



April 14, 2026

Sonia Griego
Planner
City of West Covina Planning Division
1444 W. Garvey Avenue South, Room 208
West Covina, CA 91790

Dear Ms. Griego,

Reference: Notice of Denial- AP No. 25-65, 100 S. Vincent Avenue, West Covina

On behalf of Foothill Transit, I am writing in reference to the Notice of Denial letter received on April 9, 2026 from the City of West Covina's Planning Division for the Administrative Permit Application for the installation of new photovoltaic (solar) canopies at 100 S Vincent Avenue. We would like to file a request for appeal pursuant to Section 26-193 of the West Covina Development Code.

The following summarizes our reasoning for appealing the denial of the application:

- Downtown Plan Section 3.1A Permitted Land Uses states that *"if a land use is not defined in this section the Director may determine that the use is not permitted, or determine the appropriate definition and determine the proposed use to be permitted..."*
- Photovoltaic (solar) canopies are also not clearly identified on Table 4.3.1 of the Downtown Plan as 'Use not allowed'.
- Multiple emails and phone calls with the Planning Department prior to submittal of the Administrative Permit and given no notice that this project would be denied or that the proposed PV canopies are not an allowed use in the T4 - General Urban zone (T4-GU).

100 S. Vincent Ave., Suite 200 • West Covina, CA 91790 W foothilltransit.org P 626.931.7300 F 626.915.1143

MEMBER CITIES Arcadia, Azusa, Baldwin Park, Bradbury, Claremont, Covina, Diamond Bar, Duarte, El Monte, Glendora, Industry, Irwindale, La Puente, La Verne, Monrovia, Pasadena, Pomona, San Dimas, South El Monte, Temple City, Walnut, West Covina and Los Angeles County **A PUBLIC AGENCY**

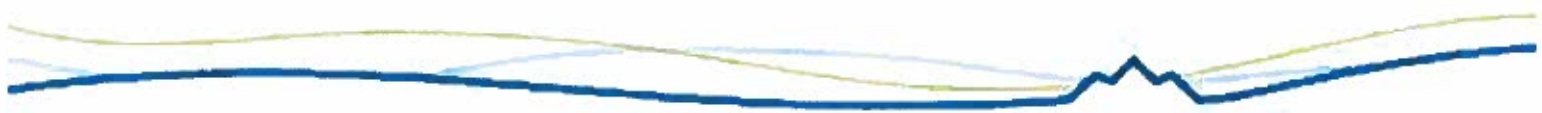
- The proposed project has opportunities to align with Part 3 Goals, Policies, & Actions – 5. Our Resilient Community:
 - Policy 11.1 – *Reduce net energy consumption and greenhouse gas emissions.*
 - Action 11.1b – *New construction should meet Title-24 energy requirements and any local green standards adopted by Council. Offer Downtown businesses and multi-family residents energy conservation auditing and advice on energy retrofits with rebates and incentives, possibly in cooperation with Southern California Edison.*
 - Action 11.4b – *Promote Downtown as a recognized location for businesses and institutions that are committed to environmental sustainability, by working with developers, real estate brokers, and local companies.*
- The proposed solar-carport project presents a strong opportunity to align with California Government Code §65850.5, which encourages local agencies to support and streamline the deployment of solar energy systems. The project is located on an existing commercial parking lot and has been designed to meet all applicable building, fire, and safety standards.
- While the City's initial review identified a zoning-based restriction on carports within this specific planning area, §65850.5 emphasizes that solar energy systems should be facilitated unless a specific, adverse impact on public health or safety can be demonstrated and supported by substantial evidence.
- We respectfully request that the City consider the project within this state-supported framework and evaluate whether the identified zoning conflict can be resolved in a manner consistent with §65850.5's intent to remove barriers to solar energy deployment. We welcome the opportunity to work collaboratively toward a solution that satisfies both local planning objectives and California's renewable-energy mandates.

For these reasons we request that the City of West Covina reconsider the denial of the project application. Should you have any additional questions, please feel free to contact me at 626.931.7253.

Respectfully,



Sharlane Bailey
Director of Capital Projects and Facilities
Foothill Transit



CC:

Doran J. Barnes, CEO Foothill Transit

LaShawn Gillespie, Deputy CEO, Foothill Transit

John Curley, Chief of Safety and Security, Foothill Transit

Vincent Saucedo, Capital Projects Manager, Foothill Transit

Will Todd, Principal, Senior Architect, Stantec

Jiah Rossetto, Associate Architect, Stantec

Milan Mrakich, Acting City Manager, City of West Covina

Chief Cortina, Chief of Police, City of West Covina

Nilesh Mehta, City of West Covina

Arturo Cervantes, Deputy Director, City of West Covina Community Development

