plan shall include provisions requiring exterior lights to be installed along the frontage and throughout the common area on the site with the exterior lights required to remain on from dusk until dawn daily. The exterior lights shall be controlled by the apartment management.
- v. Outdoor storage shall be prohibited within the patio and balcony areas of all units within the apartment building, with the exception of patio furniture that is maintained free of rips, tears, discoloration, etc.
- w. All approved materials and colors shall be clearly indicated on the plans.
- x. 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 Planning Director for review and approval prior to the issuance of building permits.
- y. The location of new electrical transformers, vaults, antennas, mechanical and all other equipment not indicated on the approved plans must be approved by the Planning Director

prior to the issuance of building permit. Provide construction details prior to issuance of a building permit.

- z. All parking facilities shall comply with the “Parking Lot Design and Lighting Standards.”
- aa. 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.
- bb. That prior to 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.
- cc. The landscape plan shall include the planting of six 24” box-sized trees onsite pursuant to Tree Removal Permit No. 23-08. The tree planting size may be reduced if the number of trees proposed for planting are increased. The trees shall be identified on the landscape plan and shall be installed prior to building permit final. In addition, the applicant shall work with the City Engineer and Public Services Director for the removal and/or relocation of two public right-of-way City trees based on the City arborist’s assessment with the location(s) to the specification of the City Engineer and Public Services Director. The street trees shall be identified as such on the landscape plan and shall be installed prior to building permit final.
- dd. Clinging vines shall be installed on all street facing perimeter retaining or freestanding walls to assist in deterring graffiti. The vines shall be installed prior to building permit final.
- ee. All trees shall be indicated on the grading plan, including trees on, or near the property line on adjacent properties. The trees shall be marked as to whether they will be preserved or removed. Trees that are preserved should not be topped but should be pruned to preserve their natural form. The applicant shall be responsible for the replacement of trees located on neighboring properties that are damaged or destroyed during construction.
- ff. Prior to the issuance of building permits, the applicant shall submit a detailed wall and fencing plan to the Planning Director for review and approval. Fences and/or walls shall be constructed around all properties, as determined by the Planning Director. Said plan shall indicate the locations for all fences and walls, and shall further indicate the height, materials, and colors for all fences and walls. Perimeter block walls (retaining walls) shall be constructed of a decorative material. The wall and fencing plan shall include the location, design and materials.
- gg. 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.

- hh. Prior to requesting a final inspection, the Planning Division shall inspect the development.
- ii. All new utilities shall be placed underground prior to issuance of Certificate of Occupancy per WCMC 23-273.
- jj. The applicant shall meet any and all monitoring or reporting requirements necessary to ensure compliance with the mitigation measures contained in the City of West Covina General Plan (PlanWC) and the Downtown Plan and Code. The City certified an Environmental Impact Report (GPU EIR) for both PlanWC and the Downtown Plan and Code in December 2016. The applicant further agrees it will cease construction of the project immediately upon written notice of a violation of such requirement and that such a provision may be part of any agreement of City and applicant.
- kk. A qualified archaeologist (the “Project Archaeologist”) shall be retained prior to the start of grading for Project-related construction. The Project Archaeologist shall monitor all ground-disturbing activities within the areas of native soil (i.e., below existing areas of artificial fill from previous construction). If archaeological or historical resources are encountered during implementation of any phase of the Project, the Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity of the find in order to make an evaluation of the find. If archaeological resources are discovered during excavation or grading activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, state, and local guidelines, including those set forth in the Public Resources Code Section 21083.2.
- ll. Prior to the commencement of any ground disturbing activity at the project site, the applicant shall retain a Native American Monitor. A copy of the executed agreement shall be submitted to the City of West Covina Planning Division prior to the issuance of any permits. The Tribal Monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area.
- mm. The project is required to comply with Section 7050.5 of the California Health and Safety Code in the unlikely event that human remains are encountered during construction. If human remains of Native American origin are discovered during construction activities, the proposed project would be required to comply with state laws, under the jurisdiction of the Native American Heritage Commission (Public Resources Code Section 5097), relating to handling of Native American burials.
- nn. The Zoning Code gives provisions for up to two one-year extensions to keep entitlements active. Therefore, prior to permit expiration, (if building permits have not been obtained) you are urged to file a letter with the department requesting a one-year extension of time. The required submittal is a letter stating the reasons why an extension is needed, as well as an applicable processing fee. Please be advised that the applicant will not be notified by the Planning Department about the pending expiration of the subject entitlement.

- oo. The new development shall comply with the Development Impact Fees (Ordinance No. 2286 and Resolution No. 2015-81). Development Impact Fees for attached residential development are calculated at \$3,247 per unit. The proposed project will have 51 units; the estimated fees are \$165,597. The impact fees will be due at the time of building permit issuance.
- pp. To ensure construction impacts to the surrounding area are kept at minimum, a Construction Management Plan shall be developed for this project. The Construction Management Plan shall meet the City's policies and guidelines and also the standards established in the current California Manual on Uniform Traffic Control Devices (MUTCD), Work Area Traffic Control Handbook (WATCH) and California Temporary Traffic Control Handbook. The Construction Management Plan shall be reviewed and approved by the Engineering Division prior to permit issuance.
- qq. All construction workers and contractors shall park onsite or shall park at an off-site location and carpool to the site. A parking management plan shall be submitted to the Planning Division identifying a plan for construction parking, including the location of the off-site parking area.
- rr. During construction, outdoor operations of equipment, and construction activity shall be limited to the hours between 7:00 a.m. and 8:00 p.m.
- ss. During construction, the delivery of materials and equipment, shall be limited to the hours between 7:00 a.m. and 11:00 a.m., and between 2:00 p.m. and 4:00 p.m.
- tt. The project shall comply with to the provisions of the Art in Public Places ordinance (WCMC Section 17-41) prior to issuance of building permits.
- uu. **FIRE DEPARTMENT** – The following are Fire Department conditions:
 - 1) Provide NFPA 13D/13R/13 Fire Sprinkler System.
 - 2) Provide NFPA 14 – Standpipe System/Yard standpipes
 - 3) Provide NFPA 71 – Fire Alarm/Fire Sprinkler Monitoring System
 - 4) New Fire Flow Test required.
 - 5) Provide NFPA 10 – Portable Fire Extinguishers
 - 6) A Knox key switch at gate and Knox box with a labeled master key must be maintained and provided for emergency responder access after business hours.
 - 7) NOTE: Additional Fire Department Requirements may be set upon future review of a full set of architectural plans.

vv. ENGINEERING DIVISION - The following are Public Works conditions and shall be incorporated into submittal plans, show the conditions on site plans and on grading plans (No handwritten notes, stickers etc. shall be accepted):

- 1) The second sheet of building plans, grading plans and/or offsite improvement 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.
- 2) The building shall be addressed as 658 Walnut Creek Pkwy and an application to assign address shall be filed with Engineering Division prior to plan check submittal.
- 3) Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.
- 4) Install new driveway approach to correct existing hazardous shared driveway in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.
- 5) Reconstruct the driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
- 6) Install new five-foot concrete sidewalk behind landscaped parkway along the length of the property frontage in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee. Sidewalks (with trees in tree wells or in parkways) shall be constructed along roadways contiguous to subject property adjacent to curb or R/W line to the satisfaction of the City Engineer.
- 7) 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.
- 8) The approved building addresse(s) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.
- 9) Relocate water meter from the side walk as directed by the City Engineer or his/her designee
- 10) Rehabilitate existing AC street pavement along the length of the property frontage to the centerline of the street as indicated below, and as directed by the City Engineer or his/her designee:
 - (1) 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.

- 11) 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.
- 12) Underground all utility services to the property.
- 13) Sewer Study shall be reviewed and approved by the City Engineer or his/her designee, prior to the issuance of permits. If sewer is found to be inadequate, sewer improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the property owner/developer.
- 14) 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.
- 15) 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.
- 16) A grading and drainage plan shall be approved 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.
- 17) 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>

18) Comply with all regulations of the Los Angeles Regional Water Quality Control Board and Article II of Chapter 9 of the West Covina Municipal Code concerning Stormwater/Urban Run-off Pollution control.

19) LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.

20) Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits. Any improvement measures needed as a result of findings from the traffic study shall be made at the sole cost to the property owner/developer.

21) Prior final of the building permit(s), inspection required by Public Works inspector.

ww. BUILDING DIVISION - The following are Building conditions and shall be incorporated into submittal plans, show the conditions on site plans and on grading plans (No handwritten notes, stickers etc. shall be accepted):

- 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) New construction development impact fees per Municipality Code Chapter 17 article IV shall be paid prior to issuance of permit.
- 3) School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- 4) Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- 5) The building address shall be 658 Walnut Creek Pkwy and an application to assign address shall be filed with Engineering Division prior to plan check submittal.
- 6) 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.
- 7) No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- 8) Separate Engineering plan review application and permit is required for property fence wall taller than 6 feet in height.
- 9) Separate plan review and application required for a swimming pool.

- 10) In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- 11) Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- 12) 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.
- 13) 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.
- 14) A grading and drainage plan shall be approved by 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.
- 15) 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.
- 16) Approval is required from the Los Angeles County Health Department for public spas, wading pools, and swimming pools.
- 17) The property shall be surveyed and the boundaries shall be marked by a land surveyor licensed by the State of California.
- 18) Foundation inspection will not be made until the excavation has 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.

- 19) Electrical plan check is required.
- 20) Mechanical plan check is required.
- 21) Plumbing plan check is required.
- 22) Project shall comply with the CalGreen Residential requirements.
- 23) An building analysis for allowable floor area and number of stories per Section 504 and 506 of the Building Code shall be provided to justify the selection of Type VB construction.
- 24) Exterior balconies and similar projections shall conform to the requirements of Section 705.2 of the Building Code.
- 25) Fire-resistance rating requirements for exterior walls based on fire separation distance of 10 to 30 feet shall comply with Table 705.5 of the Building Code.
- 26) Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 10 to 15 feet shall comply with Table 705.8 of the Building Code.
- 27) Exit access stairway in an enclosed parking garage of Group S-2 Occupancy shall be enclosed per Section 1019.3 of the Building Code. The vertical opening in the podium deck or shaft enclosure at the top shall be either terminated at a horizontal assembly or constructed per Section 713.12 and be separated from the exterior exit stairway of Group R-2 Occupancy.
- 28) Exterior exit stairways and ramps protection in a building having an open-ended corridor shall comply with Section 903.3.1.2.2 and Exception 3 under Section 1027.6 of the Building Code. Ensure a clear opening of 35 square feet or more is provided at a change of direction exceeding 45 degrees in the corridor at every level.
- 29) Exterior exit stairways and ramps shall have minimum fire separation distance of 10 feet measured to the exterior edge of the stairway or ramps per Section 1027.5 of the Building Code. Note the exception under this section does not apply to Group R-2 occupancy.
- 30) Egress court of width less than 10 feet due to stairway encroachment shall comply with Section 1029.3 of the Building Code. Note the exception under this section does not apply to Group R-2 occupancy.
- 31) Exit discharge at interior exit stairway which re-enters the building shall comply with exceptions under Section 1028.1 of the Building Code.

- 32) Elevator hoistway door opening in Group R-2 Occupancy above the level of exit discharge shall be protected by an enclosed lobby per Section 3006.2 unless the requirements per Section 3006.3 are met.
- 33) All State of California disability access regulations for accessibility and adaptability shall be complied with.
- 34) All dwelling units, Type A through E, in covered multifamily dwellings in an elevator building shall comply with Section 1106A.1 of the Building Code.
- 35) New common use areas including but not limited to fire pit in the courtyard, gym, and swimming pool serving covered multifamily dwellings shall comply with Chapter 11A of the Building Code.
- 36) Mechanical ventilation in accordance with Los Angeles County Building Code is required for the parking garage.
- 37) 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.
- 38) Separate permit is required for Fire Sprinklers

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 12th day of September 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: September 12, 2023

Brian Gutierrez, Chairman
Planning Commission

Paulina Morales, Secretary
Planning Commission