

DRAFT

**MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF WEST COVINA
Tuesday, April 28, 2026**

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina City Council Chambers, 1444 West Garvey Avenue, West Covina, California.

MOMENT OF SILENT PRAYER/MEDITATION

PLEDGE OF ALLEGIANCE

Commissioner Castellanos Led the Pledge of Allegiance.

ROLL CALL

Present: Heng, Reyes, Lewis, Becerra
Absent: Castellanos
City Staff Present: Cervantes, Rivera, Laymon, Mehta, Anderson

APPROVAL OF MINUTES

1. Regular meeting, [March 24, 2026](#)

The minutes were approved as presented.

ORAL COMMUNICATIONS

This is the time when any member of the public may speak to the Commission on any matter within the scope of duties assigned to the Commission relating to non-agendized or consent calendar items. Other matters included on this agenda may be addressed when that item is under consideration. For all oral communications, the chairperson may impose reasonable limitations on public comments to assure an orderly and timely meeting. The Ralph M. Brown Act limits the Planning Commission and staff's ability to respond to public comments at this meeting. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may ask questions for clarification, if desired, at this time.

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Planning Commission request specific items to be removed from the Consent Calendar for separate discussion or action.

NONE

PUBLIC HEARINGS

2. **GENERAL PLAN AMENDMENT NO. 25-01**
ZONE CHANGE NO. 25-01
PRECISE PLAN NO. 25-01
TENTATIVE TRACT MAP NO. 004618
TREE PERMIT NO. 25-10

CEQA MITIGATED NEGATIVE DECLARATION

APPLICANT: Louisa Feletto, Meritage Land Company

LOCATION: 1501 W. Del Norte Street

REQUEST: The applicant is requesting approval of a General Plan amendment, zone change, precise plan, and tentative tract map to construct 34 single-family detached homes, 198 attached townhomes, for a total of 232 residential units. The project includes attached garages, internal drive aisles, common open space, guest parking spaces, and other associated incidental improvements on a 13.62-acre site. A tree removal permit is required to remove one significant tree on the site. The applicant is proposing to donate 1.45 acres on the northeast section of the property to the City for park purposes.

The project also involves a request for a General Plan Amendment to change the general plan land-use designation from Civic: Schools to Neighborhood Medium Density and Parks and Open Space. In addition, the project involves a Zone Change to change the zoning from Single Family Residential (R-1) to Specific Plan No. 33 (Del Norte Specific Plan) and Open Space (O-S).

Contract Planner Jeff Anderson presented the staff report.

Chair Becerra opened the public hearing.

The applicant, Louisa Feletto, representing Meritage Homes, delivered a presentation and thanked City staff for their collaboration throughout the process. She concluded her presentation and offered to answer questions from Commission.

PROPONENTS:

3 residents spoke in favor.

OPPONENTS:

6 residents spoke in opposition.

Residents spoke in favor of the project, highlighting the applicant's revisions, reduced density, and return of the baseball field, while asking how impact fees would benefit the area; opponents raised concerns about traffic, parking, safety, and density, questioned neighborhood impacts and public noticing, and urged the City to add traffic calming, manage parking, improve design features, and ensure project funds directly benefit the local community.

The applicant addressed concerns, outlined required project fees, and supported keeping funds within District 1 if feasible. She confirmed traffic calming and safety measures are included and invited the traffic consultant to speak. The traffic consultant explained the proposed traffic calming strategies and addressed traffic related concerns.

Chair Becerra opened the floor for Commissioners' questions to the applicant and traffic consultant.

Commissioner Lewis raised questions on parkland interest, Del Norte sidewalk improvements, CC&R garage requirements, disclosure of adjacent uses, irrigation/utility coordination for future park use, ballfield

design for younger users, and feasibility of partial undergrounding and streetlight service on Nora and Del Norte.

Commissioners discussed the project with the traffic consultant and applicant. The traffic consultant confirmed the developer will fund impact fees toward a future traffic signal at Roland to improve safety and circulation. The housing program includes a 10% set-aside with \$15,000 assistance per unit; commissioners noted affordability concerns given the \$600K–\$800K price range. The park/ball field will remain, with coordination with the school district for safety, and the project includes 66 guest parking spaces in compliance with code.

Chair Becerra closed public hearing after discussion.

Commissioner Lewis and staff held a discussion regarding SB 330 fees.

The public hearing was reopened to allow the applicant to speak on SB 330. Commissioners raised concerns regarding parking. The applicant stated that buyers are informed of parking limitations at the time of purchase.

Commissioner Lewis requested and received clarification from the City Attorney regarding additional public comment. The Commission's discretion was confirmed, and limited testimony was allowed.

Chair Becerra reopened the public hearing with a one-minute limit per speaker.

Six residents provided public comment on fees, parking, traffic, and drainage. The applicant responded to the comments, and the public hearing was then closed.

Commissioner Lewis requested clarification on Housing Element inclusion; staff confirmed the site was not included.

The Commissioners discussed potential recommendations including parking, traffic, sidewalks, field improvements, CC&R, and utility underground.

Commissioner Lewis motioned to not recommend approval by City Council. This motion failed.

A new Motion by Chair Becerra, seconded by Commissioner Heng, to recommend approval to the City Council, subject to additional conditions addressing improvements to the baseball field, increase in guest parking, address traffic issues, underground utilities, and modification to garage parking in CC&R's to the extent feasible and lawful.

Motion passed 3–1 Lewis, with Castellanos absent.

3. **CODE AMENDMENT NO. 26-01**
CEQA GENERAL EXEMPTION

LOCATION: Citywide

REQUEST: The Project includes amendments to Chapter 26 (Development Code) of the West Covina Municipal Code to establish objective and reasonable development standards for supportive housing and transitional housing, amend the land use regulations to limit hotel and motel conversions to the Regional Mixed Use (RMU) zone, and amends the procedures for processing Planning applications, including the establishment of resubmittal deadlines. The proposed code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

Deputy Community Development Director Cervantes presented the staff report for Code Amendment No. 26-01, proposing updates to Chapter 26 to establish standards for supportive and transitional housing, regulate hotel/motel conversions, and implement application processing deadlines. Staff recommended

adoption of the resolution and CEQA exemption.

There was a discussion by the Commission and staff. Clarification was provided that the amendment does not change State-permitted uses but adds objective standards and identifies hotel conversions in the code.

Chair opened the public hearing.

PROPOSERS:

NONE

OPPOSERS:

NONE

Chair closed the public hearing.

Motion by Lewis, seconded by Reyes, to adopt the resolution recommending City Council approval of Code Amendment No. 26-01, with a modification requiring hotel/motel conversions in RMU zones to be subject to a Conditional Use Permit (CUP), where allowed. Motion passed 4-0 (Castellanos absent) and will be forwarded to City Council.

NON-HEARING ITEMS

4. Fiscal Year 2026-27 Capital Improvement Program Finding of Conformance with the General Plan.

Deputy Community Development Director Cervantes introduced the item, and CIP Project Manager Roberto presented the Fiscal Year 2026–2027 Capital Improvement Program (CIP), requesting a finding of conformance with the General Plan. Staff recommended approval.

There was a discussion by the Commission and staff regarding specific projects, including signage, drainage, and carryover items.

Motion by Lewis, seconded by Heng, to find the CIP in conformance with the General Plan, with noted exceptions and modifications. Motion passed 4–0, with Castellanos absent.

TEN-DAY APPEAL PERIOD: Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's Office before close of business on the tenth day.

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

This is the time when any member of the Commission may bring a matter to the attention of the full Commission that is within the scope of duties assigned to the Commission. Any item that was considered during the Agenda is not appropriate for discussion in this section of the agenda. NO COMMISSION DISCUSSION OR ACTION CAN BE CONSIDERED AT THIS TIME. If the Commission desires to discuss an issue raised by a speaker or take an action, the Commission may vote to agendize the matter for a future meeting.

NONE

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Deputy Community Development Director Cervantes provided updates on upcoming City events, including a free compost giveaway May 2 at City Yard, a landscaping workshop May 9 at Cortes Park Community and Senior Cente, a Memorial Day celebration with luncheon May 25 at Civic Center, and the City's first Electric Boba Festival and Night Market May 30 at Civic Center. He also announced that Maria will be leaving her position for another city and was thanked for her service.

Commissioner Reyes was introduced and briefly shared his background in small business ownership and real estate, emphasizing transparency, accountability, and community-focused decision-making.

The meeting was adjourned in memory of Francis Griffith and Dave Stewart, both recognized for their contributions to the West Covina community and public service.

CITY COUNCIL ACTION

This is an oral presentation of City Council matters and actions, which are in the Commission's area of interest.

NONE

ADJOURNMENT

Chair Becerra adjourned the meeting at 10:45 p.m.

Respectfully submitted:

Norma Villalobos

Administrative Assistant II