

PLANNING COMMISSION

RESOLUTION NO. 25-6180

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA,
CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF
TENTATIVE TRACT MAP NO. 004618**

TENTATIVE TRACT MAP NO. 004618

MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

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

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

WHEREAS, there was filed with this Commission a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval of a tentative tract map to subdivide a 13.62-acre site into 232-unit single and multi-family residential dwelling units on that certain property described as:

Assessor's Parcel Numbers 8458-020-901 in the records of the Los Angeles County Assessor (the "site").

WHEREAS, the Planning Commission, upon giving the required notice, did on December 9, 2025, January 27, 2026, and April 28, 2026, conduct duly-noticed public hearings to consider said application; and

WHEREAS, consistent with the request, the applicant has requested a General Plan Amendment to amend the designation of the Land Use Element on the subject site from "Civic: Schools" to "Neighborhood Medium Residential" (up to 20 units per acre) and "Parks and Open Space;" and

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

WHEREAS, a precise plan has been submitted for the construction of 232-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 site (the "project"); and

WHEREAS, consistent with this request, a tree removal permit application is requested to approve the removal of one Coast Live Oak tree; and

WHEREAS, studies and investigations made by this Commission and on its behalf reveal the following facts:

1. The applicant is requesting approval of a tentative tract map to allow the subdivision of the 11.74-acre Specific Plan site into 34 single-family lots and 198 townhome air space lots, 1.45-acre park space dedication and a 0.43-acre street dedication.
2. Appropriate findings for approval of a tentative tract map are as follows:
 - a. That the proposed map is consistent with applicable general and specific plans.
 - b. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
 - c. That the site is physically suitable for the type of development.
 - d. That the site is physically suitable for the proposed density of development.
 - e. That 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.
 - f. Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems.
 - g. That 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.
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 the project will not, as mitigated, have a significant effect on the environment.

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 Resolution recommending approval.
2. On the basis of the evidence presented, both oral and documentary, for Tentative Tract Map No. 004618, the Planning Commission makes the following findings:

- 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 site 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 designation is 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 19.71 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 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 site in favor of Southern California Edison. The easement for power lines that run along the south side of the site where Del Norte Street will be extended. These power lines serve the houses to the south of the subject site. 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.

3. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, the tentative tract is approved subject to the provisions of the West Covina Municipal Code, provided that the physical development of the herein described site 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 Community Development Director, before the use or

occupancy of the site is commenced and before the Certificate of Occupancy is issued, and the violation of any of which shall be grounds for revocation of said tentative tract map by the Planning Commission or City Council. Upon approval of the project, the City's Planning Director, or his/her designee, is authorized to take such further actions as needed to implement the project as approved.

4. That the tentative tract map shall not be effective for any purpose until the owner of the site involved (or a duly authorized representative) has filed at the office of the Community Development Director, his affidavit stating he is aware of, and accepts, all conditions of this tentative tract map and precise plan, as set forth below. Additionally, no permits shall be issued until the owner of the site involved (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 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 Tentative Tract Map No. 004618 subject to the following conditions:

PLANNING DIVISION

- a. Comply with plans reviewed by the Planning Commission on April 28, 2026.
- 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. 25-01, 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. Graffiti-resistant coatings shall be used on all walls, fences, sign structures, or similar structures to assist in deterring graffiti.
- m. Any graffiti that appears on the property during construction shall be cleaned or removed on the same business day.
- n. All outstanding fees and Development Impact Fees will be due at the time of building permit issuance.
- o. 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.
- p. All approved materials and colors shall be clearly indicated on the plans.
- q. 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.

- r. 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.
- s. All parking facilities shall comply with the "Parking Lot Design and Lighting Standards."
- t. A lighting plan showing electrolier 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.
- u. 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.
- v. 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.
- w. 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 23 enhanced side elevations.
- x. 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.
- y. 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.
- z. 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.
- aa. 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.

- bb. The additional 11 parking spaces to be added on the new portion of Del Norte shall be striped as shown on the approved plans.
- cc. 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.
- dd. 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.
- ee. 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.
- ff. Prior to requesting a final inspection from the Building Division, the Planning Division shall inspect the development.
- gg. All new utilities shall be placed underground prior to issuance of Certificate of Occupancy per WCMC 23-273.
- hh. 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.
- ii. 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.
- jj. The project shall comply with the provisions of the Art in Public Places ordinance (WCMC Section 17-41) prior to issuance of building permits. New residential developments are required to deposit 0.5% of total project costs, excluding land or provide art in the amount of the deposit.
- kk. 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.

- ll. Label trash can storage area within the garage on the plans for multi-unit buildings.
- mm. Label trash can storage areas in the side yard for detached single family residential units and clarify proposed screening.
- nn. All mechanical equipment must be located outside the front setbacks along N Nora Ave and W Del Norte St and must be fully screened.
- oo. Monument signs require separate sign permits.
- pp. The parking of recreational vehicles including, but not 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.
- qq. CC & R's shall be submitted for review and approval by the City. The CC&R's shall include the following.
 - 1. Garages must be available to park vehicles.
 - 2. The Homeowner's Association shall be responsible for installation of any netting or fencing adjacent to the baseball fields in Del Norte Park.
- rr. 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.
- ss. If a Phasing Plan is proposed to phase the beginning or completion of the construction of the units, such Phasing Plan shall cover the phases of construction and improvements at each phase and shall be reviewed and approved by the Planning Division, Building Division and Engineering Division for completeness.
- tt. The Planning Division received the SB 330 application to "freeze" applicable fees. The current Park Dedication in lieu fee is \$961,350. 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 Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

- b. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
Please be advised that a new code cycle took effect on January 1, 2026, which may impact design requirements.
- c. School Developmental Fees shall be paid to 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. The project address is assigned to be 1501 W. Del Norte Street, and an application along with a map to assign unit addresses shall be filed with the City prior to plan check submittal.
- 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:
 - 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.
- 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 other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
- j. 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.
- k. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. When applicable per the LID plan checklist, LID plan shall be approved through the Engineering Division prior submitting grading plans for review. The form can

be found at the following link <https://www.westcovina.org/home/showdocument?id=18427>

- l. The provisions per Section R302.2 of the Residential Code for Double Walls or Common Walls to separate dwelling units shall be satisfied, where they shall be extended continuously from the foundation to the underside of the roof deck, to be considered a townhouse building classified as Group R-3 Occupancy.
- m. All State of California disability access regulations for accessibility and adaptability shall be complied with.
- n. At least 10 percent but not less than one of the multistory dwellings in condominiums with 4 or more dwelling units in buildings without elevator shall comply with Section 1102A.3.1 of the Building Code. The minimum number of multifamily dwelling units which must comply with this section shall be calculated using the total number of all multistory dwelling units in buildings on a site which are subject to this section. Any fraction thereof shall be rounded to the next highest whole number.
- o. Approval is required from the Los Angeles County Health Department for public spas, wading pools, and swimming pools.
- p. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
- q. 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.**
- r. Separate application and plan review is required for Electrical plans.
- s. Separate application and plan review is required for Mechanical plans.
- t. Separate application and plan review is required for Plumbing plans.
- u. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- v. Project shall comply with the CalGreen Residential mandatory requirements.
- w. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- x. Demolition permit is required for any existing buildings which are to be demolished.
- y. 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).

- z. 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 indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- aa. Separate permit is required for Fire Sprinklers.
- bb. 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 the satisfaction of 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 the satisfaction of 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 address(es) for the single family homes shall be painted on the public 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:
 - 1. 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, Or.
 - 2. 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. Existing overhead lines along N Sunset Avenue and the W Del Norte Street extension shall remain in place.
- 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 right of way, between N. Hollow Avenue and N. Sunset 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 as W Del Norte Street to the west, as required by the City Engineer. The legal description and plat for the dedication of the easement shall be prepared by a registered civil engineer licensed prior to January 1, 1982, with a license number below C 33966 or a licensed land surveyor.

General Requirements

- w. The required street improvements shall include those portions of roadways contiguous to the subject property and include:
- x. Repair all damaged and off-grade curbs, gutters and sidewalks along property frontage.
- y. 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.

- z. The access rights to interior lots and private streets from public roadways for City maintained improvements shall be dedicated to the City to the satisfaction of the City Engineer.
- aa. 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.
- bb. Adequate provision shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
- cc. 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.
- dd. 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.
- ee. Private street improvements shall comply with Municipal Code Chapter 19, Article 8, and Planning Commission Resolution No. 2519.
- ff. Prior final of the building permit(s), inspection required by Public Works inspector.

Tract Map Requirements

- a. The proposed subdivision shall conform to West Covina Municipal Code Chapter 20 - Subdivisions.
- b. A final tract map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City prior to being filed with the Los Angeles County Recorder.
- c. A park dedication in-lieu fee shall be paid to the City of West Covina prior to approval of the final map or prior to issuance of a Building Permit pursuant to Section 20-40 of the Municipal Code. The estimated park fee is approximately \$961,350.00 based on the below calculations.
 - a) Land required per unit = 438 sq ft
 - b) Number of units = 232
 - c) Park land value = \$25 per sq ft
 - d) Park land donated = 1.45 acres
 - e) Total required park land; $438 \text{ sq ft} \times 232 \text{ units} = 101,616 \text{ sq ft}$
 - f) Total in-lieu park fee (gross) $101,616 \text{ sq ft} \times \$25/\text{sq ft} = \$2,540,400$
 - g) Credit for park land dedication $1.45 \text{ acres} \times 43,560 \text{ sq ft/acre} = 63,162 \text{ sq ft}$
 - h) $63,162 \text{ sq ft} \times \$25/\text{sq ft} = \$1,579,050$

i) In-lieu park fee due = \$2,540,400 – \$1,579,050 = **\$961,350.00**

Traffic Conditions

- a. Signing and Striping plans will need to be prepared and submitted to Engineering for Review for the connection of Del Norte Street to Sunset Avenue that reflects a cut in the median with a left turn pocket to allow for right turns in, right turns out and left turns into the new intersection.
- b. Applicant to install stop signs at each project driveway.
- c. Applicant to determine the amount of Red Curb needed on either side of each proposed project driveway for line of sight.
- d. Applicant is to prepare conceptual exhibits for potential traffic calming improvements to be constructed along streets surrounding the proposed project. These Traffic Calming Measures will serve to improve pedestrian safety on all streets surrounding the proposed project. Along with the conceptual diagrams an itemized proposed cost for the listed Traffic Calming Measures is to be prepared. The exhibits along with proposed cost are to be presented to the WC Traffic Commission for approval and review. Once reviewed all approved measures are then to be taken to City Council for final approval (following WC Traffic Calming Policy). All approved measures will be funded by the applicant. This is to include the cost for installation all signage, and striping.

Nora: Workman Ave to Rowland (fronting the project)

- New 25 mph signs with pavement legends both directions
- Double Yellow Center Line – Detail 21 CAMUTCD
- New 25 mph signs with pavement legends
- RePaint existing crosswalk at Nora Ave and Del Norte NL as Continental Crosswalk White with appropriate Ped Crossing Signs/Downward Arrow and Advance Ped Xing signs and pavement legends both directions – This project removes the school, crosswalk will still be existing but signage and striping would be for standard pedestrians.

Rowland N: Sunset to Nora

- New 25 mph signs with pavement legends – both directions
- Double Yellow Center Line - Detail 21 CAMUTCD

Del Norte Street: Sunset to Nora

- New 25 mph signs with pavement legends - both directions
- Double Yellow Center Line - Detail 21 CAMUTCD

Workman Avenue: Sunset to Nora

- New 25 mph signs with pavement legends – both directions
- Double Yellow Center Line - Detail 21 CAMUTCD
- Refresh existing white crosswalks at Workman Ave at Sunset and at Workman Ave at Nora (WL) with continental striping for added visibility.

Workman Avenue: Nora Ave to Orange Avenue

- New 25 mph signs and pavement legends – both directions
- Double Yellow Center Line - Detail 21 CAMUTCD

- Your Speed Variable Signs one for EB one for WB direction
- e. ***Nora Avenue & Driveway 1 (#1)*** - The following improvements are necessary to accommodate site access:
 - Project to install a stop control on the westbound approach and construct a shared left-right turn lane (Project driveway).
 - Project to construct a northbound shared through-right turn lane.
 - Project to construct a southbound shared through-left turn lane.
- f. ***Hollow Avenue / Driveway 2 & Del Norte Street (#3)*** – The following improvements are necessary to accommodate site access:
 - Project to install a stop control on the southbound approach and construct a shared left-through right turn lane (Project driveway).
 - Project to construct an eastbound shared through-left turn lane.
 - Project to construct a westbound shared through-right turn lane.
- g. ***Sunset Avenue & Del Norte Street (#6)*** – The Project will be extending Del Norte Street from the existing terminus at Hollow Avenue out to Sunset Avenue to the east creating a new intersection. The project will modify the median to provide a NB left turn pocket into Del Norte Street.

The following improvements are necessary to accommodate site access:

 - Project to install a stop control on the eastbound approach and construct a right turn lane.
 - Project to construct a southbound through-right turn lane.
 - Project to modify the median to provide a NB left turn pocket.
- h. As part of the final traffic calming plan the applicants traffic engineer is to prepare a comparison table showing the trip generation of the project units that was assumed in the traffic impact report versus the number of trips that will be generated by the revised project (232 units). Showing that reduced project trips will be entering and exiting the project site which in turn will reduce any project impacts on the adjacent neighborhood from what was initially studied (282 units October 2025 Traffic Analysis).

FIRE DEPARTMENT

Based on the preliminary information received, the Fire Department Requirements for the above-noted event are as follows:

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 DI 03.3.
- 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 65,000pound 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 CFC 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 without steps.
- j) Plans for access roads and fire lanes shall be submitted for Fire Department review prior to construction.
- k) 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.
- l) Three Story Residences-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 DI 06. 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 Architect to identify laddering pad locations 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) Additional fire hydrants shall be added to the development. Hydrants shall be installed at 225-foot minimum spacing.
 - i. At the corner of N. Nora and W. Del Norte
 - ii. Northeast corner of Driveway "A" and W. Del Norte Ave.
 - iii. Southwest corner of Driveway A and Driveway C
 - iv. Southwest Corner of Driveway A and Driveway D
 - v. Southeast Corner of Driveway D and Driveway E
 - vi. Southside of Driveway D at Driveway S.
 - vii. Southeast Corner of Driveway E and Driveway C.
 - viii. Southwest corner of Driveway C and Driveway K.
 - ix. Southeast corner of Driveway B and Nora Ave. X
 - x. Northwest corner of W. Del Norte and N. Sunset Ave.
- c) Required Fire Flow of 2500 GPM @ 20 psi for 2 hours.
- d) New Fire Flow Test Required. Contact local water purveyor to conduct required fire flows.
- e) Additional hydrants and water mains will be required and installed prior to any vertical building construction supplies delivered onsite.
- f) Annual inspections and flow tests of private hydrants shall be required, with records maintained on-site.
- g) 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.
- h) 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.
- b) 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.
- c) Door between house and garage must be self-closing & self-latching.
- d) Hard-wired smoke and carbon monoxide detectors with battery back-up required.
- e) Emergency escape and rescue openings shall be provided as forth in 2022 California Building Code Section 1031.
- f) Interior located PV ESS- Consult NFPA 855 for specific requirements regarding interconnection of interior smoke alarms.
- g) Architectural plans to provide specific location, dimensions, cabinet specifications for housing of all NFPA 13D fire sprinkler systems riser equipment. These shall be approved by fire department prior to construction permit is granted. Each residential unit shall have its own riser and riser cabinet.
- h) Architectural plans shall include conditions for subcontractors to protect the NFPA 13D inspectors test outlet and other related fire sprinkler devices.
- i) 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.
- j) Portable fire extinguishers shall be provided in accordance with CFC and NFPA 10.
 - i. An approved fire extinguisher shall be maintained near the community BBQ in the pool area.

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. 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 emergencies, 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

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 28th day of April 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: April 28, 2026

Livier Becerra, Chairperson
Planning Commission

Arturo Cervantes, Secretary
Secretary Planning Commission