

PLANNING COMMISSION

RESOLUTION NO. 25-6163

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WEST COVINA, CALIFORNIA, APPROVING OF PRECISE PLAN NO. 23-05
AT 725/741 S. ORANGE AVENUE**

PRECISE PLAN NO. 23-05

MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

APPLICANT: Nick Hermann

LOCATION: 725/741 S. Orange Avenue

WHEREAS, there was filed with this City, a verified application on the forms prescribed in Chapter 26 of the West Covina Municipal Code, requesting approval of a Precise Plan to:

Allow for the construction of a four-story, 42,000 square feet facility addition to the existing West Covina Medical Center building on a certain property described as:

Assessor's Parcel No. 8474-001-022 in the records of the Los Angeles County Assessor; and

WHEREAS, consistent with the request, the applicant has also requested a Conditional Use Permit to allow a behavioral health facility hospital use; and

WHEREAS, consistent with the request, the applicant has also requested a Variance to deviate from the development standards and reduce the number of parking spaces required; and

WHEREAS, consistent with the request, the applicant has also requested a Tree Removal Permit to remove thirty-eight (38) trees on the east side of the property; and

WHEREAS, the Planning Commission upon giving the required notice, did on the 11th day of February 2025, conducted 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 the construction of a four-story, 42,000 square feet, seventy-one (71) bed behavioral health facility addition to the existing West Covina Medical Center building.

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 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 the development of a behavioral health facility hospital addition is consistent with the General Plan's goals. The subject property is located south of the Interstate 10 Freeway. The project site is adjacent to commercial properties to the South, East, and West. The proposed project is consistent with the following General Plan policies:
 - Our Prosperous Community P2.4 Build on and grow West Covina's regional appeal
 - Our Prosperous Community P2.7a Explore health/medical campus opportunities
 - Our Prosperous Community P2.9 Support local businesses.
 - b. The project includes the construction of a 42,000 square feet hospital addition to the West Covina Medical Center. The proposed hospital addition complies with

the Urban Center Zone of the Downtown Plan and Code standards. The project includes a variance application for a 79 off-street parking deficit that is justified based on the analysis of the future parking demands for the site.

- c. The proposed project is surrounded by commercial uses, including an office building and a retail center. Therefore, as conditioned, 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 Orange Avenue.
 - e. The proposed addition is designed to complement and be compatible with the existing medical office and hospital buildings. 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. 23-05 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 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 are 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 February 11, 2025.

- b. Approval of this precise plan is contingent upon, and shall not become effective unless and until, approval of Conditional Use Permit No. 23-04 and Variance No. 24-02.
- c. These conditions of approval shall be printed on, or attached to, the working drawings submitted to the Engineering Division for approval.
- d. That the project complies with all requirements of the “Urban Center” Zone and all other applicable standards of the West Covina Municipal Code and Downtown Plan and Code.
- e. This approval is to allow for the construction of a 42,000 square foot, 71-bed behavioral health hospital addition.
- f. 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 Conditional Use Permit. The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense.
- g. 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.
- h. The applicant shall meet any and all monitoring or reporting requirements necessary to ensure compliance with the mitigation measures contained in the Mitigated Negative Declaration of Environmental Impact as those may be determined by the City, including, but not limited to, entering into an agreement to perform and/or for monitoring and reporting during project construction and implementation. 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.
- i. The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- j. The approved use shall be in compliance with the Noise Ordinance (Chapter 15).
- k. 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.

- l. The applicant shall sign an affidavit accepting all conditions of this approval.
- m. 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.
- n. All outstanding fees and Development Impact Fees will be due at the time of building permit issuance.
- o. All new gutters and downspouts shall not project from the vertical surface of the building.
- p. 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.
- q. All approved materials and colors shall be clearly indicated on the plans.
- r. 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.
- s. 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.
- t. The parking lot shall be resurfaced/repared and restriped so that there are no visible cracks and/or holes on the surface prior to 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.
- u. 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.
- v. 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.

- w. 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.
- x. 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. The landscape and irrigation plan shall be approved and the landscaping/irrigation installed prior to permit final. A licensed landscape architect shall certify that the landscaping was installed per the approved landscape plan.
- y. The landscape plan shall include the planting of at least one 24” box-sized replacement tree to be planted on the planter island directly in front of the hospital addition pursuant to Tree Removal Permit No. 25-01. If 10 additional replacement trees cannot be accommodated on the site, the applicant shall pay an in lieu amount equivalent to five (5) 24-inch box sized trees and five (5) 36-inch box size trees to the City's tree fund to be used to plant replacement trees on the City public right-of-way or publicly owned properties (i.e., Civic Center, parks).
- z. 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 permit final.
- aa. The new development shall comply with the Development Impact Fees (Ordinance No. 2286 and Resolution No. 2015-81). The impact fees will be due at the time of engineering permit issuance.
- bb. Comply with all requirements of the “Art in Public Places” ordinance (WCMC Chapter 17), prior to the issuance of building permits. Artwork shall be installed or required fee paid prior to issuance of Certificate of Occupancy or permit final.

ENGINEERING DIVISION:

- a. The building shall be addressed as 725 S Orange Ave and an application to assign the address shall be filed with Engineering Division prior to plan check submittal.
- b. 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.

- c. 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>.
- d. Reconstruct the driveway approaches located at Orange Avenue at I-10 EB off ramp, Orange Avenue between West Cameron Avenue and West Garvey Avenue South, and on West Garvey Avenue South in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee. A new driveway approach will need to meet ADA sidewalk requirements.
- e. Remove and replace broken and off grade sidewalk for 725 South Orange Avenue property and adjacent parking lot 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 for 725 South Orange Avenue property and adjacent parking lot and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
- g. Rehabilitate existing AC street pavement along the length of the property frontage to the centerline of the street as directed by the City Engineer or his/her designee.
- h. Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits.
- i. Prior final of the building permit(s), inspection required by Public Works inspector.
- j. The existing parking lot should be updated to meet general and ADA requirements (eliminate trip and fall hazards due to uneven pavement and tree roots, add required ADA assessable parking spaces with pavement markings and signage) based on Muni Code Section 26-584.

TRAFFIC DIVISION:

- a. Prior to the start of construction, the applicant shall provide to the City, a circulation plan for Deliveries, Trash, Medical Waste Drop Off and any patient access during construction. Construction shall not start until the circulation plan is approved by the City Traffic Engineer.
- b. All pedestrian paths from ADA parking spaces on-site to building shall be clear from obstacles as well as be ADA compliant with ramps as well as truncated domes.
- c. Refresh all red curb along Orange Avenue – project frontage, prior to permit final.
- d. Add 20' of red curb on the west side of the Orange Ave driveway, prior to permit final.

- e. In the parking lot across from the hospital show the location of reserved spaces for staff as well as meet ADA requirements for number of ADA spaces, prior to permit final.
- f. Install 20' of red curb on either side of the hospital parking lot on Garvey Ave S for line of sight, prior to permit final.
- g. Provide clear signage noting the parking lot is for employees and guests to the hospital at the parking lot, prior to permit final.

FIRE DEPARTMENT:

- a. Continue to utilize 2022 or most current approved California Codes.
- b. A written Fire Protection Plan is still required prior to proceeding pass foundation work. Notate on next plan revision.
- c. Monitored Fire Sprinklers will be noted as deferred submittal on initial plans submittal.
- d. Monitored Fire Alarm will be noted as deferred submittal on initial plans submittal.
- e. Monitored Fire Pump will be noted as deferred submittal on initial plans submittal.
- f. Smoke Control system(s) noted as deferred submittal on initial plans submittal.
- g. ERRCS will be noted as deferred submittal on initial plans submittal.
- h. Fire Command Room to be identified on initial plan submittal.
- i. After discussion with City Staff and Design Fire, the proposed alternate means and methods for the secondary access is acceptable as noted on page 4A "Fire Department Access Plan" on 2024.10.10 Entitlements Resubmittal A. pdf.
 - i. In lieu of Fire Department access from two separate points, the following alternate means and methods shall be required;
 - Fire fighter emergency access pathway/walkway along Cameron shall be provided.
 - Revised fire access turnaround will be required. (See #10)
 - Fire Command Room within behavioral health building to be provided.

- j. Fire will identify any additional signage or pavement stenciling to maintain requirements as noted in # 10.
- k. An approved and serviceable on-site fire protection system will be required prior to the start of building construction. Notate on plans as deferred submittal on initial plans submittal.
- l. A preliminary on-site fire protection plan will be required as part of the initial plan submittal.
- m. Hydrant installation shall be completed prior to combustible construction commencement.
- n. As per submittal, current available fire flow is 5000gpm, at 74psi, for 5hrs.
- o. This requirement has been remediated by #9 alternate means and methods.
- p. Knox box location and installation to be noted on plans.
- q. This requirement has been remediated by #9 alternate means and methods.
- r. This requirement has been remediated by #9 alternate means and methods and #10.

***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 11th day of February 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: February 11, 2025

Shenna Heng, Chair
Planning Commission

Jo-Anne Burns, Secretary
Planning Commission