

PLANNING COMMISSION

RESOLUTION NO. 24-6152

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 24-05

CONDITIONAL USE PERMIT NO. 24-05

CATEGORICAL EXEMPTION

APPLICANT: Greydiantscape Architecture Inc.

LOCATION: 3550 E. Cameron Avenue

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 Conditional Use Permit to allow:

The construction of a new two-story single-family residence that exceeds the maximum unit size allowable by more than twenty-five (25) percent (“Large Home”).

On that certain property described as follows:

Assessor's Parcel No. 8277-030-027, as listed in the records of the office of the Los Angeles County Assessor; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 10th day of December 2024, conduct a duly advertised public hearing to consider the subject application for a conditional use permit; and

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

1. The applicant is requesting the approval of a Conditional Use Permit to allow the construction of a “Large Home” located in the “Single-Family Residential” (R-1) Zone.
2. The applicant is proposing to construct a new two-story 13,340 square foot single-family residence with a 938 square foot basement and a 2,451 square foot subterranean garage.
3. Findings necessary for the approval of a Conditional Use permit for a “Large Home” are as follows:

- a. *The lot and proposed development are consistent with the general plan, zoning and meets all other applicable code requirements.*
 - b. *The development utilizes building materials, color schemes and a roof style which blend with the existing structure, if any, and results in a development which is harmonious in scale and mass with surrounding residences.*
 - c. *The development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles.*
 - d. *The development can be adequately served by existing or required infrastructure and services.*
 - e. *The design of the structure has given consideration to the privacy of surrounding properties through the usage and placement of windows and doors, cantilevers, decks, balconies minimal retaining walls, trees and other buffering landscaping materials.*
 - f. *The development is sensitive to the natural terrain, minimizes necessary grading, de-emphasizes vertical massing which could disrupt the profile of a natural slope and does not impede any scenic vistas or views open to the public or surrounding properties.*
4. The project is categorically exempt under the California Environmental Quality Act, pursuant to Section 15303 (New Construction), as the proposal involves the construction of a two-story single-family residence.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of West Covina as follows:

1. On the basis of evidence presented, both oral and documentary, the Planning Commission makes the following findings for approval of a Conditional Use Permit:
 - a. The proposed house is consistent with the Neighborhood Low (up to 8 dwelling units per acre) General Plan designation and the Residential Single-Family (R-1) Zone, in that it consists of the construction of one single-family residence on the lot. The project meets all applicable requirements of the Residential Single-Family (R-1) Zone.
 - b. The neighborhood consists of a mixture of one-story and two-story homes and features a variety of architectural styles. The proposed two-story house features a modern architectural style with bronze patina cladding, bronze cladding sepi, thin stone cladding, smooth stucco, and a metal standing seam roof.
 - c. The proposed residence will be accessible from a driveway off of East Cameron Avenue and will not negatively impact circulation or safety for pedestrians and

vehicles. The subject property is within all minimum setbacks as required by the Municipal Code. The proposed residence does not have negative effects on the convenience and safety of circulation for pedestrians or vehicles in that it will not result in any visual obstructions adjacent to a right-of-the-way.

- d. The lot is adequately served by existing infrastructure (streets, sewer, water, etc.). The proposed two-story residence is not anticipated to require additional infrastructure or services beyond that provided for the existing residences nearby. Therefore, the development can be adequately served by existing infrastructure and services.
 - e. As currently proposed and conditioned, the two-story residence will not cause privacy impacts due to a combination of distance/setback, design, and landscape screening.
 - f. The proposal is sensitive to the natural terrain in that there are no major terrain modifications. The preliminary grading plan indicates that it will be cut and fill. All necessary grading for construction will require a grading permit from the Engineering Division. The project proposes a new two-story house that would not impede any scenic views from surrounding properties.
2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Conditional Use Permit No. 24-05 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 or final approval is issued, and the violation of any of which shall be grounds for revocation of said conditional use permit by the Planning Commission or City Council.
 3. The Conditional Use Permit shall not be effective for any purpose until the owner of the property involved (or his/her duly authorized representative) has filed at the office of the Community Development Director his/her affidavit stating he/she is aware of, and accepts, all conditions of this conditional use permit 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 attorney's 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 Conditional Use Permit for a Large Home that exceeds the maximum unit size allowable floor area by more than 25 percent is subject to the following conditions:
 - a. Comply with the plans reviewed by the Planning Commission on December 10, 2024.
 - b. Comply with all requirements of the “Single-Family Residential” (R-1) Zone and all other applicable standards of the West Covina Municipal Code.
 - c. The approval is to allow for the construction of a new 13,340 square foot two-story single-family residence with a subterranean eight-car garage, and an attached two-car garage and workshop.
 - d. That any proposed changes to the approved site plan, floor plan or elevations be reviewed by the Planning Division, and the written authorization of the Community Development Director shall be obtained prior to implementation.
 - e. No overhead utility lines are permitted to service the residence. Existing overhead lines to be relocated or modified shall be converted to underground services.
 - f. No mechanical equipment (water heater, air conditioner, etc.) shall be located in any required setbacks or mounted on the roof.
 - g. This development shall conform to all applicable Municipal regulations, Fire, Building, Mechanical, Electrical, Plumbing codes and recognized, approved, standards of installation.
 - h. The approved use shall not create a public nuisance as defined in the West Covina Municipal Code Section 26-416 regarding landscape maintenance and property maintenance.
 - i. Prior to the final building permit issuance, a detailed landscape and irrigation plan in compliance with AB 1881 and Executive Order B-29-15 shall be submitted for the front yard. Plans shall include the 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. The applicant shall coordinate with the applicable water district to determine if the water district has any specific requirements for water efficient landscaping.
 - i. To provide adequate line of sight for vehicles exiting the shared driveway/private road off of East Cameron Avenue, there shall be a maximum height of 42-inches of shrubs and/or brush along the project frontage.

- ii. Where a driveway provides direct access to a street (not including alleys), no hedge, solid wall or fence in excess of forty-two (42) inches in height shall be permitted within a triangular area formed by one (1) line extending along the edge of the driveway for the first ten (10) feet inward from the inner edge of the sidewalk or the edge of the street (if no sidewalk exists), one (1) line extending outward ten (10) feet at a ninety (90) degree angle from the first line, and a diagonal line connecting the two lines. Non-solid walls and fences up to a maximum height of six (6) feet may be erected provided that the portion in excess of forty-two (42) inches shall be constructed of decorative wood, wrought iron, tubular steel, or similar material such that at least seventy (70) percent of the plane of the fence or wall in excess of forty-two (42) inches in height is open. Columns, posts, and pillars may be incorporated into the design of the fence or wall if the requirement for visibility is met. This restriction shall apply to all portions of the triangular area encompassing the subject and any adjoining properties.
- j. All landscaping per the approved landscape plan shall be installed prior to the Planning final inspection. A licensed landscape architect shall certify that all plantings are installed according to the approved landscape plans.
- k. The proposed 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.
- l. 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.
- m. The applicant/property owner/contractor shall make every effort to keep construction/contractor parking onsite and shall not block the main private driveway located on the east side of the property that provides street (Cameron) access to the neighboring residences. Approval of any off-site parking location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the proposed parking locations will not interfere with the neighbors' and the public's use of the surrounding streets, will not prevent or hinder emergency vehicle access, and will not create a traffic safety hazard. The Parking Management Plan may require contractors and construction workers to carpool to the construction site if sufficient parking is not available in the immediate area.

- n. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays. In addition, no deliveries and no movement of construction materials shall occur on trash pickup days.
- o. The applicant shall sign an affidavit accepting all conditions of this approval.
- p. Any graffiti that appears on the property during construction shall be cleaned or removed on the same business day.
- q. This approval is effective for a period of two (2) years. All applicable building permits must be obtained within two (2) years of project approval.
- r. Prior to requesting a final inspection by the Building Division, a final Planning inspection will be required.
- s. The Zoning Code gives provisions for up to two (2) one-year extensions to keep entitlements active. Therefore, prior to December 10, 2026, (if building permits have not been obtained) you are urged to file a letter with the Planning Division 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 Division about the pending expiration of the subject entitlement(s).

BUILDING DIVISION:

- 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. Plans prepared in compliance with the code in effect shall be submitted to the Building Division for review prior to permit issuance.
- 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 the issuance of the building permit.
- 5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- 6. Each sheet of the plans shall be stamped and signed by a California licensed architect or engineer per R301.1.3.2 as adopted and amended by the City, for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.

7. Project shall comply with the CalGreen Residential requirements.
8. Foundation inspection will not be made until the excavation has been surveyed and the setbacks are 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.
9. A separate plan review and application is required for the swimming pool.

ENGINEERING DIVISION:

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. Should the proposed work generate a cut into any public right of way infrastructure (street, sidewalk, driveway, curb & gutter, etc.):
 - a. 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.
 - b. sidewalk reconstruction shall be in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee.
 - c. driveway apron reconstruction shall be in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
 - d. 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.
3. If any, existing street tree(s) in the parkway along the frontage of the property shall be protected and maintained the duration of construction.
4. If any, all construction graffiti shall be removed (any underground utility identifying spray paint markings on the sidewalk and pavement related to excavation due to construction).
5. A grading and drainage plan shall be submitted to the Engineering Division and plans 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.
6. 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>.
7. A separate plan review and application required for the retaining walls.

FIRE DEPARTMENT:

Based on the preliminary information received, the Fire Department requirements* for the above-noted project are:

1. NFPA 13D Fire Sprinkler System required in proposed additions.
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 the new residence.

NOTE: If the garage is attached to the dwelling unit, doors between the garage and the dwelling unit shall be equipped with a self-closing device and be equipped with positive latching. The door shall be either solid wood or a solid honeycomb core steel door with a minimum thickness of 1 3/8 inch; a 20-minute rated door equipped with a smoke gasket is also acceptable.

***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 December 2024, by the following:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: December 10, 2024

Chair
Planning Commission

Jo-Anne Burns, Secretary
Planning Commission