

PLANNING COMMISSION

RESOLUTION NO. 25-6175

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PRECISE PLAN NO. 25-01 AND TREE REMOVAL PERMIT NO. 25-10

PRECISE PLAN NO. 25-01

TREE REMOVAL PERMIT NO. 25-10

MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

APPLICANT: Louisa Feletto, Meritage Land Company

LOCATION: 1501 W. Del Norte Street

WHEREAS, there was filed with the City, a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval of a precise plan to:

Construct a 282-unit housing development including single family and multiple family residential units on that certain property described as:

Assessor's Parcel Numbers 8458-020-901 in the records of the Los Angeles County Assessor; and

WHEREAS, there was filed with the City, a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval of a tree removal permit for the removal of one Coast Live Oak tree; and

WHEREAS, consistent with the request, the applicant has requested a General Plan Amendment (GPA 25-01) to amend the designation of the Land Use Element on the subject property from Civic:Schools to Neighborhood High Residential (up to 54 units per acre) and Neighborhood Medium Residential (up to 20 units per acre); and

WHEREAS, consistent with this request, said zone change application is requested to change the zoning from Single Family Residential (R-1) to the "Specific Plan-33: Del Norte Specific Plan"; and

WHEREAS, an application for a tentative tract map (TM 004618) has been submitted to subdivide the property and create single-family lots and a condominium map to enable sale of the new homes; and

WHEREAS, the Planning Commission upon giving the required notice did on the 9th day of December 2025, conduct 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 approval of a precise plan to approve the design and allow the construction of 282-unit single and multi-family residential dwelling units, internal drive aisles, common open space, guest parking spaces, and other associated incidental improvements on the 13.62-acre.
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 provision 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. The foregoing Recitals are hereby incorporated by reference into the terms of this approval.

2. On the basis of the evidence presented, both oral and documentary, the Planning Commission makes the following findings:

- a. The proposed development plans and the uses proposed are consistent with the General Plan and any applicable specific plan.*

The project is a request for a Precise Plan to allow for the construction of a 282-unit residential development with a Specific Plan. There will be 564 garage parking spaces and 77 guest parking spaces onsite as well as 2 parking spaces in each of the driveways of the 34 single-family houses and parallel parking spaces along Del Norte Street and Nora Avenue frontages. The applicant is also requesting approval of a General Plan Amendment from Civic: Schools to Neighborhood High Residential (up to 54 units per acre) and Neighborhood Medium Residential (up to 20 units per acre). The project also includes a request for approval of a Tentative Tract Map to create individual lots for sale. In addition, the project includes a Tree Removal Permit to remove one Coast Live Oak. The proposed project is consistent with the following General Plan policies and actions:

Policy 3.3 New growth will complete, enhance, and reinforce the form and character of unique West Covina neighborhoods, districts and corridors.

The project is surrounded by single family residences, Del Norte Park and a small office. The applicant is proposing to develop two-story single-family houses along the frontages of Del Norte Street and Nora Avenue. The higher density 3-Story Townhomes would be constructed “behind” the single-family houses. The high density 4-Story Stacked Flats would be located east and north of the Townhomes. The design of the proposal allows for a transition between the existing single-family homes and the high density 4-Story Flats. The project has been designed to be compatible and sensitive to the surrounding single-family residential neighborhood.

The project site is close to Sunset Avenue which is designated as a "Commercial Mixed-Use Thoroughfare" in the General Plan. It is appropriate to locate higher density development near streets such as this to reduce impacts to lower intensity neighborhoods. The project will be urban infill on a site suitable for residential development.

Policy 3.6 Reduce West Covina’s production of greenhouse gas emissions and contribution to climate change, and adapt to the effects of climate change.

By promoting infill development, the project creates needed housing without sprawl. This helps reduce impacts to climate change. The site is served by transit, giving residents the option to reduce the use of automobiles.

The proposed project is consistent with the following Housing Element Goals:

Goal 2 Provide a variety of housing types to accommodate all economic segments of the City.

The project will provide detached and attached for-sale housing. The detached units will be 3 or 4 bedroom units. The attached housing will range from 2 bedroom to 4 bedroom units. The variety of layouts and size will provide a range of price to the buyers and assist the City in meeting housing production requirements of the Housing Element.

The project creates infill residential development and utilizes a variety of architectural styles. It will provide for-sale housing at a density that should support a more affordable product. It will be compatible with the single-family neighborhood that surrounds the subject property.

- b. The proposed development is consistent with adopted development standards for the zone and complies with all other applicable provisions of the Municipal Code.*

The project conforms to the proposed General Plan designation of Neighborhood Medium and Neighborhood High Residential, as well as the standards of the Del Norte Specific Plan, and all other applicable development standards in the Zoning 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.*

The proposed project is on a triangular shaped vacant lot that was previously developed with school. The site will be developed according to applicable development standards. The project is designed to be compatible with adjacent residential development.

The project will include required parking. The site will be landscaped. Mitigation measures and conditions of approval will ensure that the site is developed such that it will 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.*

The proposed project site is 13.62 acres, flat and is physically suitable for the proposed project and adequate to accommodate the size and shape of the buildings, parking and all required development standards set forth in the West Covina Municipal Code and the Del Norte Specific Plan. The site is served by all necessary utilities. Appropriate mitigation measures and conditions of approval will ensure that the site is improved in a manner consistent with City standards.

- 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.*

The buildings utilize Traditional (Seaside) and Spanish architectural styles with a variety of finishes, materials and colors. The two-story buildings are designed to be compatible with and complement the existing neighboring single-family residential homes. New open block walls/fencing will be constructed along the Del Norte Park perimeter. The proposed residences will have front doors facing the street, enhancing the sense of connectedness to the existing residential community. The design characteristics create an attractive project with architectural interest and substantial landscaping.

3. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, the Planning Commission recommends that the City Council approve Precise Plan No. 25-01 and Tree Removal Permit No. 25-10 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 Planning Director, before the use or occupancy of the property is commenced and before the Certificate of Occupancy is issued.
4. That the precise plan and tree removal permit shall not be effective for any purpose until the applicant (or a 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 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.
5. 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.
6. That the approval of the precise plan and tree removal permit is subject to the following recommended conditions:

PLANNING DIVISION

- a. Comply with plans reviewed by the Planning Commission on December 9, 2025.
- b. Approval of this precise plan is contingent upon and shall not become effective unless and until approval of General Plan Amendment No. 25-01, Zone Change No. 25-02 and Tentative Tract Map No. 004618.

- c. These conditions of approval shall be printed on or attached to the working drawings submitted to the Building Division for approval.
- d. The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- e. The approved use shall be in compliance with the Noise Ordinance (Chapter 15).
- f. This approval shall become null and void if the building permit is not obtained within two (2) years of the date of this approval, unless as otherwise allowed to be extended per condition g. below.
- g. The Zoning Code gives provisions for up to two one-year extensions to keep entitlements active. Therefore, prior to permit expiration, (if building permits have not been obtained) you are urged to file a letter with the department 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 Department about the pending expiration of the subject entitlement.
- h. The applicant shall sign an affidavit accepting all conditions of this approval.
- i. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
- j. 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.
- k. 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 Planning Director shall be obtained prior to implementation.

- l. Enhanced side elevations shall be included on the side elevation of buildings visible from off-site as shown on Sheet A1.10 of the approved plans.
- m. Graffiti-resistant coatings shall be used on all walls, fences, sign structures, or similar structures to assist in deterring graffiti.
- n. Any graffiti that appears on the property during construction shall be cleaned or removed on the same business day.
- o. All outstanding fees and Development Impact Fees will be due at the time of building permit issuance.
- 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. The location of new electrical transformers, vaults, antennas, mechanical and all other equipment not indicated on the approved plans must be approved by the Planning Director prior to the issuance of building permit. Provide construction details prior to issuance of a building permit.
- s. All new pole mounted lighting shall be accurately indicated on the grading plan and shall be located within landscaped or hardscaped area. Pole locations shall be accurately staked prior to installation by the Engineer.
- t. All parking facilities shall comply with the "Parking Lot Design and Lighting Standards."
- u. A lighting plan showing electroliter types 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 Planning Division and the City Engineer.
- v. Building and parking lot lighting is required to be architecturally integrated with the building design. Standard security wall packs are not acceptable unless they are provided with hooding that is architecturally compatible with the building.
- w. All garages shall comply with West Covina Municipal Code standards with minimum dimensions of 20 feet by 20 feet or 10 feet by 40 feet for tandem garages.
- x. The development shall provide enhanced side elevations for each building on the perimeter of the subject property and on those indicated on Sheet A1.10 of the approved plans, including a minimum of 20 enhanced side elevations.
- y. 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.

- z. That prior to 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.
- aa. The landscape plan shall include the planting of at least one (1) - 36" box-sized replacement trees pursuant to Tree Removal Permit No. 25-10. The replacement trees shall be identified as such on the landscape plan and shall be installed prior to building permit final.
- bb. The applicant shall work with the Engineering Division for the removal of street trees and to identify the proper locations for new street trees. The new street trees shall be identified as such on the landscape plan and shall be installed prior to building permit final. The new street trees shall be a minimum of 36" box-sized trees, unless the City Engineer otherwise requires smaller sized trees.
- cc. The additional 11 parking spaces to be added on the new portion of Del Norte shall be striped as shown on the approved plans.
- dd. 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 building permit final.
- ee. Prior to the issuance of building permits, the applicant shall submit a detailed wall and fencing plan to the Planning Director for review and approval. Fences and/or walls shall be constructed around all properties, as determined by the Planning Director. Said plan shall indicate the locations for all fences and walls, and shall further indicate the height, materials, and colors for all fences and walls. Perimeter block walls/retaining walls shall be constructed of a decorative material, such as slumpstone or split-face block. The wall and fencing plan shall include the location, design, and materials.
- ff. Any sidewalk, hardscape, or parking facility, with potholes, broken, raised or depressed sections, large cracks, mud and/or dust, accumulation of loose material, faded or illegible pavement striping or other deterioration shall be repaired.
- gg. Prior to requesting a final inspection from the Building Division, the Planning Division shall inspect the development.
- hh. All new utilities shall be placed underground prior to issuance of Certificate of Occupancy per WCMC 23-273.
- ii. 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.

- jj. 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.
- kk. The project shall comply with the provisions of the Art in Public Places ordinance (WCMC Section 17-41) prior to issuance of building permits.
- ll. The applicant shall establish a homeownership assistance program for no less than ten percent of the total proposed homes. The homeownership assistance program shall be made available for first-time home buyers with preference provided to existing West Covina residents/and or low- or moderate-income individuals/families. A minimum of \$15,000 per home shall be dedicated to homes in the program. The homeownership assistance program shall be established prior to the approval of the model home marketing complex and shall be reviewed and approved by the Economic Development and Housing Division Manager, Community Development Director and City Attorney's Office.
- mm. Black metal tree grates shall be installed to protect the City trees and to maintain/provide pedestrian safety. The tree grates shall be installed to the specification of the City Engineer. The property owner and/or Homeowner Association (HOA) shall be responsible for the maintenance, repair, and/or replacement of the tree grates located on the sidewalk in front of the property.
- nn. Label trash can storage area within the garage on the plans and include the proposed square footage for multi-unit buildings.
- oo. Label trash can storage areas in the side yard for detached single family residential units and clarify proposed screening.
- pp. All mechanical equipment must be located outside the front setbacks along N Nora Ave and W Del Norte St and must be fully screened.
- qq. Monument signs require separate sign permits.
- rr. There is a requirement for developers to provide for "Art in Public Places" on new developments at a rate of 0.5% of total project costs, excluding land.
- ss. The parking of recreational vehicles including but limited to campers, motor homes, trailers, boats, etc., will be prohibited unless a designated storage area is provided, which is fully enclosed and screened from public view. Any such space cannot occupy any other required parking, driveway or required usable open space or area.

- tt. A condition will be required that the CC & R's include a requirement that garages be used to park vehicles.
- uu. The development will have a Homeowner's Association; the applicant shall draft a Prospective Homebuyer's Awareness Package (PHAP) and submit it to the Planning Department for review and approval prior to the issuance of building permits. Copies of signed copies of PHAP for all lots shall be submitted to the Planning Department.
- vv. The Planning Division received the SB 330 application to "freeze" applicable fees. The current Park Dedication in lieu fee is \$3,087,900 (based on 282 units). The Development Impact fees are \$2,059 per unit for the detached single-family units and \$1,468 per unit for the attached multi-family units. The impact fees will be due at the time of building permit issuance.

BUILDING DIVISION

- a. The second sheet of building plans is to list all conditions of approval and to include a copy of the City Council Resolution. This information shall be incorporated into the plans prior to the first submittal for plan check.
- b. New construction development impact fees per unit per Municipal Code Chapter 17 article IV shall be paid prior to the issuance of the building permit.
- c. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- d. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- e. Applicant shall submit a site plan to Building Official for proposed addressing at the same time with the grading or building plan check submittal. An application to assign address shall be filed with Engineering Division.
- f. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- g. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- h. 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.
- i. 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.
- j. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.
- k. A grading and drainage plan shall be approved by Engineering Division 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.
- l. Prior to submitting grading plans to Engineering Department, LID review shall be completed and approved.
- m. Projects shall comply with the requirements of the NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) prior to issuance of a Demolition, Grading & Building permit. These include requirements for sediment control, erosion control, and construction activities control to be implemented on the project site.
- n. All State of California disability access regulations for accessibility and adaptability shall be complied with.
- o. The property shall be surveyed and the boundaries shall be marked by a land surveyor licensed by the State of California.
- p. Foundation inspection will not be made until the excavation has been surveyed and the setbacks 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.
- q. Electrical plan check is required.
- r. Mechanical plan check is required.
- s. Plumbing plan check is required.
- t. Project shall comply with the CalGreen Residential requirements.
- u. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.
- v. Separate building permit is required for each detached structure.

- w. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
- x. 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 indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- y. Separate permit is required for Fire Sprinklers.
- z. The Los Angeles County Plumbing Code requires each building to have a separate and independent connection to the public sewer. Multiple buildings can share a private main line sewer only if the Sewer Covenant is completed and recorded with the Los Angeles County Recorder.
- aa. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

ENGINEERING DIVISION

The following are Public Works conditions and shall be incorporated into submittal plans, show the conditions on site plans and on grading plans (No handwritten notes, stickers etc. shall be accepted):

- 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 City Council Resolution. This information shall be incorporated into the plans prior to the first submittal for plan check.
- b. Preliminary addressing for the proposed development shall be submitted to the Engineering Division for addressing prior to plan check submittal.
- c. Install two new curb ramps at the northwest and southwest corner of West Del Norte Street and North Sunset Avenue in accordance with SPPWC Standard Plan 111-5 and as directed by the City Engineer or his/her designee.
- d. Replace existing curb ramp at the corner of North Nora Avenue and West Del Norte Street with new curb ramp in accordance with SPPWC Standard Plan 111-5 and as directed by the City Engineer or his/her designee.
- e. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.

- f. Close existing driveway aprons along North Nora 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.
- g. Close existing driveway aprons along West Del Norte Street, 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.
- h. 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.
- i. 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.
- j. The approved building addresse(s) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.
- k. 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:
 - a. 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.
 - b. Pay in-lieu fee in the amount based on the most recent version of the LA County LDD Bond Calculation Sheet for the required rehab to the City. City will use the in-lieu fees in the future for street rehabilitations as necessary.
- l. 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.
- m. Underground all utility services to the property and adjacent to the property.
- n. Sewer Study shall be reviewed and approved by the City Engineer or his/her designee, prior to the issuance of permits. If sewer is found to be inadequate, sewer improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the property owner/developer.

- o. 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:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
- p. 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.
- q. 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.
- r. 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>
- s. Comply with all regulations of the Los Angeles Regional Water Quality Control Board and Article II of Chapter 9 of the West Covina Municipal Code concerning Stormwater/Urban Run-off Pollution control.
- t. LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.
- u. 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 engineering review shall be made at the sole cost to the property owner/developer.
- v. W Del Norte Street, between N. Sunset Avenue and N. Nora Avenue, shall be dedicated to the City for public street purposes, including associated easements for utility, street lighting, and traffic signing, in the same width and alignment as W Del Norte Street to the west, as required by the City Engineer.
- w. 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.

General Requirements

- x. The required street improvements shall include those portions of roadways contiguous to the subject property and include:
- y. Remove and reconstruct existing driveway approaches shall be removed and reconstructed to meet current ADA requirements.
- z. Repair all damaged and off-grade curbs, gutters and sidewalks.
- aa. The developer shall either pay an in-lieu fee equal to the estimated cost of street rehabilitation based on Los Angeles County Land Development Division Bond Calculation Sheets prior to the issuance of building permits or provide street rehabilitation work up to centerline of all streets contiguous to subject property.
- bb. Required street dedications shall include those portions of roadways contiguous to subject property be recorded in the Office of the Los Angeles County Recorder prior to the issuance of any Building Permits and/or Engineering Permits to the satisfaction of the City Engineer.
- cc. The access rights to interior lots and private streets from public roadways shall be dedicated to the City to the satisfaction of the City Engineer.
- dd. Sidewalks (with trees in tree wells or in parkways) shall be constructed along roadways contiguous to subject property adjacent to curb or R/W line to the satisfaction of the City Engineer.
- ee. Adequate provision shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
- ff. Parking lot and driveway improvements on private property for this use shall comply with Planning Commission Resolution No. 2513 and be constructed to the City of West Covina Standards.
- gg. 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.
- hh. Easements contiguous to the street right-of-way shall be granted for utility, street lighting, and traffic signing purposes to the satisfaction of the City Engineer.
- ii. Private street improvements shall comply with Municipal Code Chapter 19, Article 8, and Planning Commission Resolution No. 2519.
- jj. Prior final of the building permit(s), inspection required by Public Works inspector.

Tract Map Requirements

- kk. The proposed subdivision shall conform to West Covina Municipal Code Chapter 20 - Subdivisions.

- II. A park dedication in-lieu fee shall be paid to the City of West Covina prior to issuance of a Building Permit pursuant to Section 20-40 of the Municipal Code. The estimated park fee is approximately \$3,087,900 (438 sf x 282 x \$25/sq ft)

FIRE DEPARTMENT

- 1) Fire Apparatus Roads:
 - a) Approved fire apparatus access roads shall be provided to within 150 feet of all exterior walls of the first story of each building, measured along an approved route.
 - b) The turning radius along the fire apparatus road shall meet the requirements as set forth in 2022 CFC Section D103.3.
 - c) All fire apparatus roads shall have a minimum unobstructed width of 26 feet (exclusive of shoulders), a vertical clearance of 13 feet 6 inches, and be designed to support a 65,000-pound vehicle load with all-weather surfaces. Maximum grade shall not exceed 16%, with transitions limited to 5% slope for the first and last 15 feet.
 - d) Overhead utility and power lines shall not be located over any fire apparatus access road or between the aerial fire apparatus access road and the building. (2022 CFD Appendix D-104.4)
 - e) Dead-end roads exceeding 150 feet shall include an approved turnaround (e.g., cul-de-sac with a minimum 96-foot diameter or hammerhead). Turning radii shall accommodate West Covina Fire Department apparatus.
 - f) “NO PARKING—FIRE LANE” signs and red curbs shall be installed per WCMC and CFC standards to prevent obstruction.
 - g) Gates, if installed, shall include Knox Box emergency access and comply with UL 325 for electric gates. Gates entering, exiting or installed across the fire apparatus road shall be less than 20 feet wide where a single gate is provided. Where a fire apparatus access road consists of a divided roadway, the minimum shall be 12 feet.
 - h) All security gates, both vehicle and pedestrian, shall be equipped with a Knox Box emergency entry system to allow first responders immediate emergency access to the property.
 - i) Access paths to buildings shall be non-pervious, with no barriers exceeding 18 inches without stairs, and slopes not exceeding 10% without steps.
 - j) Multiple access roads may be required if impairment risks (e.g., terrain or traffic) are identified.
 - k) Plans for access roads and fire lanes shall be submitted for Fire Department review prior to construction.
 - l) Include fire lane striping and signage in architectural plan submittal. Fire lane identification, painted red curbs, striping and signage must all be completed prior to final.
 - m) Four-Story Stacked Flats: Fire Department Laddering Pad and Setback at Rescue Openings for the four story stacked flats shall be provided in accordance with the 2022 California Fire Code, Chapter 5, Appendix D, Sections D104 and D106. A clear, flat space for laddering rescue openings shall be provided beneath each rescue opening.

The distance between the nearest edge of this laddering pad and the structure is based on standardized operational procedures and safe practice to achieve a proper laddering angle.

- i Laddering pad locations shall be identified for each emergency egress window.

2) Fire Hydrants and Water Supply

- a) Hydrant spacing and number shall comply with CFC Appendix C, with flow capacities marked per NFPA 291 (e.g., color-coded tops). A 3-foot clear space around each hydrant shall be maintained, with protection from vehicle impact if necessary.
- b) The following fire hydrants shall be upgraded to a 6 x4 x 2.5.
 - i At the corner of N. Nora and W. Roland
 - ii At the corner of N. Nora and W. Del Norte
 - iii Hydrant located at 419 N. Nora Ave.
- c) Additional fire hydrants shall be added to the development. Hydrants shall be installed at 225 foot minimum spacing.
 - i Northeast corner of Driveway “A” and W. Del Norte Ave.
 - ii Southwest corner of Driveway A and Driveway C.
 - iii Southwest Corner of Driveway A and Driveway D.
 - iv Southeast Corner of Driveway D and Driveway E
 - v Southside of Driveway D at Driveway S.
 - vi Southeast Corner of Driveway E and Driveway C.
 - vii Southwest corner of Driveway C and Driveway K.
 - viii Southeast corner of Driveway B and Nora Ave.
 - ix Northwest corner of W. Del Norte and N. Sunset Ave.
- d) Required Fire Flow of 8000 GPM @ 20 psi for 4 hours.
- e) New Fire Flow Test Required. Contact local water purveyor to conduct required fire flows.
- f) Additional hydrants and water mains will be required and installed prior to any vertical building construction supplies delivered onsite.
- g) Annual inspections and flow tests of private hydrants shall be required, with records maintained on-site.
- h) Hydrants shall have a minimum 6 x 4 x 2.5 with a minimum of 6-inch main, National Hose outlets, with a reflectorized blue marker (3-inch minimum) located on the pavement or sign marker. Location of marker shall be approved by the WCFD.
- i) Recreation Center: Community Space – Fire Access: Knox box access shall be provided for fire department emergency access.

3) Fire Protection and Life Safety Systems

- a) Automatic sprinkler systems shall be installed throughout all buildings per CFC Section 903 and California Residential Code (CRC) Section R313. For single-family detached homes and townhomes (Group R-3), sprinklers are required in all new constructions. For stacked flats (Group R-2), systems shall comply with NFPA 13 for residential occupancy.

- i High Density Areas: Standard fire sprinkler head location exceptions shall not be allowed for bathrooms under 55 sf, closets, storage, balconies, etc.
 - b) Fire Alarm Systems in accordance with NFPA 72.
 - c) Sprinkler plans shall be submitted for Fire Department permit and review prior to installation.
 - i Each residential Unit shall have its own submittal, plan review, permit, and inspection process. A single permit and plan for all units will not be accepted.
 - d) Where elevators are provided in buildings, not fewer than one elevator shall be provided in that building for fire department emergency access to all floors. The elevator car shall be sized to accommodate an ambulance stretcher of 24x 84 inches, with not less than 5-inch radius corners in the open, horizontal position. Said elevator(s) shall be identified with the international symbol for emergency medical services (Star of Life).
 - e) Door between house and garage must be self-closing & self-latching.
 - f) Hard-wired smoke and carbon monoxide detectors with battery back-up required.
 - g) Emergency escape and rescue openings shall be provided as forth in 2022 California Building Code Section 1031.
 - h) Interior located PV ESS- Consult NFPA 855 for specific requirements regarding interconnection of interior smoke alarms.
 - i) Architectural plans to provide specific location, dimensions, cabinet specifications for housing of all Fire sprinkler systems riser equipment. These shall be approved by fire department prior to construction permit is granted.
 - j) Architectural plans shall include conditions for subcontractors to protect the NFPA 13/13D/13R inspectors test outlet and other related fire sprinkler devices.
 - k) New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high, for residential homes, with a minimum stroke width of 0.5 inch.
 - l) Portable fire extinguishers shall be provided in accordance with CFC and NFPA 10.
 - m) Tentative Tract Map C-2.0 shows Los Angeles County Fire Department as providing fire protection services. The City of West Covina Fire Department is the Authority Having Jurisdiction (AHJ). Change note #15 to show correct AHJ.
- 4) Defensible Space and General Fire Prevention
- a) Construction-site fire safety plans shall be submitted, including temporary access and water during building phases.
 - b) Construction Debris and general site cleanliness: in accordance with 2022 CFC Chapter 33 will be required and enforced for the duration of the project.
 - i All combustible site debris will be removed or relocated to a dumpster prior to end of workday.

- ii Site shall be kept in good order without any accumulation of trash/waste or combustible debris.
- iii Site shall be protected from unauthorized access that could cause a fire during construction process.
- iv Site security shall be provided to ensure no unauthorized access is allowed. Unauthorized access could increase the chances of structure fires.
- v Site fire safety during demolition and construction shall be in accordance with 2022 California Fire Code Chapter 33.

5) Plan Review, Inspections, and Compliance

- a) All plans shall be submitted to the West Covina Fire Prevention Bureau for review per WCMC.
- b) Final inspections and certificates of occupancy shall require Fire Department sign-off, including testing of all systems per NFPA standards.
- c) Ongoing maintenance of fire systems shall be the responsibility of the property owner or HOA, with annual inspections required.
- d) Fire impact fees may be assessed at the discretion of the Fire Chief and/or the City Manager, due to the large number of units being constructed and the number of occupants potentially utilizing fire, medical emergency, or inspection services in the future.
- e) Permitting: Each addressed unit shall have an individual permit, plan review, fees, and inspection process.
 - i Architectural
 - ii Fire Sprinkler System
 - iii Fire Alarm System

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 9th day of December 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: December 9, 2025

Livier Becerra, Chairperson
Planning Commission

Arturo Cervantes, Secretary
Planning Commission