

**P L A N N I N G   C O M M I S S I O N**

**R E S O L U T I O N   N O .   25-6173**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA,  
CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL  
PLAN AMENDMENT NO. 25-01**

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**GENERAL PLAN AMENDMENT NO. 25-01**

**MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT**

**APPLICANT:**           Louisa Feletto, Meritage Land Company

**LOCATION:**            1501 W. Del Norte Street

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WHEREAS, there was filed with this City a verified application on the forms prescribed for the following reclassification:

From Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre)  
on that certain property generally described as follows:

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

WHEREAS, local governments are authorized by Government Code section 65350 et seq., to amend the general plan; and

WHEREAS, consistent with this request, the applicant has also requested the approval of Zone Change (ZC 25-01), a Precise Plan (PP 25-01) Tentative Tract Map (TM 004618) and a Tree Removal Permit (TRP 25-10) to allow for the development of a 260-unit housing development including single family and multiple family residential units, internal drive aisles, common open space, guest parking spaces, and other associated incidental improvements on the 13.62-acre lot; and

WHEREAS, the Planning Commission, upon giving the required notice, did on December 9, 2025, and January 27, 2026, conduct duly noticed public hearings to consider said application and did give all persons interested therein an opportunity to be heard; and

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

1. The project includes a general plan amendment requesting to amend the land use designation of the property located at 1501 W. Del Norte Street from Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre) 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 property and sale of the dwelling units.
3. The project includes a precise plan to construct 260 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 site.
4. The project includes a tree removal permit to remove 1 significant tree on the site.
5. Pursuant to the requirements of the California Environmental Quality Act (CEQA) of 1970, a MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT has been prepared indicating the project will not have a significant effect on the environment.

NOW, THEREFORE, the Planning Commission of the City of West Covina, California, does resolve as follows:

SECTION NO. 1: The foregoing Recitals are hereby incorporated by reference into the terms of this approval.

SECTION NO. 2: Based on the evidence presented General Plan Amendment No. 25-01 is found to be consistent with the City's General Plan (as amended) and the land uses permitted within said zone classification.

SECTION NO. 3: 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.

SECTION NO. 4: The Planning Commission does hereby recommend to the City Council that it approve General Plan Amendment No. 25-01, redesignating the subject property from Civic:

Schools to Neighborhood Medium Residential (up to 20 units per acre) as set forth on Exhibit A and amending the Land Use Map of the City of West Covina.

SECTION NO. 5: The Secretary is instructed to forward a copy of this Resolution to the City Council for its attention in the manner prescribed by law.

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 27<sup>th</sup> day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: January 27, 2026

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Livier Becerra, Chairperson  
Planning Commission

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Arturo Cervantes, Secretary  
Secretary Planning Commission

## EXHIBIT A



*Indicates the area to be changed from " Civic: Schools to Neighborhood Medium Residential*