

PLANNING COMMISSION

RESOLUTION NO. 24-6155

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WEST COVINA, CALIFORNIA, APPROVING PRECISE PLAN NO. 24-01**

PRECISE PLAN NO. 24-01

CATEGORICAL EXEMPTION

APPLICANT: Boyd Sumner (Envision Motors)

LOCATION: 1800 E. Garvey Avenue and 200 S. Azusa 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 the approval of a Precise Plan to:

Allow the construction of a new two-story 85,390 square foot dealership building on a certain property described as:

Assessor's Parcel No.'s 8478-007-031, -025, and -042 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 December 10th, conduct a duly advertised public hearing as prescribed by law to consider said application.

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 Precise Plan to allow the construction of a new two-story 85,390 square foot dealership building. The proposal also includes the construction of an 8,920 square foot second floor roof overhang.
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 requirements of the California Environmental Quality Act (CEQA) of 1970, a MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT has been prepared indicating that although the project could have a significant effect on the environment, there will not be a significant effect due to mitigating measures.

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 south of the Interstate 10 Freeway and is easily accessed via N. Azusa Avenue and E. Garvey Avenue South. The project site is adjacent to commercial properties to the North, East, and South and West.
 - b. The project proposal is to demolish the existing dealership building and gas station to allow for the construction of an 85,390 square two-story dealership building. The proposal complies with the requirements of the Service Commercial Mixed-Use (SMU) Zone and the Auto Plaza Overlay Zone.
 - c. The proposed project is surrounded by commercial uses, including other dealership properties. 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 and commercial buildings. Vehicles would be able to access the project site via S. Azusa Avenue and E. Garvey Avenue South.

- e. The architectural style of the building is modern. The building will primarily be composed of large glass panels. 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. 24-01, 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 December 10, 2024.
- 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 Mixed-Use" (SMU) Zone and all other applicable standards of the West Covina Municipal Code.
- d. This approval is to allow for the construction of a new two-story 85,390 square foot automobile dealership building. The first floor will be 42,890 square feet, and will consist of a showroom, vehicle delivery rooms, offices, detail bays (used to clean/polish vehicles for display), and other facilities such as a customer lounge room, employee lunchrooms, offices, restrooms and storage rooms. The second floor will be 42,500 square feet with a second-floor roof overhang of 8,920 square feet and will consist of a showroom, an employee lunchroom, conference rooms, offices, restrooms, and storage rooms.

- 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 26568 (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 the 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 the issuance of the 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. Fees shall be paid to the County of Los Angeles Sanitation District prior to the issuance of the building permit.
- d. The building shall be addressed as 1800 E. Garvey Ave. South, and an application to consolidate addresses shall be filed with the City prior to plan check submittal.
- e. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- f. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

- g. 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.
- h. 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.
- i. A grading and drainage plan shall be approved by the Engineering Division prior to the 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.
- j. 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>.
- k. All State of California disability access regulations for accessibility shall be complied with.
- l. Approval is required from the Los Angeles County Health Department for food handling and/or storage.
- m. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
- n. 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.
- o. Separate application and plan review is required for Electrical plans.

- p. Separate application and plan review are required for Mechanical plans.
- q. Separate application and plan review are required for Plumbing plans.
- r. Plumbing fixtures shall be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- s. Project shall comply with the CalGreen Non-Residential mandatory requirements.
- t. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- u. A demolition permit is required for any existing buildings which are to be demolished.
- v. Designated rooms or space used to store large quantities of motor vehicles on the first floor shall be separated from the rest of the showroom of Business Group B Occupancy as well as the office spaces at the second floor and be classified as a parking garage of Storage Group S-2 Occupancy per Section 311 of the Building Code. The parking garage shall also be separated from the portion used for repair garage of Storage Group S-1 Occupancy per Table 508.4. Because of the separation requirement, the stairway communicating between the 1st floor parking garage and 2nd floor office shall be enclosed with the fire-resistance rating as required by the Building Code. Furthermore, this interior exit stairway shall discharge directly to the exterior of building unless the conditions per the exceptions under Section 1028.2 are met.
- w. Mechanical ventilation in accordance with the Los Angeles County Building Code is required for the enclosed parking garage.
- x. Prior to the issuance of the building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
- y. 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.
- z. Separate permits are required for Fire Sprinklers.
- aa. The proposed site is a combination of lots. A parcel merger shall be processed prior to the issuance of the building permit.

ENGINEERING DIVISION

- a. 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.
- b. The building shall be addressed as 1800 East Garvey Avenue South and an application to assign address shall be filed with Engineering Division prior to plan check submittal.
- c. Reconstruct the two driveway approaches located along East Garvey Avenue South and one driveway approach on South Azusa Avenue in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
- d. Close existing two driveway aprons along East Garvey Avenue South and one driveway along South Azusa Avenue, and install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
- e. 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.
- f. 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.
- g. The approved building address(es) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.
- h. Relocate water meter from the sidewalk as directed by the City Engineer or his/her designee.
- i. 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.
- j. Underground all utility services to the property.
- k. Prior to the final of the building permit(s), an inspection is required by the Public Works inspector.
- l. 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.
- m. 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.
- n. 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.
- o. Stormwater Planning Program LID Plan Checklist (Form MS4-1 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>.
- p. 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 or VTM Analysis shall be made at the sole cost to the property owner/developer.
- q. A lot merger shall be submitted for review and approval.

FIRE DEPARTMENT

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

- a. NFPA 13D/13R/13 Fire Sprinkler System.
- b. NFPA 14 – Standpipe System/Yard Standpipes.
- c. NFPA 72 – Fire Alarm/Fire Sprinkler Monitoring System.
- d. NFPA 17/17A – Dry/Wet Chemical Extinguishing System.*
- e. NFPA 10 – Portable Fire Extinguishers.
- f. New Fire Flow Test Required.

- g. Required Fire Flow of 2,000 GPM @ 20 PSI for two (2) hours.
- h. A minimum 20-foot-wide fire land shall be provided throughout the lot.
- i. An approved Fire Department turnaround may be required upon review of final architectural drawings.

***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 vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: December 10, 2024

Chair
Planning Commission

Jo-Anne Burns, Secretary
Planning Commission