

RESOLUTION NO. 2026-40

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WEST COVINA, CALIFORNIA, ADOPTING GENERAL
PLAN AMENDMENT NO. 25-01**

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the applicant, Louisa Feletto of Meritage Land Company, filed with the City verified applications on the forms prescribed in Chapter 26 of the West Covina Municipal Code requesting approval of (a) a General Plan Amendment to change the designation from “Civic: Schools” to “Neighborhood Medium Residential” (up to 20 units per acre) and “Parks and Open Space; (b) a Zone Change to change the zoning from “Single Family Residential (R-1)” to “Specific Plan No. 33, the Del Norte Specific Plan and Open Space (O-S)”; (c) a Precise Plan; (d) a Tentative Tract Map (No. 004618) to subdivide the site and create single-family lots and a condominium map to enable sale of the new homes; and (e) a tree removal permit to remove one significant tree to construct a 282-unit housing development including single family and multiple family residential units (the “Project”) on that certain property described as:

Assessor’s Parcel No. 8458-020-901, in the records of the Los Angeles County Assessor (the “site”); and

WHEREAS, the applicant subsequently reduced the Project from 282 residential units to 260 residential units and then to 232 residential units; and

WHEREAS, on December 9, 2025, January 27, 2026 and April 28, 2026, the Planning Commission conducted a duly noticed public hearing to consider in part General Plan Amendment No. 25-01 and gave all persons interested therein an opportunity to be heard. At the conclusion of the public hearing, the Planning Commission recommended that the City Council adopt General Plan Amendment No. 25-01; and

WHEREAS, on June 16, 2026, the City Council conducted a duly noticed public hearing to consider in part General Plan Amendment No. 25-01; and

WHEREAS, studies and investigations made by the City Council and on its behalf reveal the following facts:

1. The Project includes a General Plan Amendment requesting to amend the land use designation of the site located at 1501 W. Del Norte Street from “Civic: Schools” to “Neighborhood Medium Residential” (up to 20 units per acre) and “Parks and Open Space” to allow for development to occur as indicated by the Precise Plan.

2. The Project includes a Tentative Tract Map to allow for the subdivision of the site, sale of the dwelling units, and the park dedication of approximately 1.45 acres of the site.
3. The Project includes a Precise Plan to construct 232 single and multi-family residential dwelling units, internal drive aisles, common open space, guest parking spaces, a park dedication, and other associated incidental improvements on the 13.62-acre site.
4. The Project includes a tree removal permit to remove one significant tree on the site.

WHEREAS, the Project is considered a “project” pursuant to the terms of the California Environmental Quality Act (CEQA); and

WHEREAS, the City, through its environmental consultant, prepared an Initial Study and Mitigated Negative Declaration for the Project; and

WHEREAS, prior to adopting this Resolution, the City Council adopted Resolution No. 2026-39, adopting a Mitigated Negative Declaration for the Project and approving a Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated herein as findings.

SECTION 2. Approval of General Plan Amendment. The City Council of the City of West Covina hereby adopts General Plan Amendment No. 25-01, redesignating the subject site from “Civic: Schools” to “Neighborhood Medium Residential” (up to 20 units per acre) for 11.74 acres and to “Parks and Open Space” for 1.45 acres as set forth on Exhibit A and amending the Land Use Map of the City of West Covina, as set forth in Exhibit B, to reflect such redesignations.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution and shall enter it into the book of original resolutions.

APPROVED AND ADOPTED on this 16th day of June, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, Assistant City Clerk of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-40 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 16th day of June, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick
Assistant City Clerk

EXHIBIT A
CHANGES TO LAND USE DESIGNATIONS



Indicates the area to be changed from Civic: Schools to Neighborhood Medium Residential and Parks and Open Space

EXHIBIT B

LAND USE MAP

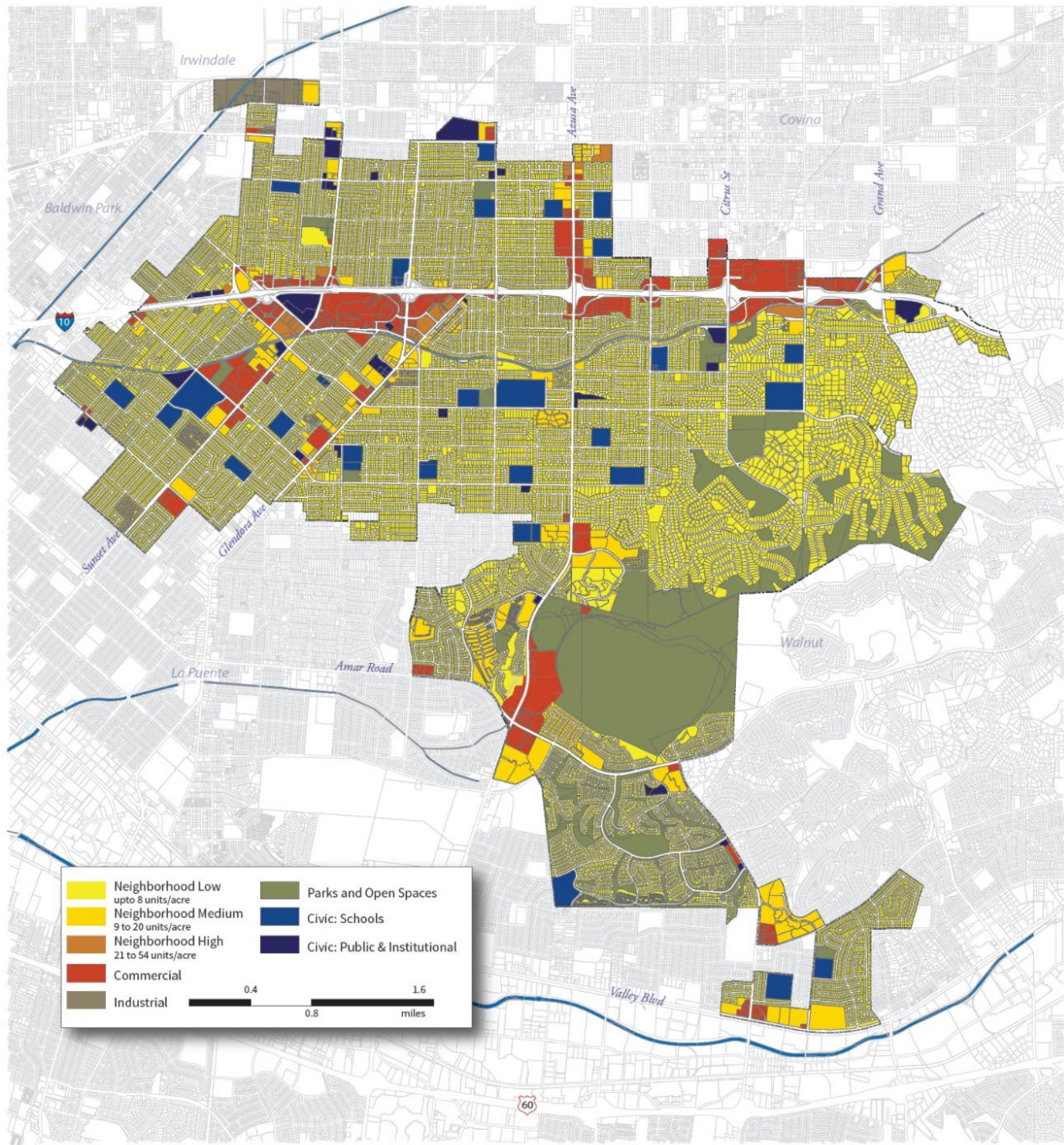


Figure 2.3.7 Land Use Plan