

PLANNING COMMISSION

RESOLUTION NO. 12-87-3579

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING UNCLASSIFIED USE PERMIT NO. 348 AND CERTIFYING THE NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT THEREFOR.

UNCLASSIFIED USE PERMIT NO. 348

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

APPLICANT: Chen-Lung Kuo

LOCATION: 2748 East Garvey Avenue South

THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission, requesting an unclassified use permit under the provisions of Chapter 26, Article VI of the West Covina Municipal Code, to permit the following use:

A 75 unit plus manager's quarters motel, on that certain property described as follows:

That portion of Lot 74, Tract No. 930 in the City of West Covina, County of Los Angeles, State of California, as per map recorded in Book 17, Page 38 of Maps, in the Office of the County Recorder of said County; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 2nd day of December, 1987, conduct a duly advertised public hearing as prescribed by law to consider said application; and

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

1. The applicant is requesting approval of an unclassified use permit to demolish an existing one-story, 21-unit motel, and construct a 76-unit motel at the above location in the Medium-Commercial (C-2) Zone.
2. The project meets or exceeds the requirements of the Medium-Commercial (C-2) Zone.

3. Findings necessary for approval of an unclassified use permit:

- a. That the proposed use at the particular location is necessary to provide a service or facility which will contribute to the general well being of the neighborhood or community.

Replacing an outdated motel with one offering modern accommodations and amenities is desirable in that it enhances the City's image along the freeway and better serves the people passing through the City.

- b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

Upgrading of the site with a more modern version of the existing use that has served the community for years will not be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

- c. That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use with the land and uses in the neighborhood and make it compatible thereto.

The precise plan of this unclassified use, by supplying the parking, landscaping, and other features required by Code and the design standards of the Eastland Redevelopment Project Area pertaining to motels, demonstrates that the site is adequate in size to accommodate the use and make it compatible with adjacent properties.

- d. That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed uses and that street patterns of such a nature exist as to guarantee that such generations will not be channeled through residential areas on local residential streets.

The site fronts on Garvey Avenue with direct access to Citrus and Barranca Avenues, and freeway off and on ramps. These streets are adequate in width and improvements to carry traffic generated by the use and will not channel traffic through residential areas on local residential streets.

- e. That the granting of such unclassified use permit will not adversely affect the General Plan of the City, any other adopted plan of the City, or the adopted plan of any other governmental agency.

The proposed use is consistent with the C-2 Zone, a less intense zone than Service-Commercial (S-C). It is also consistent with the East Hills Specific Plan and the Eastland Redevelopment Plan designation of Service-Commercial, and the General Plan designation of Service and Neighborhood Commercial. Granting of an unclassified use permit for a use that is consistent with the General Plan and all other adopted plans will not adversely affect those plans.

4. An initial study has disclosed that, because of its location between a principal and minor arterial on Garvey Avenue South, a frontage road of the San Bernardino Freeway, and compliance with the General Plan and Municipal Code of the City of West Covina, the project will have no significant impact on the environment, and a negative declaration of environmental impact has been prepared pursuant to the California Environmental Quality Act of 1970, as amended.

NOW, THEREFORE, BE IT RESOLVED, that Unclassified Use Permit No. 348 be APPROVED and the Negative Declaration of Environmental Impact CERTIFIED 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 following conditions 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 a Certificate of Occupancy is issued, and the violation of any of which shall be grounds for revocation of said Unclassified Use Permit by the Planning Commission or City Council. The Unclassified Use Permit shall not be effective for any purpose until the owner of the property involved (or his 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 Unclassified Use Permit as stated below:

1. Comply with Study Plan "A", dated December 2, 1987.
2. Comply with Exhibits 1 thru 3 (Elevations and Floor Plans).
3. Comply with the requirements of the Medium Commercial (C-2) Zone.
4. The front yard areas, between the building frontage and the Garvey Avenue sidewalk, are to be kept free and clear of any and all mechanical equipment.
5. All utilities shall be installed underground.
6. A five-and-one-half foot high masonry or concrete block trash enclosure shall be provided pursuant to Section 26-568(b).

7. Gutters and downspouts are not to project from the vertical surface of the building.
8. All ground-mounted, wall-mounted and/or roof-mounted equipment not shown on the approved Study Plans, shall be screened from public view 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.
9. Prior to the issuance of building permits, applicant shall submit a detailed landscaping plan to the Planning Director for review and approval. Said plan to include type, size and quantity of landscaping materials as well as a fully automatic comprehensive watering system. Landscaped areas are to be kept free of litter and diseased or dead plants.
10. Engineering Department requirements:
 - a. Comply with all conditions contained in Planning Resolution No. 567.
 - b. Sidewalks, nine feet wide with trees in tree wells shall be constructed along Garvey Avenue adjacent to curb.
 - c. Adequate provision shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
 - d. Parking lot and driveway improvements on private property shall comply with Planning Commission Resolution No. 2513 and be constructed to the City of West Covina Standards.
 - e. Water service facilities shall be constructed to at least meet the requirements for fire flow established by the City's Fire Department and the requirements of the subsequent water purveyor/owner of the facilities.
 - f. Prior to issuance of a Building Permit, all of the following requirements shall be satisfied:
 - i. A final grading and drainage plan showing existing and proposed elevations and drainage structures and showing existing and proposed on-site and off-site improvements shall be submitted to and approved by the Planning, Building and Engineering Departments.
 - ii. A parking lot lighting plan showing electrolier types in conformance with City Standard Drawing T-33 and locations, average illumination levels, points of minimum illumination and photometric data in conformance with Planning Commission Resolution No. 2513 and as requested shall be submitted to and approved by the City Engineer and Planning Director.

- iii. An itemized cost estimate for all on-site and off-site improvements to be constructed, except buildings, shall be submitted to the Engineering Department for approval. Based upon the approved cost estimates, required fees shall be paid and improvement securities for all on-site and off-site improvements, except buildings, and 100% labor/material securities for all off-site improvements, shall be posted prior to final approval of the plans.

11. Building Department Requirements:

- a. Comply with all requirements of the following Codes of the City and State:

- i. 1982 Uniform Building Code
- ii. 1982 Uniform Plumbing Code
- iii. 1982 Uniform Mechanical Code
- iv. 1984 National Electric Code
- v. Title 24 State of California Energy/Insulation Regulations and Handicapped Persons Standards.
- vi. West Covina Security Ordinance

12. Fire Department Requirements:

Post "No Parking" along both sides of the 20-foot driveway at rear of property.

13. Police Department Requirements:

No requirements.

14. Redevelopment Agency Requirements:

Comply with Motel/Hotel Design Standards for locations adjacent to the San Bernardino Freeway within the Eastland Redevelopment Area.

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FINALLY RESOLVED, that the Secretary be instructed to forward a copy of this Resolution to the applicant, Building and Safety Director and City Council, respectively, for their attention.

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 2nd day of December, 1987, by the following vote:

AYES: Commissioners Adams, Connolly, Gordon, Schoonover, and Chairman Smith

NOES: None

ABSENT: None

DATE: December 2, 1987

EXPIRATION DATE:
December 2, 1988


Stanley Smith, Chairman
Planning Commission


Patricia Haley, Secretary
Planning Commission

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