

Planning Commission
Planning Division of West Covina Community Development

Conditional Use Permit No. 24-05
Location: 3550 E. Cameron Ave, West Covina,

11/15/2014

To whom it may concern:

After reviewing the preliminary plan, we have a list of concern:

Received

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Planning Division

Preliminary Plan Concerns

- 1 How high is the retaining wall? Will the retaining wall on the west side be too close to the private road to cause safety and visual issue.
 - a. **Retaining Wall Height and Proximity:** What is the proposed height of the retaining wall, particularly on the west side? Could its proximity to the private road pose safety or visibility issues?
- 2 Is that a traffic study to street access?
 - a. **Traffic Study for Street Access:** Has a traffic study been conducted to assess the impact of the project on street access and flow?
- 3 Are the owner wider the road to let two cars get through side by side?
 - a. **Road Widening:** Will the property owner widen the private road to allow two vehicles to pass side by side safely?
- 4 Because this is just a big building. How do we know owner will not subdivide to rent it out in the future?
 - a. **Future Subdivision and Rental Concerns:** Given the size of the proposed building, what assurances exist to prevent the structure from being subdivided or rented out in the future?
- 5 Where is consider elevation zero at? The total structure height is 65 feet. Building is 29 feet height. Need to proposal height test with corner of each building and top of the roof. To see how is the height blocking neighbor view.

Building Height and View Impact:

 - o Where is the elevation baseline ("elevation zero") established?
 - o With the total structure height at 65 feet and the building height at 29 feet, will a height test be conducted (including corners and roof peaks) to assess the impact on neighboring views?
- 6 With eight cars subterrane garage under main house, why is it necessary to have a separate 2 car garage? With 1195 square feet on top of garage. With this for future rental?

a. **Garage Configuration and Purpose:**

- i. Why is an additional two-car garage, with a 1,195-square-foot structure above it, necessary when an eight-car subterranean garage is already included?
- ii. Could this additional structure indicate plans for future rental purposes?

7 Is there accessibility for fire truck drove by with another car pass along at the side?

- a. **Fire Truck Accessibility:** Is the design sufficient to accommodate a fire truck and another vehicle passing alongside it on the property?

Thank you

Susanna Au
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