WEST COVINA PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS - FIRST FLOOR
REGULAR MEETING

Tuesday February 26, 2019
7:00 PM

AMERICANS WITH DISABILITIES ACT

The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at Planning Commission meetings, please call (626) 939-8422 (voice) or (626) 960-4422 (TTY) from Monday through Thursday. Do call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Planning Commission meetings, please request no less than four working days prior to the meeting.

PUBLIC COMMENTS/ADDRESSING THE COMMISSION

Any person wishing to address the Planning Commission on any matter listed on the agenda or on any other matter within their jurisdiction is asked to complete a speaker card that is provided on the speaker podium and submit the card to a Planning Department staff member.

Please identify on the speaker card whether you are speaking on an agenda item or non-agenda item. Requests to speak on non-agenda items will be heard during "Oral Communications" before the Public Hearing section of the agenda. Oral Communications are limited to thirty (30) minutes. Generally, comments are limited to five minutes per speaker unless further time is granted by the Chairperson. ***The Chairperson may also, at his or her discretion, further limit the time of each speaker in order to accommodate a large number of speakers and/or to ensure that the business of the Planning Commission is effectively conducted.***

Any testimony or comments regarding a matter set for a Public Hearing will be heard during the public hearing for that item.

Next Resolution No. 19-5980

PLEDGE OF ALLEGIANCE

MOMENT OF SILENT PRAYER/MEDITATION

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting, February 12, 2019

CONSENT CALENDAR

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

NONE

ORAL COMMUNICATIONS

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

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes. Persons who are not afforded the opportunity to speak at this time may do so under "Continuation of Oral Communications" later on the agenda.

PUBLIC HEARINGS

2. ADMINISTRATIVE USE PERMIT NO. 18-16
SUBCOMMITTEE FOR DESIGN REVIEW NO. 18-20
CATEGORICAL EXEMPTION:
APPLICANT: Mariano Magsaysay
LOCATION: 417 S Campana Flores Drive
REQUEST: The applicant is requesting an administrative use permit to allow for the construction of a new 4,923-square foot two-story residence. The applicant is also requesting a second unit review permit to allow for the conversion of the existing single-story house into an accessory dwelling unit. The second unit review is for reference only and is not reviewed by the Planning Commission.

   a. Hear staff report
   b. Public testimony
   c. Close public testimony and Commission discussion
   d. Staff to read Resolution numbers
   e. Motion/second to adopt resolution approving/denying

   This action is final unless appealed to the City Council within ten (10) days.

3. CONDITIONAL USE PERMIT NO. 18-09
CATEGORICAL EXEMPTION
APPLICANT: Erika Diaz for Adult Day Care Facility
LOCATION: 1501 West Cameron Avenue
REQUEST: Approval of a conditional use permit to allow for an adult day care facility within an existing 9,577-square foot tenant space. The project is located in the General

Urban Zone and no new construction is proposed.

a. Hear staff report
b. Public testimony
c. Close public testimony and Commission discussion
d. Staff to read Resolution numbers
e. Motion/second to adopt resolution approving/denying

This action is final unless appealed to the City Council within ten (10) days.

NON-HEARING ITEMS

4. STUDY SESSION - CODE AMENDMENT NO. 18-04
ALCOHOL SALES AT SERVICE STATIONS

CONTINUATION OF ORAL COMMUNICATIONS

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

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

5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:**

a. Forthcoming - March 12, 2019

b. Subcommittee for Design Review Minutes:

January 22, 2019
February 12, 2019

6. **CITY COUNCIL ACTION:**

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

ADJOURNMENT

City of West Covina
AGENDA

ITEM NO. 1.

TO: Planning Commission **DATE: February 26, 2019**
FROM: Planning Division
SUBJECT: Regular meeting, February 12, 2019

Attachments

2.12.19 minutes

UNADOPTED MINUTES

A G E N D A
DATE: February 26, 2019
ITEM NO.: 1

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF WEST COVINA
Tuesday, February 12, 2019

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina Council Chambers. Chairman Redholtz led the Pledge of Allegiance and the Commission observed a moment of silence.

ROLL CALL

Present: Heng, Holtz, Jaquez, Kennedy and Redholtz

Absent: None

City Staff Present: Anderson, Burns, Wu and de Zara

Chairman Redholtz introduced the new Planning Commissioners Glenn Kennedy and Greg Jaquez. He also thanked Ashley Rozatti for her contribution to the Planning Commission.

APPROVAL OF MINUTES:

1. Regular meeting, January 22, 2019

   The minutes were approved as submitted.

OTHER MATTERS OR ORAL COMMUNICATIONS

None

PUBLIC HEARINGS

None

NON-HEARING ITEMS

2. INITIATION OF CODE AMENDMENT NO. 19-01

   Community Development Director Jeff Anderson presented the staff report. During his presentation Mr. Anderson told the Commission that the recycling facility had been

established prior to the adoption of the current code for small recycling centers but had been sold to RePlant and that it currently did not have a business license. He also spoke about the location of the recycling center and said it was near a residential development.

Mr. Paige Gosney, attorney representing RePlanet, spoke to the Commission regarding RePlanet's acquisition of the site. He added that the site was purchased from Earthwise and they had operated the site as a legal, non-conforming use. He added that RePlanet had met with staff to discuss the continued operation of the site and discuss the necessary permits and entitlements.

There was a discussion by the Commission regarding the operation of this site, the required separation from residential uses, how the code amendment might affect other such centers, state regulations regarding the operation of small recycling centers and other possible ways to permit the continued operation of this site. During this discussion Mr. Anderson said that when a code amendment is initiated, staff would research the uses and work with the City Attorney to determine if the code amendment would be beneficial to the entire community. Commissioner Holtz asked if there had been any complaints about this recycling center. Commissioner Jaquez added that, even if there it a code amendment initiated, there is no guarantee that the code amendment will be adopted. It would only allow staff to explore the option. There was then a discussion regarding continuing the operation of the recycling center while the code amendment is being considered. Staff recommended that the recycling center discontinue operation until the code amendment is adopted. At the end of the Commission discussion, it was determined that the Commission would initiate a code amendment for the regulation of small recycling facilities. Chairman Redholtz expressed his desire that this matter be resolved as soon as possible.

Motion by Holtz, seconded by Kennedy, to waive further reading and adopt Resolution No. 19-5979 initiating Code Amendment No. 19-01. Motion carried 5-0.

3. MINOR SITE PLAN REVIEW NO. 18-20
CATEGORICAL EXEMPTION
APPLICANT: Greg Flick for Cadence Acquisition, LLC
LOCATION: 711 N. Azusa Avenue
REQUEST: Request to remodel the façade of a 5,780 square foot, single-tenant building.

Planning Intern Megan Wu presented the staff report. During her report she spoke about the previous approval in October, 2017 for Planning Director's Modification No. 17-39. She told the Commission the applicant never applied for permits after that approval. She also told the Commission the plan before them is a revised version of the previously approved plan. She also told the Commission that one of the tenant spaces

will be occupied by a 7-11 convenience store. She also reviewed the proposed façade improvements and colors for the building. At the end of the presentation, staff recommended approval of the proposed plan.

Mr. Greg Fick, applicant, said he was present to answer any questions by the Commission. He also agreed to comply with the conditions of approval and answered questions by the Commission regarding parking and possible other tenants for the remaining two spaces.

Commissioner Holtz asked if the convenience store would be selling beer and wine. Staff said there was an administrative use permit that had been approved previously.

Motion by Holtz, seconded by Jaquez, to approve Minor Site Plan Review No. 18-20. Motion carried 5-0.

CONTINUATION OF ORAL COMMUNICATIONS

None

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

Chairman Redholtz asked new Commissioners Greg Jaquez and Glenn Kennedy to introduce themselves and welcomed them both to the Planning Commission.

5. PLANNING DIRECTOR'S REPORT:

a. Forthcoming – February 26, 2019

b. Project Status Report – January, 2019

c. Change of Conflict of Interest Rule – Distance increased from 500 feet to 1,000 feet.

Community Development Director Jeff Anderson told the Commission there had been a legal change in the distance requirement for a conflict of interest from 500 feet to 1,000 feet. He said he the Commission's questions on conflict of interest can be addressed by staff and the City Attorney.

Mr. Anderson also introduced Jo-Anne P. Burns, the new Planning Manager. He added that she had started her career in Planning with the City of West Covina. He added that we also have two new Planning Assistants, Rene Aguilar and Camillia Martinez as well as two new Planning Interns, Baltazar Barrios and Eileen Santos.

6. CITY COUNCIL ACTION:

Community Development Director Jeff Anderson said that the City Council considered amendments to Code Amendment No. 18-02, Accessory Dwelling Units, at the City Council meeting held on February 5, 2019.

ADJOURNMENT

Chairman Redholtz adjourned the meeting at 7:55 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant

ADOPTED AS SUBMITTED ON:

ADOPTED AS AMENDED ON:

AGENDA
ITEM NO. 2.
DATE: February 26, 2019

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

ADMINISTRATIVE USE PERMIT NO. 18-16
SUBCOMMITTEE FOR DESIGN REVIEW NO. 18-20
CATEGORICAL EXEMPTION:
APPLICANT: Mariano Magsaysay
LOCATION: 417 S Campana Flores Drive
REQUEST: The applicant is requesting an administrative use permit to allow for the construction of a new 4,923-square foot two-story residence. The applicant is also requesting a second unit review permit to allow for the conversion of the existing single-story house into an accessory dwelling unit. The second unit review is for reference only and is not reviewed by the Planning Commission.

a. Hear staff report
b. Public testimony
c. Close public testimony and Commission discussion
d. Staff to read Resolution numbers
e. Motion/second to adopt resolution approving/denying

This action is final unless appealed to the City Council within ten (10) days.

BACKGROUND

The subject property is on an irregularly shaped 0.53-acre lot with an existing 1,272-square foot single-story residence. The residence reflects the elements of the Craftsman style, although it has been highly altered. The original portion of the single-family residence is distinguishable from a large addition on the east elevation by its design and materials of construction. The original portion of the single-family residence features a rectangular plan, tan stucco-clad walls and vinyl windows; it is topped with an intersecting, clipped gable roof clad in clay tile. The addition constructed in 1985, features wood-clad walls and aluminum slider windows; the roof features a wood-framed shed roof covered with rolled asphalt.

DISCUSSION

The subject property consists of a 22,343-square foot lot. The existing one-story home is 1,272-square foot and is in a neighborhood that includes one-story and two-story houses. The applicant is proposing the following improvements:

- Construction of a 4,923-square foot two-story single-family residence with an attached three-car garage.
- Construction of a 273-square foot covered patio attached to the single-family residence.
- Construction of a 156-square foot balcony attached to the second floor of the single-family

residence.
- Construction of a 286-square foot Covered Porch located at main entrance.
- Construction of an 800-square foot Accessory Dwelling Unit (under separate permit) which includes the conversion of the existing house.

The first story of the proposed house will feature a bedroom, bathroom, dining room, family room, kitchen, gym room, and a powder room. The second floor will feature a master bedroom with a master bathroom and a closet, three bedrooms, a bathroom, a playroom, and a laundry room. The two-story single-family residence will also feature an elevator.

The house will feature five bedrooms and three bathrooms. Based on the number bedrooms, a three-car garage is required by the Municipal Code. The applicant is proposing a 677-square foot three-car garage to west side of the house.

The proposed new two-story single-family residence is in compliance with the current municipal code development standards. All setbacks have been met and the proposed house complies with the 25-foot height limit.

The existing 1,272-square foot single-family residence will be partially demolished for the proposed 800-square foot Accessory Dwelling Unit. The Accessory Dwelling Unit is mentioned for reference only.

The subject property is 22,343-square feet in size. The maximum allowable unit size for lots 20,000-square feet to 24,999-square feet is 4,000 square feet. An Administrative Use Permit (AUP) is required for a Maximum Unit Size Exception (MUSE) when the proposed addition exceeds the maximum allowable unit size. Furthermore, a Conditional Use Permit (CUP) is required for a Large Home when the proposed addition exceeds the maximum allowable unit size by more than 25 percent.

The proposed home would have a total floor area of 4,923-square feet and therefore requires a Administrative Use Permit. In addition, an AUP is required for a new second story home.

Staff Survey of Surrounding Residences

Staff review of the neighborhood surrounding the subject property found that the area consists of a mix of one-and-two-story single-family houses that were constructed between the years of 1920 and 2007.

Staff conducted a survey of 14 homes surrounding the subject property. The houses in the survey are located on south Campana Flores. The houses are a mix of one-and-two-story houses, with mostly attached garages.

The following chart shows the mean and median lot size, square footage of the homes, number of bedrooms, and floor area ratio of the surveyed homes. The mean is the average of all 14 homes, and the median is the number that falls directly in the middle if listed in numerical order.

	Lot Size	Floor Area	Number of Bedrooms	Floor Area Ratio (FAR)
Mean	27,854 sq. ft.	3,213 sq. ft.	3.5	11%
Median	25,045 sq. ft.	3,187 sq. ft.	3.5	12%
Subject Proposal	23,210 sq. ft.	4,923 sq. ft.	4	21%
The house as proposed would be 1.5 times larger than the average size of the surrounding surveyed homes.				

The median size of the homes is 3,187-square feet. The house sizes range from 1,585 square feet to 5,031 square feet. The lot sizes of the surveyed homes range from 14,580-square feet to 61,419-square feet, while the lot size of the subject property is 22,343-square feet. Floor area ratios range from 3 percent to 23 percent. The proposed floor area ratio of the subject property is 21 percent. The house, as proposed, would be 1.5 times larger than the average size of the surrounding surveyed homes by 1,710-square feet. Although the proposed house would be 1.5 times larger than the average house size, the proposed house would not be the largest house on the street. The proposed floor area ratio is well within the norm for this neighborhood.

Architecture of Proposed House and Surrounding Residences

The proposed house will be designed in a Neo-Classical Revival style that utilizes Beaux Arts elements. The proposed house will feature arched windows, paired columns, pilasters, plaster cast brackets, plaster cast pediments, and black wrought iron guardrail. The east and west wing gable roof that is connected by a centralized common reception area with a flat roof. Furthermore, the house shall feature a general wall stucco in a "Dove Grey" (light grey) color and stucco for trim and accent in a "Lariat" (light beige) color.

Many of the houses in the neighborhood feature a single-story ranch form. While the proposed house is unique in its architectural style to the neighborhood, there is no unifying architectural style, and is well-designed within its style.

Subcommittee for Design Review

The proposed two-story single-family residence requires an Administrative Use Permit for a two-story home. The Planning Director has the authority to approve Administrative Use Permits if no public hearing is requested. The Planning Director also has the ability to forward the item for review by the full Planning Commission. The applicant worked with staff to provide clarity on the plans, and no substantial changes were recommended by staff.

The Subcommittee for Design Review Board also has the ability to forward houses to the Planning Commission for review based on the design. The Subcommittee for Design Review Board reviewed the proposal on January 8, 2019. The Review Board had no issues with the design of the

proposed house, and recommended it be forwarded to the Planning Commission for review based on the unique architecture of the house in relation to the neighborhood, the size of the house relative to the neighborhood, and the possibility that a public hearing could be requested by one of the surrounding neighbors.

The following is a discussion of Subcommittee Guidelines for second-story additions:

1. Design the two-story house or addition so that all setbacks, including second story, have been met.

The proposed two-story single-family residence is in compliance with all applicable setback requirements. The proposed house will be approximately 62 feet from the front property line, 59 feet from the rear property line, 10 feet from the east side property line, and 34 feet from the west side property line.

2. In an area that is predominately one story, consider reducing the size of the second story in relation to the ground floor. A smaller second floor will not appear as massive or boxy.

The subject property is located in a neighborhood consisting of both single-story and two-story houses. The second story of the house will be 1,956-square feet, while the first story of the house will be 2,308-square feet.

3. New two-story additions can result in privacy impacts to neighboring properties. Consider designing the second story to reduce or eliminate the need for windows on the side elevations. High windows that allow light in but restrict views onto neighboring properties may also reduce privacy impacts.

The subject property is located in a neighborhood consisting of both single-story and two-story houses. The applicant is proposing large windows on the first-floor of the south and east elevations. A single-story house is located east of the subject property line (30 S Campana Flores) and a two-story house is located west of the subject property. The proposed house will be approximately 100 feet from the neighboring two-story house to the west and 70 feet from the neighboring single-story to the east. The neighboring property to the north is approximately 80 feet to the proposed two-story residence on the subject property. The proposed house is located far enough from the neighboring properties to mitigate any privacy impacts.

4. In an area that is predominately one story, the elements of the house usually emphasize the horizontal. Many modern two-story designs emphasize the vertical through two-story porches with tall columns, tall windows, and two-story front elevations with no horizontal breaks. These elements are generally out-of-character with a one-story neighborhood.

The subject property is located in a neighborhood consisting of both single-story and two-story houses. The 1,956-square foot second floor of the proposed two-story residence is distributed over the 2,308-square foot first floor and is horizontally orientated.

5. When adding a second-story elevation in a one-story area, consider providing a significant second-story setback on the front elevation. By setting back the second story from the first story, the front of the house will fit better in the context of a one-story neighborhood.

The subject property is located in a neighborhood consisting of both single-story and two-story houses. The house as proposed is set back 62 feet from the front property line. The two-story house as proposed is consistent with the rest of the homes in the neighborhood.

6. In an area that is predominately one story, the addition of a second-story balcony, especially in a flatland neighborhood, can have an effect on privacy. In these areas, balconies in rear yards are discouraged.

The subject property is located in a neighborhood consisting of both single-story and two-story houses with generally level topography. The applicant is proposing a balcony on the north elevation. The proposed house is located far enough from the neighboring properties to mitigate any privacy impacts.

7. When designing a second-story addition, consider that all sides of the second story are visible. Window treatment on second-story windows is encouraged.

The applicant has incorporated decorative elements in the proposed two-story single-family residence, including stucco for trim, accents, and window treatment.

The following is a discussion of the applicable Subcommittee Guidelines single-story additions:

1. Design the front and any other visible elevations especially corner houses with a variety of materials. Most houses have the exterior elevations that are primarily stucco. Providing an alternative material such as stone, wood (or simulated wood product) or brick will provide a more aesthetic elevation. (Where alternative material is at the corner, material should wrap around 24 inches on the side.)

The proposed two-story single-family residence will be designed in a neo-classical revival that utilizes beaux arts elements. In addition, the house shall feature general stucco with added trim, accents, dye concrete quoins color to match stucco, and wrought iron balcony railings.

REQUIRED FINDINGS

Before an application for an administrative use permit for a maximum unit size exceptions second story addition may be granted, the following findings must be made:

1. The lot and proposed development is consistent with the general plan, zoning, and meets all other applicable code requirements.

The lot and proposed building are consistent with the Neighborhood Low (up to 8 dwelling units per acre) General Plan designation and “Single Family Residential” (R-1) zoning in that it consists of the construction of one single-family home. The project meets all applicable requirements of the “Single Family Residential” (R-1) Zone, Area District III.

2. The development utilizes building materials, color schemes, and a roof style which blend with the existing structure, if any, and results in a development which is harmonious in scale and mass with the surrounding residences.

The neighborhood consists of a mix one-story-and-two-story houses in a variety of architectural styles. The applicant is proposing to construct a new two-story single-family residence. The proposed house will feature a Neo-Classical architecture with some Beaux Arts elements. The proposed house will feature arched windows, paired columns, pilasters, plaster cast brackets, plaster cast pediments, and black wrought iron guardrail. The east and west wing gable roof that is connected by a centralized common reception area with a flat roof. Furthermore, the house shall feature a general wall stucco in a "Dove Grey" (light grey) color and stucco for trim and accent in a "Lariat" (light beige) color. While the proposed house is unique in its architectural style to the neighborhood, there is no unifying architectural style, and is well-designed within its style. Additionally, many of the houses in the neighborhood (including the proposed house) are located on half acre lots, therefore providing spatial distance from each other. The house, as proposed, would be 1.5 times larger than the average size of the surrounding surveyed homes. Although the proposed house would be 1.5 times larger than the average house size, the proposed house would not be the largest house on the street. The proposed floor area ratio is well within the norm for this neighborhood.

3. The development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles.

The proposed house will be accessible from an existing driveway off Campana Flores Drive, and will not negatively impact circulation or safety for pedestrians and vehicles. The subject property is developed with setbacks to comply with the Municipal Code. The proposed house does not have a negative effect on the convenience and safety of circulation for pedestrians or vehicles in that it will not result in any visual obstructions adjacent to right-of-way that would affect convenience and safety of circulation for pedestrians and vehicles.

4. The development can be adequately served by existing or required infrastructure and services.

The lot is adequately served by existing infrastructure (streets, sewer, water, etc.). The proposed two-story house is not anticipated to require additional infrastructure or services beyond that provided for the existing residences nearby. Therefore, the development can be adequately served by existing infrastructure and services.

5. The design of the structure has given consideration to the privacy of surrounding properties through the usage and placement of windows and doors, cantilevers, decks, balconies, minimal retaining walls, trees and other buffering landscaping materials.

The design of the house has given considerations to the privacy of surrounding properties in that the area consists of similarly-sized lots developed with one-story and two-story houses. The proposed house would have two rear-yard neighboring properties, one single-story and one-story house. As proposed, the two-story house would only have large windows on the first floor facing the two rear-yard neighboring properties. In addition, the proposed house has a balcony attached to the master bedroom oriented towards the rear-yard neighbor with a two-story house. The proposed balcony will be located approximately 70 feet from the rear property line, approximately 160 feet from the rear neighbor's pool, and approximately 70 feet from the easterly single-story neighbor's house. The neighbor to the west is developed with a two-story home.

6. The development is sensitive to the natural terrain, minimizes necessary grading, de-emphasizes vertical massing which could disrupt the profile of a natural slope, and does not impede any scenic vistas or views open to the public or surrounding properties.

The proposal is sensitive to the natural terrain in that there are no major terrain modifications. Any necessary precise grading for construction will require that a grading permit be obtained from the Public Works Department. The project proposes a new two-story house that would not impede any scenic views from surrounding properties.

GENERAL PLAN CONSISTENCY

The proposed project is consistent with the General Plan. The proposal is consistent with the following General Plan Policies and Actions:

Policy 3.1: Preserve existing housing stock.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt under the California Environmental Quality Act, Section 15303 pursuant to Section 15303 (New Construction or Conversion of Small Structures), since the project consists of the construction of one single-family residence.

CONCLUSION

The applicant is requesting an administrative use permit to construct a new 4,923-square foot two-story single-family residence. The existing single-family residence shall be partially demolished and converted to an 800-square foot accessory dwelling unit. The accessory dwelling unit is under a separate permit and is mentioned for reference only. The house will include five bedrooms and three bathrooms. The surrounding neighborhood consists of a mix of one-and-two-story homes. The proposed floor area ratio of the subject property is 21 percent. The house, as proposed, would be 1.5 times larger than the average size of the surrounding surveyed homes by 1,710-square feet. Although the proposed house would be 1.5 times larger than the average house size, the proposed house would not be the largest house on the street. The proposed floor area ratio is well within the norm for this neighborhood.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission adopt a resolution approving Administrative Use Permit No. 18-16 and Subcommittee for Design Review No. 18-20.

LARGE ATTACHMENTS

Plans (Available for review by the public at the West Covina Library, West Covina Police Department, and West Covina Planning Department)

Submitted by: Rene Aguilar

Attachments

Attachment No. 1 - Resolution

Attachment No. 2 - Vicinity Map

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. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING ADMINISTRATIVE USE PERMIT NO. 18-16

ADMINISTRATIVE USE PERMIT NO. 18-16

SUBCOMMITTEE FOR DESIGN REVIEW NO. 18-20

CATEGORICAL EXEMPTION

APPLICANT: Mariano Magsaysay

LOCATION: 417 S Campana Flores Drive

WHEREAS, there was filed with this City a verified application on forms prescribed in Chapter 26, Article VI of the Covina Municipal Code, requesting approval of an administrative use permit to:

Construct a new 4,923-square foot two-story residence on a single-family residential property, on that certain property generally described as:

Assessor Parcel Number 8480-013-018, in the records of the Los Angeles County Assessor; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 13th day of February, 2019, conduct a duly advertised public hearing to consider the subject application for an administrative use permit; and

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

1. The applicant is requesting the approval of an administrative use permit to allow a two-story single-family house. The subject site is located in the "R-1" (Single-Family Residential) Zone, Area District III.

2. Because the proposed structure is a two-story house, a Subcommittee for Design Review approval is necessary.

3. The applicant is requesting an administrative use permit to allow for the construction of a new 4,923-square foot two-story residence. The applicant is also requesting a second unit review permit to allow for the conversion of the existing single-story house into an accessory dwelling unit. The second unit review is for reference only and is not be reviewed by the Planning Commission.

4. Appropriate findings for approval of an administrative use permit for a two-story single-family house are as follows:

a) The lot and proposed development is consistent with the general plan, zoning, and meets all other applicable code requirements.

b) The development utilizes building materials, color schemes, and a roof style which blend with the existing structure, if any, and results in a development which is harmonious in scale and mass with the surrounding residences.

c) The development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles.

d) The development can be adequately served by existing or required infrastructure and services.

e) The design of the structure has given consideration to the privacy of surrounding properties through the usage and placement of windows and doors, cantilevers, decks, balconies, minimal retaining walls, trees and other buffering landscaping materials.

f) The development is sensitive to the natural terrain, minimizes necessary grading, de-emphasizes vertical massing which could disrupt the profile of a natural slope, and does not impede any scenic vistas or views open to the public or surrounding properties.

5. This project is categorically exempt under the California Environmental Quality Act, Section 15303 pursuant to Section 15303 (New Construction or Conversion of Small Structures), since the project consists of the construction of one single-family residence.

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

1. On the basis of the evidence presented, both oral and documentary, the Planning Commission makes the following two-story single-family house findings:

a. The lot and proposed building are consistent with the Neighborhood Low (up to 8 dwelling units per acre) General Plan designation and "Single Family Residential" (R-1) zoning in that it consists of the construction of one single-family home. The project meets all applicable requirements of the "Single Family Residential" (R-1) Zone, Area District III.

b. The neighborhood consists of a mix one-story-and-two-story houses in a variety of architectural styles. The applicant is proposing to construct a new two-story single-family residence. The proposed house will feature a Neo-Classical architecture with some Beaux Arts elements. The proposed house will feature arched windows, paired columns, pilasters, plaster cast brackets, plaster cast pediments, and black wrought iron guardrail. The east and

west wing gable roof that is connected by a centralized common reception area with a flat roof. Furthermore, the house shall feature a general wall stucco in a "Dove Grey" (light grey) color and stucco for trim and accent in a "Lariat" (light beige) color. While the proposed house is unique in its architectural style to the neighborhood, there is no unifying architectural style, and is well-designed within its style. Additionally, many of the houses in the neighborhood (including the proposed house) are located on half acre lots, therefore providing spatial distance from each other. The house, as proposed, would be 1.5 times larger than the average size of the surrounding surveyed homes. Although the proposed house would be 1.5 times larger than the average house size, the proposed house would not be the largest house on the street. The proposed floor area ratio is well within the norm for this neighborhood.

c. The proposed house will be accessible from an existing driveway off Campana Flores Drive, and will not negatively impact circulation or safety for pedestrians and vehicles. The subject property is developed with setbacks that well exceed those required by the Municipal Code. The proposed house does not have a negative effect on the convenience and safety of circulation for pedestrians or vehicles in that it will not result in any visual obstructions adjacent to a right-of-way that would affect convenience and safety of circulation for pedestrians and vehicles.

d. The lot is adequately served by existing infrastructure (streets, sewer, water, etc.). The proposed two-story house is not anticipated to require additional infrastructure or services beyond that provided for the existing residences nearby. Therefore the development can be adequately served by existing infrastructure and services.

e. The design of the house has given considerations to the privacy of surrounding properties in that the area consists of similarly-sized lots developed with one-story and two-story houses. The proposed house would have two rear-yard neighboring properties, one single-story and one-story house. As proposed, the two-story house would only have large windows on the first floor facing the two rear-yard neighboring properties. In addition, the proposed house has a balcony attached to the master bedroom oriented towards the rear-yard neighbor with a two-story house. The proposed balcony will be located approximately 70 feet from the rear property line, approximately 160 feet from the rear neighbor's pool, and approximately 70 feet from the easterly single-story neighbor's house. The neighbor to the west is developed with a two-story home.

f. The proposal is sensitive to the natural terrain in that there are no major terrain modifications. Any necessary precise grading for construction will require that a grading permit be obtained from the Public Works Department. The project proposes a new two-story house that would not impede any scenic views from surrounding properties.

2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Administrative Use Permit No. 18-16 and Subcommittee for Design Review No. 18-20 are approved subject to the provisions of the West Covina Municipal Code, provided that the physical development of the herein described property 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 Planning Director, before the use or occupancy of the property is commenced and before the Certificate of Occupancy is issued, and the violation of any of which shall be grounds for revocation of said administrative use permit by the Planning Director, Planning Commission, or City Council.

3. That the administrative use permit shall not be effective for any purpose until the owner of the property involved (or a duly authorized representative) has filed at the office of the Planning Director, his affidavit stating he is aware of, and accepts, all conditions of this administrative use permit as set forth below. Additionally, no permits shall be issued until the owner of the property involved (or a duly authorized representative) pays all costs associated with the processing of this application pursuant to City Council Resolution No. 8690.

4. 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.

5. That the approval of the administrative use permit is subject to the following conditions:

   a. Comply with plans reviewed by the Planning Commission on February 26, 2019.

   b. That the project comply with all requirements of the "Single-Family Residential" (R-1) Zone, Area District III, and all other applicable standards of the West Covina Municipal Code.

   c. This approval allows for the demolition of an existing 1,272-square foot single-story house and the construction of a new 4,923-square foot two-story single-family residence, with an attached 3-car garage, a 273-square foot attached covered patio, a 156-square foot attached second floor balcony, and a 286-square foot attached covered porch at the main entrance. The house will include 5 bedrooms and 3 bathrooms.

   d. Final plans shall include the location of the water heater. Water heater enclosures, if proposed, must be consistent with the house in materials and colors. Mechanical equipment is not permitted on the roof.

   e. Air conditioning and heating ducting shall not be exposed on roofs per WCMC Sec. 26-409. Roof-mounted mechanical equipment is not permitted.

   f. That any proposed changes to the approved site plan, floor plan or elevations be reviewed by the Planning Department, and the written authorization of the Planning Director shall be obtained prior to implementation.

   g. Prior to requesting a final inspection by the Building Division, the Planning Department shall inspect the house.

h. This development shall conform to all applicable Municipal regulations, Fire, Building, Mechanical, Electrical, Plumbing codes and recognized, approved, standards of installation.

i. The approved use shall not create a public nuisance as defined in the West Covina Municipal Code Section 26-416 regarding landscape maintenance and property maintenance.

j. The AC units must be placed behind a view-obscuring fence, landscaping, or in an enclosure that matches the colors and materials of the proposed house.

k. The applicant shall sign an affidavit accepting all conditions of this approval.

l. Any graffiti that appears on the property during construction shall be cleaned or removed on the same business day.

m. That prior to final building permit approval, a detailed landscape and irrigation plan in compliance with AB 1881 and Executive Order B-29-15 shall be submitted for the property. 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. The applicant shall coordinate with the applicable water district to determine if the water district has any specific requirements for water efficient landscaping.

n. Proposed landscape areas visible from the public right-of-way shall be in compliance with all applicable standards of the West Covina Municipal Code and shall be clearly indicated (including dimensions) on the landscape and irrigation plan. Landscaping shall be installed prior to final inspection.

o. This approval is effective for a period of two (2) years. All applicable building permits must be obtained within one (1) year of project approval. Therefore, prior to **February 26, 2021** (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.**

p. Engineering Department Requirements:

    1. Submit a soils report.

    2. Submit the retaining wall design, foundation detail, and calculations, signed and stamped by a professional engineer.

q. Building Requirements:

1. All Conditions of Approval as approved by the Planning Commission shall appear as notes on the plans submitted for building plan check and permits.

2. Building design shall comply with the Current Edition of the California Residential Code for single family occupancy.

3. Submit complete construction plans to Building Division for formal plans review.

4. Separate application(s), plan check(s), and permit(s) is/are required for:

   a) Plumbing
   b) Mechanical
   c) Electrical
   d) ADU conversion shall be done under a separate permit
   e) Fire sprinklers for new home.
   f) Grading. Submit plans to City Engineering.

5. Complete structural plans with calculations by State licensed engineer or architect will be required. Submit design for review at formal plans review.

6. Compliance to California T-24 Energy regulations will be required. Submit design for review at formal plans review.

7. Compliance to California Green Building Standards Code will be required. Submit design for review at formal plans review.

8. A soils and geology report is required to address the potential for and the mitigation measure of seismic induced landslide/liquefaction. Soils report shall address foundation design and site preparation requirements.

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 26th day of February, 2019, by the following vote:

AYES:

NOES:

ABSENT:

DATE: February 26, 2019

EXPIRATION DATE: February 26, 2020

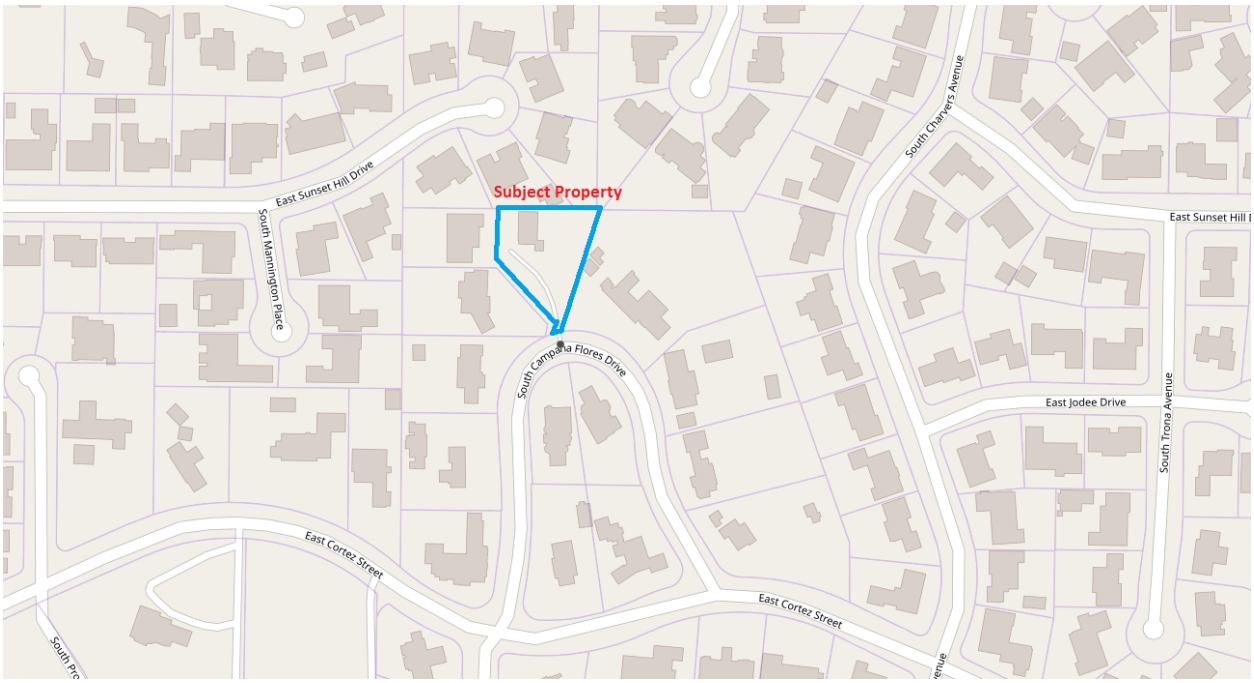
If not used.

_____
Herb Redholtz, Chairman
Planning Commission

_____
Jeff Anderson, AICP, Secretary
Planning Commission

ATTACHMENT 2

Vicinity Map
Administrative Use Permit 18-16
417 S Campana Flores Drive



Two-Story Single-Family Residence

AGENDA
ITEM NO. 3.
DATE: February 26, 2019

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

CONDITIONAL USE PERMIT NO. 18-09
CATEGORICAL EXEMPTION
APPLICANT: Erika Diaz for Adult Day Care Facility
LOCATION: 1501 West Cameron Avenue
REQUEST: Approval of a conditional use permit to allow for an adult day care facility within an existing 9,577-square foot tenant space. The project is located in the General Urban Zone and no new construction is proposed.

a. Hear staff report
b. Public testimony
c. Close public testimony and Commission discussion
d. Staff to read Resolution numbers
e. Motion/second to adopt resolution approving/denying

This action is final unless appealed to the City Council within ten (10) days.

DESCRIPTION OF APPLICATION

The applicant is requesting the approval of a conditional use permit to allow for an adult day care facility withing an existing 9,577-square foot tenant space. The project is located in the General Urban Zone. No new construction is proposed.

BACKGROUND

On June 19, 1963, the Planning Commission approved Precise Plan No. 370 to allow the construction of an office building. Cameron Court is located in the "General Urban" (T-4) Zone which allows community-serving retail, office, entertainment and hospitality uses. It was historically designated as a Regional Commercial (R-C) zone. However, on December 20, 2016 the City of West Covina amended the zoning to General Urban.

ITEM	DESCRIPTION
ZONING AND GENERAL PLAN	"General Urban" (T-4) Zone and "Neighborhood- High Density Residential" (NH)
SURROUNDING LAND USES AND ZONING	Northeast: "General Urban" (T-4) Zone Northwest: "Urban Center" (T-5) Zone Southeast: "General Urban" (T-4) Zone Southwest: "General Urban" (T-4) Zone
CURRENT DEVELOPMENT	Vacant Tenant Space
LEGAL NOTICE	Legal notice was published in the San Gabriel Valley Tribune, posted at City Hall, the library and Police Department, and was mailed to 46 owners and occupants of properties located within 300 feet of the subject site.

DISCUSSION

The applicant is requesting the approval of a conditional use permit to allow for an adult day care facility within an existing 9,577-square foot tenant space. The project is located in the General Urban zone. No new construction is proposed. The West Covina Municipal Code (WCMC) requires a conditional use permit for an adult day care center in the “General Urban” Zone.

The proposed adult day care facility will be located at 1501 W. Cameron Avenue, Building C, Suite 100. The facility is located at Cameron Court, an office complex on a 242,655 square-foot site. The complex consists of five (5) buildings, varying from two (2) to three (3) stories, with walkways that connect on the second and third floor levels. Cameron Court is located on the southeast corner of Toluca Avenue and Cameron Avenue. The office complex consists of two (2) building (A)’s on the northwest side of the subject site and Buildings (B) on the northeast, (C) on southeast, and (D) on the southwest side of the subject site. The subject Conditional Use Permit for the adult day care facility is being proposed and requested for Building (C), Suite 100, with a floor area of 9,577 square feet, located on the first floor.Business Operation

The proposed business name is Cameron Adult Day Health Care Center. Since 2003, the applicant has been operating four (4) other adult day care facilities throughout Los Angeles County and Orange County. Adult Day Health Care provides programs that are designed to provide support services for adults who are living at home but need daytime assistance. The age group for the program are adults age 18 and older. Their services include nursing and personal care, social services, transportation to and from the home, meals, and therapeutic activities.

The applicant has indicated the center will be open five (5) days a week. Business hours will be Monday through Friday, 8:30 a.m. to 5:00 p.m. However, while the facility is open between 8:30 a.m. to 5:00 p.m., the program hours will be between 8:30 a.m. to 1:30 p.m., after which will be administrative hours for staff.

The tenant space will include a reception area, chart room, counseling room, occupational therapy/physical therapy room, two (2) restrooms, daycare room, administrative office, social worker office, nursing office, community hall, office pantry, and three (3) storage rooms. There will be 20-25 full-time/part-time staff members between 7:00 a.m. to 3:30 p.m. After 3:30 p.m., majority of the staff will be gone. Approximately 5 staff members will be administrative staff and 20 will be the program staff. During normal program hours, the peak capacity will be 160 participants. Transportation is provided for the participants, primarily non-driving seniors, for the program. As such, parking is only needed for staff and the facility's vans. The applicant is anticipating utilizing 5 vans in total.

Parking

There is no specific parking standard for adult day care centers included in the Zoning Code. The Cameron Court complex has a total of 337 parking stalls. The former use, food service and office space, generally had a higher demand than the proposed use. The applicant will have a maximum staff of twenty-five (25) on site at any one time and will require five (5) parking stalls for the center owned vans. In these types of facilities, the vast majority of clients are picked up and dropped off and the parking demand is primarily due to the employees and the center owned vehicles. The dedicated client drop off will be located south-east of the of the building site.

An office use for the tenant space would require thirty-two (32) parking spaces (1:300). In the conservative case that there are twenty-five (25) staff members there are at a time, and all drive to the site alone, plus the five (5) vans, a total of thirty (30) parking spaces would be needed. Based on the operational characteristics, the parking for the proposed adult day care would be less than the average use.

The ingress and egress of the subject site is from Cameron Avenue and Toluca Avenue. In order to address potential parking problems, staff has added a number of conditions. These include limiting the square footage to 9,577 square feet, limiting the number of clients that can be served at one time, and limiting hours of operation. In the unlikely event that a parking problem develops, staff has included conditions to allow the Commission to review the issue.

REQUIRED FINDINGS

Before an application for a CUP can be made, the following findings shall be made:

a. *That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general wellbeing of the neighborhood or community.*

Cameron Adult Day Health Care Center provides programs that are designed to provide support services for adults who are living at home but need daytime assistance. Cameron Adult Day Health Care Center will provide support services to adults, 18 years and older, with chronic medical, cognitive, or mental health conditions and/or disabilities that are at risk of needing institutional care. The particular location and the use is desirable and will provide a service that will contribute to the general wellbeing of the neighborhood and the community.

b. *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare or persons residing or working in the vicinity or injurious to property or improvements in the vicinity.*

The proposed use will not be detrimental to the health, safety, peace or general welfare of persons working or residing in the vicinity of the project in that conditions placed on the project will mitigate any potential adverse effects. Cameron Adult Day Health Care is limited to supervised on-site daily activities. Parking is adequate for the proposed use and is not expected to negatively impact the site. The drop-off and pick-up of clients is adequate with the condition that drop-off and pick-up occur within the designated client drop off zone.
The applicant has indicated that their clients will be shuttled to and from the center by Cameron Adult Day Health Care Center vans within the site parking lot to reduce the demand for parking spaces on site during drop-off and pick-up hours.

c. *That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as, all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust such use with the land and uses in the neighborhood and make it compatible therewith.*

The site for the proposed adult day care program will occupy a 9,577-square foot tenant space in an office complex. Interior tenant improvements to the existing building are being proposed. The tenant space is proposed to be modified by the applicant. The scope of the project includes non-structural partitions and new finishes to the reception area, chart room, counseling room, occupational therapy/physical therapy room, restrooms, daycare room, administrative room, social worker office, nursing office, community hall, office pantry, and storage rooms. The site is adequate in size and shape as to accommodate said use.

d. *That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed uses and the street patterns of such a nature exist as to guarantee that such generation will not be channeled through residential areas on local residential streets.*

The site is south of West Covina Parkway and east of Toluca Avenue. The office center contains two (2) driveway approaches, which includes one driveway approach on Toluca Avenue and one driveway approach on Cameron Avenue. Cameron Adult Day Health Care Center provide transportation as needed for their clients. Clients will be dropped off and picked up at the designated drop-off zone (south-east of the building) within the parking lot of the facility, significantly limiting and alleviating onsite circulation, onsite parking, and street congestion on Toluca Avenue and Cameron Avenue. The site abuts streets that are adequate to carry the traffic that will be generated by the proposed use.

e. *That the granting of such conditional use permit will not adversely affect the General Plan of the City, or any other adopted plan of the City.*

Granting the conditional use permit for the proposed adult day care facility would allow the opportunity for the surrounding community to have access to a desirable service and facility. The proposed adult day program would not compromise the character of the surrounding neighborhood nor be detrimental to the surrounding land uses. Allowing the proposed use is consistent with the improvements on the site and with the goals and objectives of the General Plan. The current General Plan states that the City shall nurture local businesses and attract non-retail jobs.

CONDITIONS OF APPROVAL

Conditions of Approval can be found in the attached resolutions.

GENERAL PLAN CONSISTENCY

The proposed project is consistent with the General Plan. The proposal is consistent with the following General Plan Policies and Actions:
a. Policy 2.9: Support local businesses.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 18-09.

LARGE ATTACHMENTS

Plans (Available for review by the public at the West Covina Library, West Covina Police Department, and West Covina Planning Department)

Submitted by: Karen Ko

Attachments

Attachment No. 1 - Resolution - Conditional Use Permit No. 18-09

Attachment No. 2 - Business Operation Plan

Attachment No. 3 - Vicinity Map

ATTACHMENT 1

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 NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 18-09

CONDITIONAL USE PERMIT NO. 18-09

CATEGORICAL EXEMPTION

APPLICANT: Erika Diaz for Adult Day Care Facility

LOCATION: 1501 W. Cameron Avenue (Cameron Court)

WHEREAS, there was filed with this City, a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval of a conditional use permit to:

operate an adult day care center within an existing office complex.

on that certain property described as:

Assessor's Parcel No.8474-002-015, as listed in the records of the office of the Los Angeles County Assessor; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 26th day of February, 2019, conduct a duly advertised public hearing as prescribed by law; and

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

1. The applicant is requesting the approval of a conditional use permit to establish an adult day care center within an office complex located on property zoned "General Urban" Zone.

2. Findings necessary for approval of a conditional use permit:

    a. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or community.

    b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare or persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

c. That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as, all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust such use with the land and uses in the neighborhood and make it compatible thereto.

d. That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed uses and the street patterns of such a nature exist as to guarantee that such generation will not be channeled through residential areas on local residential streets.

e. That the granting of such conditional use permit will not adversely affect the General Plan of the City, or any other adopted plan of the City.

3. The project is a Categorical Exemption, Class 1 (Section 15332: Existing facilities) pursuant to the requirements of the California Environmental Quality Act of 1970 (CEQA) since the project site consists of remodeling of an existing building for the proposed use within an existing commercial tenant space.

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

1. On the basis of the evidence presented, both oral and documentary, the Planning Commission makes the following findings:

a. Cameron Adult Day Health Care Center provides programs that are designed to provide support services for adults who are living at home but need daytime assistance. Cameron Adult Day Health Care Center will provide support services to adults, 18 years and older, with chronic medical, cognitive, or mental health conditions and/or disabilities that are at risk of needing institutional care. The particular location and the use is desirable and will provide a service that will contribute to the general wellbeing of the neighborhood and the community.

b. The proposed use will not be detrimental to the health, safety, peace or general welfare of persons working or residing in the vicinity of the project in that conditions placed on the project will mitigate any potential adverse effects. Cameron Adult Day Health Care is limited to supervised on-site daily activities. Parking is adequate for the proposed use and is not expected to negatively impact the site. The drop-off and pick-up of clients is adequate with the condition that drop-off and pick-up occur within the designated client drop off zone. The applicant has indicated that their clients will be shuttled to and from the center by Cameron Adult Day Health Care Center vans within the site parking lot to reduce the demand for parking spaces on site during drop-off and pick-up hours.

c. The site for the proposed adult day care program will occupy a 9,577-square foot tenant space in an office complex. Interior tenant improvements to the existing building are being proposed. The tenant space is proposed to be modified by the applicant. The scope of the project includes non-structural partitions and new

finishes to the reception area, chart room, counseling room, occupational therapy/physical therapy room, restrooms, daycare room, administrative room, social worker office, nursing office, community hall, office pantry, and storage rooms. The site is adequate in size and shape as to accommodate said use.

d. The site is south of West Covina Parkway and east of Toluca Avenue. The office center contains two (2) driveway approaches, which includes one driveway approach on Toluca Avenue and one driveway approach on Cameron Avenue. Cameron Adult Day Health Care Center provide transportation as needed for their clients. Clients will be dropped off and picked up at the designated drop-off zone (south-east of the building) within the parking lot of the facility, significantly limiting and alleviating onsite circulation, onsite parking, and street congestion on Toluca Avenue and Cameron Avenue. The site abuts streets that are adequate to carry the traffic that will be generated by the proposed use.

e. Granting the conditional use permit for the proposed adult day care facility would allow the opportunity for the surrounding community to have access to a desirable service and facility. The proposed adult day program would not compromise the character of the surrounding neighborhood nor be detrimental to the surrounding land uses. Allowing the proposed use is consistent with the improvements on the site and with the goals and objectives of the General Plan. The current General Plan states that the City shall nurture local businesses and attract non-retail jobs.

2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, this Conditional Use Permit No. 18-09 is approved.

3. That the conditional use permit shall not be effective for any purpose until the owner of the property involved (or his 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 conditional use permit as set forth below. Additionally, no permits shall be issued until the owner of the property involved (or a duly authorized representative) pays all costs associated with the processing of this application pursuant to City Council Resolution No. 8690.

4. 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.

5. That the approval of a conditional use permit is subject to the following conditions:

a) Comply with plans reviewed by the Planning Commission on February 26, 2019.

b) Comply with all requirements of the “General Urban” Zone and all other applicable standards of the West Covina Municipal Code.

c) The conditional use permit may be revoked, amended or suspended by the Planning Commission under the provisions of Section 26-253 of the West Covina Municipal Code.

d) Any proposed change to the approved site plan or floor plan must first be reviewed by the Planning, Building, and Fire Departments and shall require the written authorization of the Community Development Director prior to implementation.

e) If the future parking and circulation conflicts occur related to the use of the building, the Planning Commission shall have the right and ability to review and revise the conditions imposed as they relate to parking and circulation.

f) The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.

g) Vans transporting participants in the program shall enter and exit the site such that all participants in the program both board and disembark within the parking area of the site.

h) This approval does not include approval of signs; a separate sign permit shall be obtained prior to the installation of any signs.

i) The number of clients served on-site at this location shall not exceed 160.

j) The maximum number of employees at the site at any time shall not exceed 25.

k) The size of the adult day facility shall be limited to 9,577-square feet.

l) The hours of instruction shall be limited to 8:30 a.m. to 5:00 p.m. Mondays through Friday.

m) The Zoning Code gives provisions for up to two one-year extensions to keep entitlements active. Therefore, prior to February 26, 2021 (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 Division about the pending expiration of the subject entitlement.

n) Planning Division approval is required prior to any site or architectural changes or any expansion of the operations.

o) Building Division Requirements:

1. Comply with the 2016 California Building Code

2. Building shall be equipped with NFPA-13 fire sprinklers.

3. Submit complete construction plans to building division for review and permit.

p) Fire Department Requirements:

1. NFPA 13D/13R/13 Fire Sprinkler System

2. NFPA 72 – Fire Alarm/Fire Sprinkler Monitoring System

3. NFPA 10 – Portable Fire Extinguishers

4. New Fire Flow Test

5. A Knox key box and labeled master key must be maintained/provided for emergency responder access after business hours.

6. Fire sprinklers also required for bridge area connecting to adjoining buildings.

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 26th day of February 2019, by the following votes:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: February 26, 2019

EXPIRATION DATE: February 26, 2021, if not used.

Herb Redholtz, Chairperson
Planning Commission

Jeff Anderson, Secretary
Planning Commission

ATTACHMENT 2

West Covina Adult Day Services, Inc.
Cameron Adult Day Health Care Center
1501 W. Cameron Ave., #100, West Covina, CA 91790
- Phone: (714) 512-0016 ; Fax: (714) 521-0645

E-mail: WestCovinaAdultDayService@gmail.com

Business Operational Plan:
Adult Day Health Care

I. About the Business: Adult Day Health Care

Adult Day Health Care (ADHC) center is a facility licensed through the Department of Public Health. The Department of Aging's website describes ADHC as follows:

"The Adult Day Health Care Program is a licensed community-based day health program that provides services to older persons and adults with chronic medical, cognitive, or mental health conditions and/or disabilities that are at risk of needing institutional care."

II. Types of Services that we would be providing at the location

Adult Day Health Care is a community-based adult services program that provides services for adults who are living at home but need daytime assistance for their health and safety. The age group of the adults for the program will be 18 and up. The services include:

- Nursing and Personal Care (provided by registered nurses)
- Social Services (case management and care coordination by social workers; caregiver support)
- Transportation to and from the home (with vans owned by the center)
- Meals (which will be provided and delivered daily by a separate outside catering company)
- Therapeutic activities (including recreational activities, physical therapy and occupational therapy with exercise)
- There will be approximately a total of 25 employees at any one time. Among these, approximately 5 will be administrative staff and 20 will be program staff.

III. Operational Plan

1. Business Hours:

Business hours are from 8:30 am to 5:00 pm, Monday - Friday. The program is *not* all-day. The program lasts around 4-5 hours, and the program hours are 8:30am to 1:30pm from Monday to Friday. Between the hours of 2:00 pm to 5:00 pm., primarily staff will be present on site. The program will have concluded for the day, with the participants all being transported home via center's transportation vehicles. During these hours, staff will work on additional job duties such as paperwork and preparation for the next day's program.

At peak capacity, 160 participants will be present during normal business (program) hours.

2. Daily Services Provided

- A typical visit for a patron (participant) would begin with being dropped off at the center (usually) by our center-owned vans.
- After an initial health check by our nurse, the participant would be served breakfast and then participate in a variety of activities such as games, cognitive activities, therapeutic exercise, and other therapies (physical therapy and occupational therapy).
- There would also be group activities such as social worker-led support groups or interest groups (chess, cards, arts & crafts, etc).
- Lunch is also served during the day (with meals delivered from off-site catering).
- At the conclusion of the program ay at around 1:30pm - 2:00pm, the participants will be transported back home by our center vans.

3. Transportation and Employees

- We do want to reiterate that transportation is provided for the participants (who are mostly non-driving seniors) of the program, which means they will not be bringing their own vehicles.
- Therefore, parking is only needed for staff and the facilities vans. There will be approximately 5-6 facility vans in total.
- Approximately 5-6 service vehicles will be on site and will be stored and parked in the designated parking spots on the property, which has been allotted for by the property management.
- Please see the Site Plan for location of client drop-off zone.

ATTACHMENT 3

Vicinity Map
Conditional Use Permit 18-09
1501 W. Cameron Avenue



Cameron Adult Day Health Care

City of West Covina
Memorandum
AGENDA

ITEM NO. 4.

TO: Planning Commission **DATE: February 26, 2019**
FROM: Planning Division
SUBJECT: STUDY SESSION - CODE AMENDMENT NO. 18-04
ALCOHOL SALES AT SERVICE STATIONS

BACKGROUND:

On June 28, 2018, the Planning Division received correspondence from Mohsen Karimi, Chevron Extra Mile Service Station located at 245 N. Citrus Avenue, requesting that a code amendment be initiated to consider amending the Municipal Code to allow alcohol sales as an accessory use to service stations.

Currently, the Code prohibits the sale of alcoholic beverages at service stations. The proposed code amendment would consider amending the Municipal Code to allow the sale of alcohol at service stations. The Planning Commission has considered this issue several times over the last few years. In 2008, Code Amendment No. 08-02 was initiated by the City Council to consider amending the code to allow alcohol sales at service stations. That consideration was subsequently abandoned. In 2010, the Planning Commission initiated Code Amendment No. 10-03 to consider the concept. The code amendment was later rescinded by the Commission.

There are 18 gasoline service stations in the City and 55 businesses that allow off-sale alcohol sales (service station information was obtained from HDL - Attachment No. 3; off-sale alcohol sales information was obtained from the California Department of Alcoholic Beverage Control - Attachment No. 4).

Mr. Karimi is requesting consideration of the Code standards for the following reasons:

- Service stations in West Covina compete with stations in neighboring cities that allow alcohol sales.
- Convenience store customers prefer "one-stop shopping."
- Their research indicates that Covina, Glendora, Azusa, Diamond Bar, Whittier and the County of Los Angeles allow for the sale of beer and wine at service station/convenience stores.
- The recommended regulations include standards such as no advertisement of alcohol on the fuel islands, no sales of single containers, no alcohol displayed within five (5) feet of the front counter and signs in property stating that alcohol shall not be consumed on the premises.

Mr. Karimi's letter (Attachment No. 2) recommends the inclusion of the following performance standards in the code amendment:

1. The advertisement of bee and wine shall not be permitted at motor fuel islands.
2. Single container sales of multiple-pack alcoholic beverages are prohibited.

3. Identification card reader is required to determine the authenticity of the identification that displays the age of the individual.
4. Installation of a comprehensive imaging system which views and records the entirety of the premise and property.
5. No pay phone shall be permitted on the exterior of the premises.
6. No beer and wine shall be displayed within five (5) feet of the cash register or front door.
7. No beer and wine shall be sold from or displayed in an ice tub.
8. Signs in both English and Spanish shall be posted in the parking lot and on the exterior of the building notifying persons that alcohol shall not be consumed on the premises.
9. No coin operated video games or video entertainment machines shall be permitted on the premises.
10. Signs shall be prominently posted in English and Spanish stating that California State Law prohibits the sale of beer and wine to persons under the age of 21 years.
11. Require that current development standards be met prior to the issuance of a new beer and wine conditional use permit.
12. Limit the area permitted for the display and sale of alcohol.

ANALYSIS:

As part of Code Amendment No. 10-03, a list of potential standards were developed. These standards were presented at a public hearing before the Planning Commission on September 14, 2019. Although some of these standards are identical to Mr. Karimi's list, staff is presenting both lists for the purpose of transparency and to aid the Planning Commission discussion. These standards include the following:

1. Sale of alcoholic beverages at service stations requires a conditional use permit. The property owner and/or operator engaged in the concurrent sale of alcoholic beverages and motor fuel shall abide by Section 23790.5 of the California Business and Professions Code, as may be amended.
2. The advertisement of beer and wine shall not be permitted at motor fuel islands.
3. Single container sales of multiple-pack alcoholic beverages are prohibited.
4. Identification card reader is required to determine the authenticity of the identification that displays the age of the individual.
5. Installation of a comprehensive imaging system, which views and records the entirety of the premise and property.
6. No pay phone shall be permitted on the exterior of the premises.
7. No beer and wine shall be displayed within five (5) feet of the cash register or front door.
8. No beer and wine shall be sold from or displayed in an ice tub.
9. Signage in both English and Spanish shall be posted in the parking lot and exterior of the building notifying persons that alcohol shall not be consumed on the premises.
10. No coin operated video games or video entertainment shall be permitted on the premises.
11. Signs shall be prominently posted in English and Spanish, stating that California State Law prohibits the sale of beer and wine to persons under the age of 21 years.
12. A convenience store shall be a minimum of 2,500 square feet in gross floor area.
13. A maximum of ten (10) percent of the retail area shall be allowed for the display and sale of alcohol.
14. The floor area devoted to off-sale and display of alcohol shall be limited to ten (10) percent of the retail area, including refrigerated (coolers) section.
15. Limit the percentage of sales of beer and wine, in association with the convenience market

portion of a gasoline service station.

16. The site shall comply with all current development standards for service stations as set forth in the West Covina Municipal Code including, but not limited to, the minimum number of parking spaces prior to the approval of a conditional use permit to allow off-sale of alcohol.

Mr. Karimi's letter requesting the initiation of a Code Amendment incorporated regulations 2 through 12 and suggested the condition that current development standards be met prior to the issuance of a new beer and wine conditional use permit.

On February 20, 2019, staff received a letter from Mr. Forrest Wilkins (Attachment No. 2) expressing his concerns regarding the proposed Code Amendment and urging the Planning Commission not to change the current code prohibiting alcohol sales at gasoline service stations.

Generally, a study session is held between the initiation and the public hearing to allow for discussion on what standards should be included in the code amendment. Subsequent to the study sessions, a public hearing will be scheduled before the Planning Commission. The Planning Commission will then make a recommendation and the code amendment will be presented to the City Council.

RECOMMENDATION:

Accept the report to support discussion regarding the initiated code amendment and provide further direction/input to staff regarding this code amendment.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Letter of Request

Attachment No. 2 - Letter of Concern dated Feb. 20, 2019

Attachment No. 3 - List of Gasoline Service Stations with Business Licenses

Attachment No. 4 - List of Businesses with Active Off-sale Alcohol Licenses

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ATTACHMENT NO. 1

CC: Planning
CMO
ACA

Mohsen Karimi

246 N. Citrus Ave

West Covina, CA 91791

RECEIVED

18 JUN 20 P3:23

WEST COVINA CITY MANAGER

June 06,2018

RECEIVED

JUN 28 2018

PLANNING DEPT.

Honorable Mayor & Planning Commission Members

City of West Covina

1444 West Garvey Ave.

West Covina, CA 91790

RE: Request for the City to initiate an amendment to the City of West Covina Zoning Code to allow the sales of alcohol in conjunction with a service station/convenience store.

Dear Sir,

The purpose of this letter is to formally request that the City of West Covina initiate the process for a Municipal Code, Zoning Text amendment to allow for the sale of beer and wine in conjunction with a service station/convenience store in the City of West Covina.

Presently the City of West Covina allows for the establishment of service stations on Commercial zoned properties and Industrial zoned properties subject to a conditional use permit and subject to the applicable development standards under each zoning classification.

However, the Code prohibits the sale of beer and wine in conjunction with service stations (Section 26-664©).

Service station/convenient stores located in West Covina must compete on a regional basis with service station/convenience stores located in neighboring cities who can provide the convenience of "one stop shopping" for their customers.

It has been shown that service station/convenience store customers prefer "one stop shopping" when fueling their automobiles. Providing this convenience eliminates the need for a second shopping stop, which can add in excess of 20 minutes to the average commuters' day. A public convenience or necessity would be served if this amendment was initiated along with increased economic and social advantages for the City of West Covina which would be gained from new tax revenues. The West Covina Zoning Code currently has a provision (Section 26-685.106) requiring additional findings to be made when considering beer and wine uses and proximity to

residences, parks, schools, preschools, day care facilities, and churches to ensure that the use will not create any undue adverse impacts or otherwise be detrimental to the public health, safety, and welfare of the community.

As part of our study, a number of other cities zoning codes were analyzed to determine what standards have been established for the sale of beer and wine in conjunction with a service station/convenience store which include the cities of Covina, Glendora, Azusa, Diamond Bar, Whittier and the County of Los Angeles.

Now would these cities be causing an undue adverse impact on the public's health, safety, and general welfare? No, because the policies of the general plan are still implemented and all of the cities identified in the study permit the sale of beer and wine in conjunction with a service station/convenience store subject to a conditional use permit. Some cities, for example, such as the City of Diamond Bar, have adopted specific standards which stipulate that any alcohol sales must be a minimum distance of 150 feet away from any school.

The proposed amendment if initiated by the City would allow an incidental use, the sale of beer and wine in conjunction with a service station/convenience store, by amending Division 4, Section 26-663. Permitted incidental uses of West Covina Code and by adding a new sub paragraph (n) to read as follows:

"(n) Sale of alcoholic beverages subject to a conditional use permit."

And to delete Division 4, Section 26-664, Prohibitions sub paragraph (c) which reads as follows:

"(c) Sale of alcoholic beverages."

The City may also consider the following regulation, which are examples of alcohol standards imposed upon businesses by Conditional Use Permit.

1. The advertisement of beer and wine shall not be permitted at motor fuel islands.
2. Single container sales of multiple-pack alcoholic beverages are prohibited.
3. Identification card reader is required to determine the authenticity of the identification and displays the age of the individual.
4. Installation of a comprehensive imaging system which views and records the entirety of the premise and property.
5. No pay phones shall be permitted on the exterior of the premises.
6. No beer and wine shall be displayed within 5 feet of the cash register or front door.
7. No beer and wine shall be sold from or displayed in an ice tub.

8. A sign(s) in both English and Spanish shall be posted in the parking lot and on the exterior of the building notifying person that alcohol shall not be consumed on the premises.
9. No coin operated video games or video entertainment machines shall be permitted on the premises.
10. Signs shall be prominently posted in English and Spanish, stating that California State Law prohibits the sale of beer and wine to persons under the age of 21 years.
11. Require that current development standards be met prior to the issuance of a new beer and wine Conditional Use Permit.
12. Limit the area permitted for the display and sale of alcohol.

In conclusion, we found that a majority of cities have established a process in their code to allow the sale of beer and wine in conjunction with a service station/convenience store through a conditional use permit application process with specific distance standards to schools. The list of regulations contained above can be applied by cities/counties under a Conditional Use Permit to ensure that the use will not create any adverse impacts or otherwise be detrimental to the public's health, safety, and welfare of the community but, instead can increase economic and social advantages, will provide a great convenience/need for the public, and will continue to uphold the orderly planned use of land resources.

We are not a service station (mechanic shop) gas station as they used to call us. We are now a gas station convenient store.

Thank you for your consideration on this matter, please do not hesitate to contact me at (626) 665-3013, if you should have any questions.

Sincerely,

Mohsen Karimi

Eastland Chevron Extra Mile (Business Owner)

Received

FEB 20 2019

Planning Division

ATTACHMENT NO. 2

February 20, 2019 SUBJECT: No Alcoholic Beverages to be sold at Gas Stations

TO: Planning Director: Jeff Anderson FROM: Forrest Wilkins, resident of WC

The above issue has been the subject of discussion before the planning commission for about the last 10 years. It was about that time I had presented the fact to the city council that myself and other city residents had signed a petition against allowing gas stations operators to sell alcoholic beverages. That petition had 767 resident signatures.

Ten years ago there were 18 gas stations in the city limits of West Covina. There were also about 146 retail establishments (grocery stores, restaurants, liquor stores, bars, CVS, Target etc.) that sold alcoholic beverages. Since that time there have been an increase of retail establishments that do sell alcoholic beverages in West Covina. If an individual has a desire to purchase alcoholic beverages in West Covina, there are multiple locations to accomplish a purchase of an alcoholic beverage.

Citizens of West Covina do not want their teenager's and spouses to be dealing with alcoholics and gang bangers when they are putting gas in the family car at the gas pump island. In the past, comments have been presented that gas stations would only sell in 12 or 24 packs, no single can of beer can be purchased. The likelihood that an alcoholic or gang banger going to a gas station to purchase an alcoholic beverage is that the can of beer will be opened before they exit the driveway. I am a retired 30-year veteran of police work. I have experience dealing with such individuals.

The history of alcohol sales. It was state law that gas station stores could not sell alcoholic beverages going back to the '40's to mid '80's. About 1985 the state legislature, passed Business and Professional Code law allowing gas station stores to sell such beverages. However, IF a local city or county ordinance was in place preventing gas station stores from selling alcoholic beverages, the state law would not override that local ordinance. As you know West Covina has that ordinance in place.

If West Covina changes the local ordinance to allow gas station stores to sell alcoholic beverages, that ordinance will be gone FOREVER. No going back. That would be giving up local control of one of our specific laws to the state. Several months ago it was in the news, that a state legislator from the Bay Area was advocating a state law to regulate building of housing state wide, eliminating local control. With luck his idea did not get much traction. Citizens of West Covina like local control.

Past practices show that the operators of 2 Chevron gas stations in West Covina keep trying to get the city to change the law so they can sell alcoholic beverages. The citizens of West Covina DO NOT want to change the law! Last time this issue was before the city it was the operator of the Chevron gas station at Sunset and Merced that was requesting to change the law. This time it is the owner of the Chevron gas station at Citrus and Workman. GASOLINE AND ALCOHOL IS NOT A GOOD MIX FOR WC.

Gasoline Service Stations with Business Licenses per HDL

Business Name [DBA]	Business Address	Business City, State	Phone Number	NAICS Description
76 Circle K	1200 S GLENDORA AVE	WEST COVINA, CA 91790-4924	(626) 850-5300	Gasoline Stations With Convenience Stores
A R C O Am Pm 83044	1333 W MERCED AVE	WEST COVINA, CA 91790	(626) 962-6129	Gasoline Stations With Convenience Stores
All Smog & Tune Arco Gas Station	645 N SUNSET AVE	WEST COVINA, CA 91790	(626) 337-7422	Gasoline Stations With Convenience Stores
Arco #42303	201 N GRAND AVE	WEST COVINA, CA 91791-1726	(626) 966-7711	Gasoline Stations With Convenience Stores
Azusa Arco	300 N AZUSA AVE	WEST COVINA, CA 91791-1345	(909) 877-4477	Gasoline Stations With Convenience Stores
Circle K #2709500	201 S AZUSA AVE	WEST COVINA, CA 91791-1904	(951) 270-5168	Gasoline Stations With Convenience Stores
Eastland Chevron	246 N CITRUS ST	WEST COVINA, CA 91791	(626) 339-3929	Gasoline Stations With Convenience Stores
G & M Oil #117	801 S GLENDORA AVE	WEST COVINA, CA 91790	(626) 851-8796	Gasoline Stations With Convenience Stores
Golden Moteur Inc	1200 S GLENDORA AVE	WEST COVINA, CA 91790-4924	(626) 850-5300	Gasoline Stations With Convenience Stores
Jr Fueling 2010	709 N SUNSET AVE	WEST COVINA, CA 91790	(818) 774-1671	Gasoline Stations With Convenience Stores
M&J SHELL	700 S SUNSET AVE	WEST COVINA, CA 91790-3544	(626) 337-1003	Gasoline Stations With Convenience Stores
My Goods Market #5647	105 S VINCENT AVE	WEST COVINA, CA 91790-2901	(616) 338-4643	Gasoline Stations With Convenience Stores
South Hills 76	150 S CITRUS ST	WEST COVINA, CA 91791-2142	(626) 339-8018	Gasoline Stations With Convenience Stores
Sunset Service Center, Inc	901 N SUNSET AVE	WEST COVINA, CA 91790	(626) 960-9229	Gasoline Stations With Convenience Stores
Triple S Chevron Service	1209 S SUNSET AVE	WEST COVINA, CA 91790-3960	(626) 338-6527	Gasoline Stations With Convenience Stores
United Oil #189	123 N GRAND AVE	WEST COVINA, CA 91791	(310) 323-3992	Gasoline Stations With Convenience Stores
United Oil #190	2450 S AZUSA AVE	WEST COVINA, CA 91792-1512	(310) 323-3992	Gasoline Stations With Convenience Stores
Vincent Chevron	206 N VINCENT AVE	WEST COVINA, CA 91790-2206	(626) 331-3312	Gasoline Stations With Convenience Stores

ATTACHMENT NO. 3

ATTACHMENT NO. 4

California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For the Cities of WEST COVINA

Report as of: 02/19/2019

Rows Per Page: 55 Reload

Total Licenses: 55

Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	24028	ACTIVE	21	04/09/1973	06/30/2019	VONS COMPANIES INC THE	VONS 2123	777 S GLENDORA AVE WEST COVINA, CA 91790 Census Tract: 4067.02	1960
2	60501	ACTIVE	21	01/01/1994	06/30/2019	THRIFTY PAYLESS, INC.	RITE AID STORE 5610	1528 E AMAR RD WEST COVINA, CA 91792 Census Tract: 4081.33	1960
3	112915	ACTIVE	21	11/10/1981	05/31/2019	STATER BROS MARKETS	STATER BROS MARKETS 54	1025 E AMAR RD WEST COVINA, CA 91792 Census Tract: 4079.00	1960
4	193861	ACTIVE	21	12/05/1986	01/31/2020	STATER BROS MARKETS	STATER BROS MARKETS 106	375 N AZUSA AVE WEST COVINA, CA 91791-1346 Census Tract:	1960
5	299407	ACTIVE	21	10/03/1994	06/30/2019	FOOD 4 LESS OF CALIFORNIA INC	FOOD 4 LESS 337	615 N AZUSA AVE WEST COVINA, CA 91791 Census Tract: 4056.00	1960
6	304958	ACTIVE	21	03/14/1995	02/28/2019	KASSAB, ZIAD	PACIFIC LIQUOR	2017 W PACIFIC AVE WEST COVINA, CA 91790 Census Tract: 4053.02	1960
7	311983	ACTIVE	21	12/26/1995	11/30/2019	A & B AZUSA INC	SEAFOOD CITY SUPERMARKET	1525 E AMAR RD WEST COVINA, CA 91792-1619 Census Tract: 4080.06	1960
8	328531	ACTIVE	20	04/07/1997	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 2175 14003	2887 E VALLEY BLVD WEST COVINA, CA 91792 Census Tract: 4081.37	1960
9	330590	ACTIVE	20	08/14/1997	07/31/2019	KMART CORPORATION	KMART 3235	730 S ORANGE AVE WEST COVINA, CA 91790 Census Tract: 4067.02	1960
10	361039	ACTIVE	21	01/03/2000	12/31/2019	BRAR, AJAIB SINGH	LEPRECHAUN LIQUOR	334 N AZUSA AVE WEST COVINA, CA 91791-1345 Census Tract: 4062.00	1960
11	371626	ACTIVE	21	12/12/2000	11/30/2019	SINGH, NARINDER	JERRYS HOUSE OF SPIRITS	944 W WEST COVINA PKWY WEST COVINA, CA 91790 Census Tract: 4067.02	1950
12	396298	ACTIVE	21	02/24/2003	01/31/2020	DIAB, TAMER	CANYON LIQUOR	19058 LA PUENTE RD WEST COVINA, CA 91792-2832 Census Tract: 4081.37	1900
13	405118	ACTIVE	21	12/01/2003	11/30/2019	AZUSA SUPERMARKET INC	ISLAND PACIFIC SUPERMARKET	1512 E AMAR RD WEST COVINA, CA 91792-1618 Census Tract: 4081.33	1960
14	407976	ACTIVE	20	03/01/2004	02/28/2019	TARGET CORPORATION	TARGET T1028	2831 E EASTLAND CTR DR WEST COVINA, CA 91791-1624 Census Tract: 4062.00	1960
15	427318	ACTIVE	21	08/10/2005	07/31/2019	SAFAR, ZOUHAIR GEORGE	KEG LIQUOR	1915 W SAN BERNARDINO RD WEST COVINA, CA 91790 Census Tract: 4053.01	1960
16	433001	ACTIVE	21	11/29/2005	10/31/2019	ALJOUNI, AIDA ARACELI	CIRCLE A LIQUOR	172 S GLENDORA AVE WEST COVINA, CA 91790-3038 Census Tract: 4065.00	1960

17	433960	ACTIVE	21	05/08/2006	04/30/2019	SK MINI MART INC	SK MINI MART INC	605 E FRANCISQUITO AVE WEST COVINA, CA 91790 Census Tract: 4066.02	1960
18	436387	ACTIVE	21	03/21/2006	02/28/2019	KAUR, SATINDER	BIG BOBS LIQUOR & MARKET	1413 W PUENTE AVE WEST COVINA, CA 91790 Census Tract: 4053.01	1960
19	451564	ACTIVE	21	08/02/2007	07/31/2019	NORTHGATE GONZALEZ LLC	NORTHGATE MARKET 22	1320 W FRANCISQUITO AVE WEST COVINA, CA 91790 Census Tract: 4074.00	1960
20	463658	ACTIVE	21	03/17/2008	02/28/2019	TARGET CORPORATION	TARGET T2147	2370 S AZUSA AVE WEST COVINA, CA 91792-1511 Census Tract: 4080.06	1960
21	465202	SUREND	21	05/06/2009	04/30/2019	CHONOS, DIANE DENISE	JUG N JIGGER 2	2518 E WORKMAN AVE WEST COVINA, CA 91791-1534 Census Tract: 4062.00	1960
22	474293	ACTIVE	20	08/26/2009	04/30/2019	FILMAGIC INC	NATURES DREAM	120 N FAIRWAY LN WEST COVINA, CA 91791-1729 Census Tract: 4036.00	1960
23	477382	ACTIVE	21	06/22/2009	05/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY STORE 9735	727 S GLENDORA AVE WEST COVINA, CA 91790-3707 Census Tract: 4067.02	1960
24	478476	ACTIVE	21	01/14/2010	12/31/2018	HK2 OF WEST COVINA LLC		987 S GLENDORA AVE WEST COVINA, CA 91790-4205 Census Tract: 4067.02	1960
25	479321	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9748	3670 S NOGALES ST WEST COVINA, CA 91792-2714 Census Tract: 4081.37	1960
26	479340	ACTIVE	21	09/01/2009	08/31/2019	GARFIELD BEACH CVS LLC	CVS PHARMACY 9687	702 N AZUSA AVE WEST COVINA, CA 91791-1010 Census Tract: 4062.00	1960
27	485347	ACTIVE	20	07/08/2010	06/30/2019	WALGREEN CO	WALGREENS 09560	2453 S AZUSA AVE WEST COVINA, CA 91792-1536 Census Tract: 4080.04	1960
28	485359	ACTIVE	20	01/19/2011	06/30/2019	WALGREEN CO	WALGREENS 09656	1131 S GLENDORA AVE WEST COVINA, CA 91790-4955 Census Tract: 4067.02	1960
29	487557	ACTIVE	20	06/02/2010	06/30/2019	7 ELEVEN INC	7 ELEVEN	235 N AZUSA AVE, STE D & E WEST COVINA, CA 91791-1356 Census Tract: 4056.00	1960
30	516663	ACTIVE	21	03/06/2012	02/28/2019	MARUKAI CORPORATION	TOKYO CENTRAL	1420 S AZUSA AVE WEST COVINA, CA 91791-4121 Census Tract: 4080.05	1960
31	522698	ACTIVE	20	07/27/2012	06/30/2019	HEREDIA, JUAN	EL PILON MEAT MARKET & RESTAURANT	322 S GLENDORA AVE WEST COVINA, CA 91790-3043 Census Tract: 4065.00	1960
32	526322	ACTIVE	21	03/25/2013	02/28/2019	PATEL, INDIRA RAMESH	FRANCISQUITO DRIVE IN DAIRY	2125 W FRANCISQUITO AVE WEST COVINA, CA 91790-3205 Census Tract: 4069.02	1960
33	526549	ACTIVE	21	02/14/2013	06/30/2019	WALMART INC.	WALMART 5954	2753 E EASTLAND CENTER DR WEST COVINA, CA 91791-6612 Census Tract: 4062.00	1960

34	530748	ACTIVE	20	04/22/2013	03/31/2019	PATEL, DHARINI RAJESH	ROYAL CREST DAIRY	1818 E ROWLAND AVE WEST COVINA, CA 91791-1136 Census Tract: 4062.00	1960
35	531230	ACTIVE	21	05/08/2013	05/31/2019	CHONOS, DIANE DENISE	JUG & JIGGER LIQUOR STORE	2612 E GARVEY AVE S WEST COVINA, CA 91791-2113 Census Tract: 4063.00	1960
36	531611	SUREND	21	11/02/2013	06/30/2019	ALBERTSONS LLC	ALBERTSONS 4557	2630 E WORKMAN AVE WEST COVINA, CA 91791-1627 Census Tract: 4062.00	1960
37	533522	ACTIVE	20	08/26/2013	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 14004B	1319 W MERCED AVE WEST COVINA, CA 91790-3904 Census Tract: 4067.02	1960
38	533965	ACTIVE	21	10/18/2013	09/30/2019	BEVERAGES & MORE INC	BEVMO!	2970 E WORKMAN AVE WEST COVINA, CA 91791-1610 Census Tract: 4061.02	1960
39	534400	ACTIVE	21	12/11/2013	11/30/2019	LA AMAPOLA INC	LA AMAPOLA	130 PLAZA DR WEST COVINA, CA 91790-2870 Census Tract: 4067.02	1960
40	536807	ACTIVE	21	11/15/2013	10/31/2019	AWAN, NUSRAT SHAHEEN	RANCH TOWN MARKET	522 E VINE AVE WEST COVINA, CA 91790-5101 Census Tract: 4066.02	1960
41	537731	ACTIVE	20	01/29/2014	12/31/2019	WHOLE LIVING LLC	ELEMENTS NATURAL FOODS	2522-2526 E WORKMAN AVE WEST COVINA, CA 91791-1534 Census Tract: 4062.00	1960
42	539769	ACTIVE	21	07/17/2014	07/31/2019	FRESH & EASY LLC	FRESH & EASY #1354	2340 S AZUSA AVE WEST COVINA, CA 91792-1511 Census Tract: 4080.06	1960
43	549344	ACTIVE	21	10/14/2014	11/30/2019	G S BRAR CORP.	HAIGS LIQUOR	1230 W FRANCISQUITO AVE WEST COVINA, CA 91790-4722 Census Tract: 4074.00	1960
44	554763	ACTIVE	21	06/25/2015	05/31/2019	WEST COVINA LIQUOR	WEST COVINA LIQUOR	1341 S AZUSA AVE WEST COVINA, CA 91790-3902 Census Tract: 4066.01	1960
45	555411	ACTIVE	20	04/29/2015	03/31/2019	TOUHEY, DEBBIE JOYCE	ROCKVIEW DAIRY #29	551 E VINE AVE WEST COVINA, CA 91790-5102 Census Tract: 4066.02	1960
46	559540	ACTIVE	21	09/28/2015	08/31/2019	BUY-LOW MARKET, INC.	BUY LOW MARKET	19050 LA PUENTE RD WEST COVINA, CA 91792-2832 Census Tract: 4081.37	1900
47	561395	ACTIVE	21	11/23/2015	10/31/2019	S&T ENTERPRISE INC.	7 ELEVEN STORE 39860A	100 N GRAND AVE, BLDG A WEST COVINA, CA 91791-1746 Census Tract: 4036.00	1960
48	569260	ACTIVE	20	06/30/2016	06/30/2019	99 CENTS ONLY STORES LLC	99 CENTS ONLY STORE #428	1516 E AMAR RD WEST COVINA, CA 91792-1618 Census Tract: 4018.33	1960
49	572888	ACTIVE	21	11/09/2016	10/31/2019	TR & V CORP	CHANTRYS PANTRY LIQUOR	1005 E AMAR RD WEST COVINA, CA 91792-1300 Census Tract: 4079.00	1960
50	580975	SUREND	21	08/16/2017	06/30/2019	ALBERTSONS LLC	ALBERTSONS #6557	2630 E WORKMAN AVE WEST COVINA, CA 91791-1627 Census Tract: 4062.00	1960

51	591107	ACTIVE	20	03/29/2018	06/30/2019	7 ELEVEN INC	7 ELEVEN STORE 29939D	1347 S AZUSA AVE, STE A WEST COVINA, CA 91791-3965 Census Tract: 4066.01	1960
52	591418	ACTIVE	21	04/30/2018	03/31/2019	GOODLIFE SOLUTIONS, LLC	BOLAVARD	1925 W BADILLO ST WEST COVINA, CA 91790-1133 Census Tract: 4053.01	1960
53	592127	ACTIVE	21	05/31/2018	04/30/2019	JABBAR, WASILEH GHANEM	QUICK STOP LIQUOR & MARKET	430 N AZUSA AVE WEST COVINA, CA 91791-1347 Census Tract: 4062.00	1960
54	599728	ACTIVE	21	10/09/2018	07/31/2019	YOUNAN, WAFA	FREEWAY LIQUOR	130 N VINCENT AVE WEST COVINA, CA 91790-2205 Census Tract: 4055.00	1960
55	600204	ACTIVE	21	12/07/2018	11/30/2019	KASSIS, MARIO	STONE LIQUOR	1211 S GLENDORA AVE WEST COVINA, CA 91790-4925 Census Tract: 4067.01	1960

City of West Covina
AGENDA

ITEM NO. 5.a.

TO: Planning Commission **DATE: February 26, 2019**
FROM: Planning Division
SUBJECT: Forthcoming - March 12, 2019

City of West Covina
AGENDA

ITEM NO. 5.b.

TO: Planning Commission **DATE: February 26, 2019**

FROM: Planning Division

SUBJECT: Subcommittee for Design Review Minutes:

January 22, 2019
February 12, 2019