



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: June 16, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

SUBJECT: **CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, ZONE CHANGE, PRECISE PLAN, TENTATIVE TRACT MAP, AND TREE REMOVAL PERMIT FOR THE DEVELOPMENT OF A 232-UNIT RESIDENTIAL PROJECT LOCATED AT 1501 W. DEL NORTE STREET**

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct the public hearing.
2. Adopt the following resolution to adopt the Mitigated Negative Declaration:

RESOLUTION NO. 2026-39 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING AND ADOPTING A MITIGATION MONITORING PROGRAM FOR GENERAL PLAN AMENDMENT NO. 25-01, ZONE CHANGE NO. 25-01, PRECISE PLAN NO. 25-01, TENTATIVE TRACT MAP NO. 004618, AND TREE REMOVAL PERMIT NO. 25-10 FOR THE DEVELOPMENT OF A 232-UNIT RESIDENTIAL PROJECT AT 1501 W. DEL NORTE STREET PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

3. Adopt the following resolution to approve General Plan Amendment No. 25-01:

RESOLUTION NO. 2026-40 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. 25-01

4. Introduce the following ordinance to approve Zone Change No. 25-01:

ORDINANCE NO. 2541 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING ZONE CHANGE NO. 25-01 TO CHANGE THE ZONING FROM "SINGLE FAMILY RESIDENTIAL (R-1)" TO "SPECIFIC PLAN NO. 33 (DEL NORTE SPECIFIC PLAN) AND OPEN SPACE (O-S)" FOR THE PROPERTY LOCATED AT 1501 W. DEL NORTE STREET

5. Adopt the following resolution to approve Precise Plan No. 25-01 and Tree Removal Permit No. 25-10:

RESOLUTION NO. 2026-41 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING PRECISE PLAN NO. 25-01 AND TREE REMOVAL PERMIT NO. 25-10

6. Adopt the following resolution to approve Tentative Tract Map No. 004618 (25-01):

RESOLUTION NO. 2026-42 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 004618

BACKGROUND:

The subject property is located on the northeast corner of Nora Avenue and Del Norte Street, with a small portion of the lot fronting on Sunset Avenue. The project site was previously developed and used as Del Norte Intermediate School, which closed in 1989. Following the closure, the subject property was used for the East San Gabriel Valley Regional Occupational Program (ROP) Technical Center. The Technical Center has been relocated, leaving the existing structures on the site vacant. The subject property is improved with school buildings, a surface parking lot, and sports fields. Vehicular access to the site is via Del Norte Street, which currently ends at a parking lot that also allows access from Sunset Avenue. The subject property is adjacent to Del Norte Park, located to the north of the site.

ITEM	DESCRIPTION
ZONING AND GENERAL PLAN DESIGNATION	"Single-Family Residential" (R-1 Area District 1) and Civic: Schools
SURROUNDING LAND USES AND ZONING	North: Del Norte Park; "O-S" Open Space South: Single-Family Residencies; "R-1" Single Family Residential East: Del Norte Park, Office Use, and Single-Family Residence; "O-S" Open Space, "OPMU" Office Professional Mixed Use West: Single-Family Residencies; "R-1" Single Family Residential
CURRENT DEVELOPMENT	Improved with School Buildings, but currently vacant.
LEGAL NOTICE	Notices of Public Hearing have been mailed to 741 owners and occupants of properties located within 1,000 feet of the subject site.

PLANNING COMMISSION HEARING

The Planning Commission held a public hearing on the proposed Del Norte School development on April 28, 2026. The Commission heard from several public speakers during the hearing, with some in favor of the project and some with concerns about the development. Those in favor focused on the reduction in units, the dedication of the ballfield area for the park, and the fees that the applicant would be paying to the City. Those with concerns discussed the traffic, parking, pedestrian safety, density of the project (the number of units), need for more open space, that money from project should be used in the neighborhood, that the ballfield is in poor condition, the proposed buildings should have more

decorative elements, and the school district's process. Commissioner Lewis initially made a motion to not recommend approval to the City Council, that motion died for lack of a second. At the conclusion of the hearing, the Planning Commission decided to recommend approval with recommended conditions. The motion to approve was made by Chair Becerra and seconded by Commissioner Heng. The motion passed 3 – 1 (Lewis) with Castellanos absent. The recommended conditions included the following.

1. Revise condition of approval qq. regarding CCR's to clarify, that garages must be used to park vehicles to the full extent occupying household has vehicles to place in the garage.
2. Ballfield to be dedicated in an improved condition with improvements in a safe condition.
3. The amount of guest parking shall be increased.
4. Address traffic issues from Workman Avenue on Sunset Avenue.
5. A sidewalk shall be installed on the south side of Del Norte Street from Nora to Sunset.
6. Provide undergrounding of additional utilities outside of subject property on Sunset Avenue.

Condition qq. has been revised in the Precise Plan and Tentative Tract Map Resolutions and the other recommendations provided by the Planning Commission have been added as conditions uu. Through yy. under Planning in those City Council Resolutions.

DISCUSSION:

The applicant originally submitted a 282-unit residential project that included 2-story single-family houses, 3 story townhomes and 4-story stacked flats. A public hearing before the Planning Commission was scheduled for December 9, 2025. Prior to the hearing, the applicant decided to revise the site plan to reduce the number of units proposed to 260. The Commission heard public testimony from 19 speakers, who expressed concerns about parking, traffic, loss of recreation space, neighborhood compatibility, environmental and safety issues, and inadequate public outreach. The Planning Commission continued the public hearing to January 27, 2026, to allow the applicant to submit complete plans for the 260-unit project. Subsequently, prior to the January 27, 2026, the applicant determined to revise the project to 232 residential units and include the dedication of the northeast section of the property to the City for park purposes. The project with 232 residential units was presented to the Planning Commission on April 28, 2026.

The applicant is proposing to build a 232-unit residential project consisting of 34 single-family houses on the frontage of Del Norte Street and Nora Avenue, 198 attached, three-story townhomes in the central and eastern part of the development, and a 1.45-acre park dedication where a little league baseball field is currently located. Each dwelling unit on the site includes a two-car garage, some of which are tandem garages. There will also be 66 guest parking spaces on the site, and additional street parking available on Nora Avenue and Del Norte Street. A common area for use by the residents is located in the center of the project and includes a swimming pool and other amenities. Del Norte Street will be extended through the subject property to intersect with Sunset Avenue.

The project requires the granting of the following entitlements:

- General Plan Amendment (GPA) to change the land use designation from Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre) and Parks and Open Space.
- Zone Change from "R-1" Single Family Residential to Del Norte Specific Plan (SP-33) and Open Space (O-S).
- Precise Plan to allow the development of the site.
- Tentative Tract Map to allow for the subdivision.
- Tree Removal Permit for the removal of 1 significant tree.

The Del Norte School site is 13.62 acres. The proposal includes a street dedication of .43 acres to extend Del Norte Street through to Sunset Avenue. This reduces the developable portion of the site to 13.19 acres. The proposal now includes a 1.45-acre dedication to the City to expand Del Norte park and retain the little league baseball field on the northeast portion of the site. This reduces the developable portion of the site to 11.74 acres.

Park Site Dedication

The applicant is offering the northeast section of the subject property for a park dedication. That portion of the Del Norte School site has been developed and used for a little league ballfield. The existing ballfield is adjacent to another ballfield to the north (Del Norte Park) and tennis courts to the east (Del Norte Park). To the west and south is the Del Norte School site which will be developed with residential units. To the northeast of the existing ballfield is the parking lot for Del Norte Park. A six-foot wall/fence will be constructed along the perimeter of the ballfield, three feet of solid wall and the three feet of tubular steel fencing above the wall. As the proposed units will be adjacent to the ballfield outfield, a condition has been included that the homeowner's association would be responsible for installing netting or fencing to protect the condominium units and vehicles and other private properties from errant balls.

Community Outreach

The applicant held five community outreach events, three in 2025 and two in 2026. For the 2025 events, two were held during summer in the multipurpose room at the Del Norte school facility, on Wednesday July 8, 2025, and Wednesday August 13, 2025. A third community outreach event was held on Thursday August 21st, 2025, at City Hall during a Town Hall meeting for Councilmember Brian Gutierrez. For the outreach events the applicant sent invitations for the community meetings to all properties within 500 feet of the project site. Based on the sign-in sheets (Attachment No. 6), attendance for the first two meetings were 8 and 26, respectively.

Topics raised at the Community Meetings included the following.

- Traffic and congestion
- Guest Parking (On-site and along N Nora Ave and W Del Norte St) and whether it is sufficient
- Gating/fencing
- Price estimates for the units and lack of affordability
- When homes would be available for purchase and an interest list sign up
- If items from the school will be donated before demo
- Removing two fields from Little League access
- Not enough amenities provided for the density

Following the Planning Commission hearings scheduled in December and January, the applicant held two additional community outreach events. One was held on February 19, 2026 at City Hall as part of Councilmember Gutierrez's Town Hall meeting. The second was held on March 4, 2026 at the multipurpose room at Del Norte School. At this meeting there were 45 individuals in attendance.

Topics discussed at the March Community Meeting included the following:

- The proposed type of residential units proposed, two-story developments in the area, and why high end homes were not proposed.
- Will there be RV parking be provided.
- The proposed pool for homeowners.
- The benefit to the park of the dedication, little league use, and existing dog park to remain.
- Police impacts, the requirements for impact fees and requirements for calculating impact fees.
- Traffic counts.
- Construction impacts.

General Plan Amendment

The site currently has a General Plan Land Use Designation of Civic: Schools, which does not allow for residential development. Approval of a General Plan Amendment (GPA) is required to allow for the proposed residential development and also the applicant's proposal to dedicate 1.45 acres to the City for the expansion of Del Norte park. The proposal requires the subject property to be amended to Neighborhood Medium Residential (up to 20 units per acre) for 11.74 acres and to Parks and Open space for 1.45 acres (Attachment No. 2).

The proposed designation of Neighborhood—Medium Residential (NM) allows up to 20 dwelling units

per acre. The proposal is for 19.76 dwelling units per acre. This designation “anticipates a mixture of detached and attached dwellings and higher building types at approximately 9 to 20 dwelling units per acre...with small scale commercial at key locations, primarily at intersections and adjacent to corridors.” 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.
- Policy 3.6 Reduce West Covina’s production of greenhouse gas emissions and contribute to climate change and adapt to the effects of climate change.
- Goal 2, Housing Element Provide a variety of housing types to accommodate all economic segments of the City.
- Policy 8.6 Develop a network of open spaces.

Zone Change

The subject property is currently zoned Single-Family Residential (R-1), Area District 1. The applicant is requesting a zone change to Specific Plan No. 33 (Del Norte Specific Plan) to allow for higher density and multi-family residential units and to allow for the park dedication. For the 11.74-acre residential development the proposed development standards of the Specific Plan would replace those of the Municipal Code. A Specific Plan is a planning document that implements the goals and policies of the General Plan. Specific Plans contain development standards and implementation measures that are created for a project located in a specified geographic area. For the 1.45-acre park dedication, the zoning would be changed to Open Space (O-S) to be consistent with Del Norte Park and other parks in the City.

Properties to the west and south are zoned Single Family Residential (R-1). The property to the north is zoned Open Space (O-S), and the properties to the east are zoned Office Professional Mixed-Use (OPMU) and Residential-Agriculture (R-A). The proposed zone change to a Specific Plan will ensure that the project is developed in a manner compatible with the surrounding uses. The proposed zone change to Open Space (O-S) will ensure that the park site is compatible with other park sites in the City.

Precise Plan

The precise plan is for the review of the site plan and architecture of the residential project. The proposed park dedication would become part of the park and therefore would then be improved through the implementation of a Park Master Plan.

The proposed project is a 232-unit residential project consisting of detached and attached residences. The proposal includes 2-story single-family units and 3-story townhomes. For each type of unit proposed, there are a variety of plans. Below is a breakdown of the available plans for each proposed unit type.

Single-Family Units (2-Story)

16 Units (Plan 3222) – 1,678 sf – 3 Bedroom, 2.5 Bathrooms

18 Units (Plan 3522) – 1,957 sf – 4 Bedroom, 3 Bathrooms

Townhomes (3-Story)

44 Units (Plan 1) – 1,226 sf – 2 Bedroom, 2.5 Bathrooms

77 Units (Plan 2) – 1,470 sf – 3 Bedroom, 3 Bathrooms

77 Units (Plan 3) – 1,755 sf – 4 Bedrooms, 4 Bathrooms

Architecture

The proposal includes a variety of building types with two architectural styles: Spanish and Seaside. The Spanish architectural style is characterized by gable roofs with "s" roof tiles, stucco walls, shutters, clay vent end details, and window details. The Spanish architecture colors are earthtones with beige wall colors, terra cotta colored roof tiles, and brown accents. The Seaside architectural style is characterized by gable roofs with composite shingle roofs, stucco walls, accent areas of horizontal siding, shutters, exposed rafter tails, corbels under windows, and window details. The Seaside architecture colors are light gray wall colors, dark colored roofs, and blue accents.

Single Family Units

The detached single-family units are 2-stories and a maximum of 24 feet, 6 inches in height. Enhanced side elevations are included on the house adjacent to Del Norte Park, the house adjacent to Sunset Avenue, and on the houses on either side of the two drive entries. A condition of approval has been included requiring the location of the enhanced elevations.

The single-family houses each have front, side, and rear yards for private open space. Generally, these units have a minimum 18-foot front yards, 5-foot side yards and 10-foot rear yards, but there is some variety. Lot sizes range from 2,646 square feet to 3,379 square feet.

Townhomes

The townhome units are 3-stories and a maximum of 37 feet, 10 inches in height. Enhanced elevations for the townhomes are included on the side elevations that face Del Norte Park and on other side elevations that front onto the interior driveways.

The townhome units have a range of private open space between 88 and 214 square feet. Some units have ground floor patios; all units have second story balconies.

Site Plan

The design of the development includes single-family houses along Del Norte Street and Nora Avenue. Two drive lanes, one on Del Norte Street and one on Nora Avenue, allow vehicular access to the project site. A system of internal drive lanes provides access to the townhomes as well as their garages.

The detached units along Del Norte Street and Nora Avenue are set back 18 feet from the property line. Two-car-wide driveways are proposed along these frontages leading to two-car garages. A 12-foot parkway is proposed along the new Del Norte frontage, 10 feet along the existing Del Norte frontage and 10 feet along the Nora frontage. On the new Del Norte frontage along the south side of the new street, a 13-foot parkway is proposed and a 9-foot-wide parking area adjacent to the curb. The parkway will be improved with sidewalks and curbs. The single-family homes have front entrances facing the corresponding street. These houses would have minimum 5-foot side yard and 10-foot rear yard. The single-family properties would be subdivided to allow for the sale of the unit with the property (fee simple). The attached units would be condominiums, with the property owned in common (air space).

Air conditioning condensers for all dwellings are at the ground level located within the rear yard area for the detached units and in the front or side of the attached units. The condensers will be screened with low walls or landscaping.

Vehicular access to the subject property will be provided by two driveways, one on Del Norte Street and one on Nora Avenue. The entry driveways (26 feet in width) will route vehicles to private lanes (26 feet in width) throughout the site to the dwelling units, guest parking spaces, and the private recreation area.

The development is adjacent to Del Norte Park on its northern perimeter and on a portion of the eastern perimeter. Along both property lines, the buildings would be set back 10 feet minimum.

Parking

Each attached and detached unit has a two-car garage. A total of 464 parking spaces are provided in the garages. Of the 232 garages provided, 155 are two-car garages and 77 are tandem garages. All tandem garages are provided for the townhomes. In addition to the parking within the garages, the proposal includes 66 guest parking spaces. These guest parking spaces are spread out through the development in 90-degree parking spaces. A total of 530 parking spaces are provided for the units, which is 2.28 spaces per unit. In addition, the detached houses have driveways that will allow 2 cars (an additional 68 spaces). Street parking is allowed on the surrounding streets. In the newly developed portion of Del Norte Street, 11 parking spaces will be added on the south side of the street.

Comparison with Recent School Site Projects

Recently, two other former school site were approved and developed with housing. Below is a chart that provides a comparison of those projects. Both of the two former projects (Pioneer and Vincent school sites) were approved in 2021. Land values, construction costs and housing costs have increased since that time.

School Site	Pioneer (3/9/21)	Vincent (5/25/21)	Del Norte
Lot Size	9.14 acres	8.05 acres	11.74 acres
# of Units	158	119	232
Density	17.29 units per acre	14.8 units per acre	19.76 units per acre
Total Parking	415 parking spaces	285 parking spaces	530 parking spaces
Guest Parking	99 parking spaces	47 parking spaces	66 parking spaces
Parking Ratio	2.6 per unit	2.39 per unit	2.28 per unit
Central Open Space	10,450-square foot	8,578 square feet	21,000 square feet
Mailing Radius Noticing	300 feet	300 feet	1,000 feet

Code requirements for the mailing radius were changed in 2024. The Municipal code currently requires a mailing radius of 500 feet. The applicant voluntarily agreed to a 1,000-foot radius for noticing.

Walls/Fences, Lighting, and Landscaping

The proposal includes a variety of walls and fences in the project. The northern and eastern perimeter adjacent to Del Norte Park would have a 6-foot-tall fence, with 3-foot being a block wall and the upper 3 feet being tubular steel. This includes the area adjacent to the park dedication ballfield site. The area behind the existing medical use and single-family house on the eastern side would retain the existing 6-foot wall. A new 6-foot block wall would be constructed between the new houses and existing house along the extended Del Norte Street. The front yards of the single-family houses along Del Norte Street and Nora Avenue would be open. The side and rear yards of the houses would include 6-foot vinyl fences.

Light poles will be located along Del Norte Street and Nora Avenue and along the interior driveway network. Low bollards and tree uplighting will provide illumination throughout the rest of the site.

The proposal is to remove all trees from the site and from the surrounding parkways. The Arborist Report submitted for the project, indicates that there is one Coast Live Oak tree. The Coast Live Oak is a significant tree per the West Covina Municipal Code and therefore a Tree Removal Permit is required. The applicant is proposing to install landscaping on all non-paved/non-built surfaces of the site, primarily around the buildings. Street trees, approved by the City, will be planted along the Del Norte Street and Nora Avenue parkways. Additional trees of various species will be planted along the internal drive network and common open space areas. A variety of shrub and ground cover types will also be planted. The preliminary landscape plan provided indicates that the project will include 293 trees. Approval of a final landscape and irrigation plan is required by the conditions of approval.

Tree Removal Permit

There are a total of 16 on-site trees and 8 street trees along Nora Avenue and Sunset Avenue. Development of the site will require removal of all 26 trees. Of these, 1 tree is significant per City Ordinance (Section 26-294 Division 9 – Preservation, Protection and Removal of Trees – Protection of trees during development activity). Significant trees are defined as certain species or located within the front setback. The significant tree on site is a Coast Live Oak tree, which is located between buildings on the Del Norte frontage. The removal of the tree requires the approval of a tree removal permit. The applicant will be required to replace the significant trees on the site and the street trees at a 1:1 ratio, with the required replacement tree being a 36-inch box tree.

Community Open Space

The proposal includes 208,818 square feet of open space in the development. Open space is provided in a central open space, secondary open spaces, paseos, private yards, patios and decks, as well as the park dedication. A large community open space is proposed in the center of the project. This central open space is 21,000 square feet and would include amenities such as a swimming pool, spa, barbeque area, shade structure, and a turf area. Secondary open space areas are provided in smaller areas mainly along drive lane frontages and on the perimeter of the development. Paseos are in areas between buildings that provide front door access to units. The park dedication is 1.45 acres (63,349 square feet).

Community Benefit Contribution

As a part of the Precise Plan, the applicant would be required to establish a homeownership assistance program for no less than twenty-seven homes (10 percent). The homeownership assistance program will be made available to first-time homebuyers with priority given to existing West Covina residents, and/or low- or moderate-income individuals/families. A minimum of \$15,000 a unit will be required to be dedicated to the program.

Regional Housing Needs Assessment (RHNA)

Since 1969, the State has required all local governments to plan for the housing needs of the community. The process starts with the State Department of Housing and Community Development (HCD), determining how much housing is needed. Each City in California is then required to adopt housing elements, which among other things, indicate how the City will meet their assigned local housing needs. The housing need is specified in different ranges of housing affordability including very low, low, moderate, and above moderate (market rate). West Covina was assigned 5,346 units for the City to allow between October 15, 2021, through October 15, 2029. Below is a chart that indicates the status of housing completed since October 15, 2021.

Housing Type	Required Units	2022	2023	2024	Total Units Completed	Units Needed
Very Low	1,653	0	19	33	52	1,601
Low	850	31	44	24	99	751
Moderate	865	21	24	12	57	808
Above Moderate	1,978	0	231	72	303	1,675
Total	5,346	52	318	141	511	4,835

Public Art

As a part of the Precise Plan, public art would be required. The applicant has the option of commissioning their own public art piece or paying the in-lieu contribution equal to one-half percent of the total project costs.

Development Impact Fees/Park Fees

The City adopted Development Impact Fees in December 2015. In this case, the fees are currently \$2,059 (per unit) for single-family detached and \$1,468 for attached/multi-family. In addition, the applicant is required to pay a park dedication in-lieu fee of \$961,350. The applicant has submitted an SB 330 application to “freeze” applicable fees at the amount they were at the date the application was submitted.

Tentative Tract Map

The applicant has applied for a Tentative Tract Map to subdivide the land. The 34 single-family houses would be for sale lots (fee simple). The remainder of the site will be an air rights subdivision with the townhomes available for sale as condominiums. The project will utilize a Homeowner's Association (HOA) that will be responsible for maintaining the project, except for the interior of the units. Covenants, Conditions, and Restrictions (CC&Rs) will be created to regulate the HOA. The HOA will maintain all streets, curbs, and gutters, utilities, perimeter walls, building exteriors, common open space areas, sidewalks, site walls, signage, and exterior lighting. For the single-family houses, the HOA will maintain

their front yards and parkways in front of the houses. The owners of the property will maintain the rear yards.

REQUIRED FINDINGS

Findings are required to allow the Planning Commission to approve the precise plan and tentative tract map. The findings for entitlements are included in each of the resolutions (Attachment Nos. 4 and 5, respectively) and are also presented below. Factual support for several of the findings below is contingent upon the passage of the General Plan amendment and Zone Change in order to find consistency between the project and legislative standards.

Findings necessary for the approval of a **Precise Plan** are as follows:

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 232-unit residential development with a Specific Plan. There will be 464 garage parking spaces and 66 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 Medium Residential (up to 20 units per acre) and Open Space (for the park dedication). The project also requests the approval of a Tentative Tract Map to create individual lots for sale. 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 design of the proposal allows for a transition between the existing single-family homes and the 3-Story Townhomes. A park dedication of an existing ballfield is proposed on the northeastern corner of the property. 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 will conform to the proposed General Plan designation of Neighborhood Medium Residential, the General Plan designation of Open Space, 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 rectangular shaped lot that is improved with public school buildings that were previously used for classrooms. The site will be developed according to development standards provided in the Del Norte Specific Plan and standards in the Open Space land use designation. 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, park dedication, 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.

Findings necessary for the approval of a **Tentative Tract Map** are as follows:

a. The proposed map is consistent with the general plan and any applicable adopted specific plans.

An amendment to the City's General Plan land-use map to change the designation of the site from Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre) and Open Space is proposed. As noted in Finding A for the Precise Plan, the project is consistent with a number of Goals, Policies and Actions of both the General Plan and the proposed Del Norte Specific Plan.

b. The design or improvement of the proposed subdivision is consistent with the general plan and applicable adopted specific plans.

The tentative tract map conforms to the proposed General Plan designation of Neighborhood Medium Residential and Open Space, as well as the standards of the Del Norte Specific Plan, and all other applicable development standards in the Zoning Code.

c. The site is physically suitable for the type of development.

The proposed project site is 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 Del Norte School site is 13.62 acres. The proposal includes a street dedication of .43 acres to extend Del Norte Street through to Sunset Avenue. This reduces the developable portion of the site to 13.19 acres. The proposal now includes a 1.45 acre dedication to the City to expand Del Norte park and retain the little league baseball field on the northeast portion of the site. This reduces the developable portion of the site to 11.74 acres. 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.

d. The site is physically suitable for the proposed density of development.

The subject property is a former school site that is surrounded by single-family houses, Del Norte Park, and a medical office. The proposed development includes single-family houses on the Del Norte and Nora street frontages, across the street from existing single-family neighborhoods. The proposed development will be accessible from driveways along Del Norte Street and Nora Avenue. The site is 13.62 acres and, as conditioned, is physically suitable for the proposed project and adequate to accommodate the size and shape of the buildings, parking, park dedication, and all required standards of the proposed Specific Plan subject to the approval of the Zone Change and General Plan amendment. The proposed General Plan designations include Neighborhood Medium Residential which allows up to 20 units per acre and Open Space for the park dedication. The proposed project density of the developable 13.19 acres is 19.76 units per acre. Additionally, there is a condition that requires that CC&Rs be recorded as a part of this project to ensure orderly operation. The site will be developed in accordance with the grading and construction requirements of the West Covina Municipal Code and the City Engineer.

e. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat.

The site consists of a 13.62-acre property improved with school facilities that are currently vacant. No known endangered, threatened, rare species or habitats, or designated natural communities, wetlands habitat, or wildlife dispersal, or migration corridors are present on site. A mitigated negative declaration was prepared for the project, which included required mitigation measures for Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, to ensure that the project will not cause substantial environmental damage or injure fish, wildlife, or their habitat.

f. Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems.

The proposed map and improvements will include access to a public sanitary sewer system for the removal and disposal of wastewater and to other necessary utility services. The site will be developed in accordance with the standards of the Engineering Division, the Municipal Code, the Uniform Building Code, and other applicable requirements.

g. The design of the subdivision or the type of improvements will either (i) not conflict with recorded or adjudged easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; or (ii) alternate easements, for access or for use, will be provided, and these will be substantially equivalent to ones previously acquired by the public.

There is one easement located on the property in favor of Southern California Edison. The easement for power lines that run along the south side of the property where Del Norte Street will be extended. These power lines serve the houses to the south of the subject property. The easement will be retained as the power poles will not be modified as part of this project. The project will not conflict with the existing easement.

CONCLUSION

The Mitigated Negative Declaration of Environmental Impact (MND) prepared for the project disclosed that the project will not have a significant impact on the environment. Mitigation measures have been incorporated into the project's design as conditions of approval to reduce impacts on the environment to

a less than significant level.

The applicant has reduced the number of units and density of the project. Their original proposal included 282 units, which included 110 four-story Stacked Flats. All the units are now two or three story and the density is under 20 units per acre and consistent with the other school site developments (Pioneer and Vincent Schools). The proposed development would provide 232 new housing units in a variety of housing types, including single-family houses and attached townhomes. Unit sizes would range from 1,226 square feet to 1,957 square feet. While the applicant did not provide any affordable units, they have agreed to contribute funding to the Homebuyer Assistance Program.

The project has been designed with a variety of unit types, with two-story single-family homes proposed along the street frontages of Del Norte Street and Nora Avenue. Behind the single-family homes to the east and north (adjacent to Del Norte Park), three-story townhomes are proposed. The Project's varied density has been designed to minimize potential impacts to existing single-family housing in the area.

The proposal includes a 1.45-acre park dedication. The site is on the northeastern corner of the site and has historically been used as a little league baseball field. The park dedication can be included in the Del Norte park site and is adjacent to another ballfield to the north and the tennis courts to the east.

LEGAL REVIEW:

The City Attorney's Office has reviewed the resolutions and ordinance and approved them as to form. The City Attorney's Office did not review the staff report.

OPTIONS:

The City Council has the following options:

1. Approve the project as recommended by the Planning Commission; or
2. Provide alternative direction.

ENVIRONMENTAL REVIEW:

The City reviewed the environmental impacts of the project pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). An Initial Study ("IS") was prepared (by Rincon) in accordance with the CEQA Guidelines § 15063 which shows that, if mitigated, the Project would not cause any significant environmental impacts. Accordingly, pursuant to CEQA § 21091, the City prepared a Mitigated Negative Declaration ("MND") of environmental impacts. Based on the IS findings, and with proposed mitigation measures for Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, the project would not result in significant environmental impacts.

To determine the potential impacts of the project, the following studies were completed and included as Appendices.

- Arborist Report
- Air Quality Analysis
- Preliminary Geotechnical Due Diligence Study
- Greenhouse Gas Analysis
- Cultural Resources Technical Report
- Noise Impact Analysis
- Vehicle Miles Traveled (VMT) Screening Evaluation
- Traffic Study Scoping Agreement
- Traffic Engineering and Construction Evaluation
- Sewer Area Study

The IS and MND, and a notice of intent to adopt the IS and MND was prepared, circulated, and made

available for public review between Tuesday, October 28, 2025, and Monday, December 1, 2025. During this period, the City received two comment letters from area agencies. A Response to Comments was prepared and is attached as Attachment No. 7. Therefore, no further environmental review is required. The MND, Response to Comments, and other CEQA documents can be found on the City website at <https://www.westcovina.gov/245/Projects-Environmental-Documents>. A Mitigation Monitoring Program is an exhibit of Attachment No. 1 and provides information on the mitigation measures and monitoring by responsible agencies.

The IS-MND was prepared for the original project submitted with 282 units, and which included 4-story units. Based on the revision of the project to 232 units, Rincon prepared a Findings of Consistency (Findings) document to analyze whether the proposed residential project is consistent with the findings and assumptions in the circulated IS-MND. The Findings conclude that the revised project would not introduce new land use types or expand the previously analyzed development footprint. Therefore, the revised project would not result in any new or increased significant environmental effects beyond those identified in the circulated IS-MND. These Findings of Consistency are located in Attachment No. 8.

Prepared by: Jeff Anderson, Contract Planner

Fiscal Impact

FISCAL IMPACT:

The development project will have the following fiscal impact.

1. The applicant will pay a park in-lieu fee of \$961,350.
2. The applicant will pay impact fees of \$360,670 (\$2,059 for each single family unit and \$1,468 for each multi-family unit).

Attachments

Attachment 1 - Resolution Adopting MND - Del Norte - Final
Attachment 2 - 2026-40 GPA Resolution Final
Attachment 3 - 2541 Zone Change Ordinance Final w SP
Attachment 4 - 2026-41 Precise Plan Resolution Final
Attachment 5 - 2026-42 Tentative Tract Map Resolution Final
Attachment No. 6 - Community Outreach
Attachment No. 7 - MND Response to Comments
Attachment No. 8 - MND Findings of Consistency
Attachment No. 9 - PC Minutes 4/28/26

CITY COUNCIL GOALS & OBJECTIVES: A Well-Planned Community
Enhance City Image and Effectiveness