CITY OF WEST COVINA

PLANNING COMMISSION

TUESDAY, JUNE 10, 2025 - 7:00 PM
REGULAR MEETING

CITY HALL COUNCIL CHAMBERS
1444 W. GARVEY AVENUE SOUTH
WEST COVINA, CALIFORNIA 91790

Livier Becerra, Chair
Nickolas Lewis, Vice-Chair
Dario Castellanos, Commissioner
Jose Reyes, Commissioner
Sheena Heng, Commissioner

Please turn off all cell phones and other electronic devices prior to entering the Council Chambers.

AMERICANS WITH DISABILITIES ACT
The City complies with the Americans with Disabilities Act (ADA). If you need special assistance at Planning Commission meetings, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 to 5 Monday through Thursday. Please 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 Division 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. Generally, comments are limited to three 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 Public Hearing will be heard during the public hearing for that item.

MOMENT OF SILENT PRAYER/MEDITATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting, May 13, 2025 - PC Minutes 5.13.25.pdf

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.

PUBLIC HEARINGS - None

NON-HEARING ITEMS

2. **CONSIDERATION OF THE ART IN PUBLIC PLACES 2024/2025 ANNUAL WORK PROGRAM**

3. **2024/2025 ANNUAL REPORT ON SERVICE STATIONS GRANTED A CONDITIONAL USE PERMIT TO ALLOW BEER AND WINE SALES FOR OFF-SITE CONSUMPTION**

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.

APPOINTMENT OF SUBCOMMITTEE FOR DESIGN REVIEW REPRESENTATIVES (TWO PLANNING COMMISSIONERS)

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ADJOURNMENT

AGENDA
ITEM NO. 2
DATE: 06/10/2025

PLANNING DEPARTMENT STAFF REPORT

SUBJECT
CONSIDERATION OF THE ART IN PUBLIC PLACES 2024/2025 ANNUAL WORK PROGRAM

BACKGROUND
On August 17, 2004, the City Council adopted Ordinance No. 2117 which established the requirement of Art in Public Places for certain developments within the City. The following projects are required to provide public art or pay the "in-lieu" contribution:

- New residential projects consisting of the subdivision of ten (10) or more residential lots and/or construction of ten (10) or more residential units
- New nonresidential projects having total project costs of $500,000 or more
- Expansion and/or remodeling of existing nonresidential projects having a total project costs of $250,000 or more
- Mixed use projects consisting of both residential and nonresidential development that meet one (1) or more of the criteria listed above
- Capital improvement projects involving the construction of public buildings or facilities and having a project costs of $500,000 or more

When developers choose to pay the "in-lieu" contribution, they are required to pay 0.5% of the total project costs for residential development and/or 1% of the total project costs for non-residential development. Funds collected from the in-lieu contributions are deposited in the Art in Public Places fund. Monies in the Art in Public Places fund may only be used for the following purposes:

- The purchase, commission, and/or installation of public artwork
- Maintenance or restoration of public artwork
- Art education programs and events
- Plaques and signage
- Publicity and promotional materials for public art programs and functions
- Training and development for staff and commissioners involved in the administration of the art in public places program
- Other costs directly associated with the administration of the art in public places program as set forth in the annual program budget.

Per Section 17-74 of the West Covina Municipal Code, the Planning Commission is required to review the annual Art In Public Places work program and render a recommendation for the final approval by the City Council. The work program is to specify locations for artwork. The current fund balance for the Art in Public Places fund is $742,780.

DISCUSSION

Planning Commission Approved Artwork
Since January 2024, the Planning Commission has approved the following artwork associated with development projects:

- 1611-1623 WEST SAN BERNARDINO ROAD (INDUSTRIAL CONDOMINIUMS) - Approved February 13, 2024
  - Bronze sculpture depicting a family walking located on the south side of the property in between the sidewalk and the building (front)

Required artwork cost based on 1% valuation	**$119,270**
Landscape Architect Review and Coordination	$5,000
Site Preparation/Grading	$6,735
Construction Plan, Foundation, and Assembly	$19,720
Bronze Sculptures/Statues	$87,815
TOTAL	**$119,270**

- 1115 S. SUNSET AVENUE - EMANATE HEALTH (QUEEN OF THE VALLEY) - Approved April 9, 2024
  - A geometric sculpture located on the southeast side of the medical office building (front)
  - A sculpture depicting doves in flight located on the walkway/landscaped area in between the medical office building and parking structure

Required artwork cost based on 1% valuation	**$930,000**
Suspended Sculpture (Phase 1 - approved in 2022)	$235,025
Mural (Phase 1 - approved in 2022)	$89,400
Puzio Sculpture	$300,000
Petronzio Sculpture	$200,000
Sculpture footings	$28,418
Balance	**$77,157**

Existing Artwork Commissioned by the City
The last and only artwork thus far that the City has commissioned is the West Covina Veterans Memorial located in the Civic Center Courtyard. The West Covina Veterans Memorial was dedicated on May 30, 2016. The total cost of the design and installation of the West Covina Veterans Memorial was approximately $186,000 (including $10,000 raised by the Veterans groups). Prior to Memorial Day 2025, the Veterans Memorial received the following updates:

- The names of three World War II Veterans were added
- The 2021 ending to the Afghanistan War was added

Proposed Projects
The Fiscal Year 2025-2026 proposed budget includes $200,000 from the Art in Public Places fund allocated towards painting and/or restoring the exterior of City Hall. West Covina City Hall was constructed in 1969 and was designed by architects Donald Neptune and Joseph Thomas. It is identified by Los Angeles Conservancy as an excellent example of Brutalist Style architecture. Due to its unique architecture, the painting and/or restoration of the West Covina City Hall exterior qualifies to be funded by the Art in Public Places fund.

Future Artwork
In 2022, the City Council created an Art in Public Places subcommittee consisting of Councilmember Lopez-Viado (City Council member representative), Commissioner Gutierrez (Planning Commission representative), Sherry Fischer (Community and Senior Services Commission representative), and the Community Development Director (staff representative) tasked with reviewing artwork proposals for placement at Orangewood Park Skatepark, as directed by the City Council. The Subcommittee met twice to discuss ideas for artwork to be identified in a request for proposal (RFP). The RFP was posted, but no proposals were received. City staff reached out to an art consultant for assistance and when the project was being discussed, it was discovered that the condition of the Skatepark was not a suitable candidate for artwork placement at the time.

Staff is recommending that the Planning Commission consider recommending that the City Council utilize a portion of the Art in Public Places fund to commission a new public art installation in the City. The potential artwork could be in the form of a mural or a sculpture in a city park, or another form of art in a public area within the City.

Staff is also recommending that the Planning Commission recommend that the City Council re-establish the Art in Public Places Subcommittee, comprised of one (1) City Council member, one (1) Planning Commissioner, one (1) Community and Senior Services Commissioner, and a staff representative appointed by the Mayor and approved by the City Council.

Submitted by: Jo-Anne Burns, Deputy Community Development Director

AGENDA
ITEM NO. 3
DATE: 06/10/2025

PLANNING DEPARTMENT STAFF REPORT

SUBJECT
2024/2025 ANNUAL REPORT ON SERVICE STATIONS GRANTED A CONDITIONAL USE PERMIT TO ALLOW BEER AND WINE SALES FOR OFF-SITE CONSUMPTION

DISCUSSION
On September 5, 2024, the City Council adopted Ordinance No. 2515, which allowed service stations operating with convenience stores in the City to sell beer and wine for off-site consumption, subject to approval of a conditional use permit (CUP).

Since its inception, the Planning Commission has approved six (6) CUP applications for the sale of beer and wine for off-site consumption at the following locations:

1. CUP No. 23-09 for 1209 S. Sunset Avenue (Chevron) was approved by the Planning Commission on February 13, 2024.
2. CUP No. 23-11 for 246 N. Citrus Street (Mobil) was approved by the Planning Commission on February 13, 2024.
3. CUP No. 24-02 for 300 N. Azusa Avenue (Arco) was approved by the Planning Commission on April 9, 2024.
4. CUP No. 24-03 for 901 N. Sunset Avenue (Arco) was approved by the Planning Commission on May 14, 2024.
5. CUP No. 24-04 for 1333 W. Merced Avenue (Arco) was approved by the Planning Commission on August 13, 2024.
6. CUP No. 24-06 for 201 N. Grand Avenue (Arco) was approved by the Planning Commission on January 28, 2025.

Of the six (6) locations, three (3) licenses have been issued by the California Department of Alcoholic Beverage Control (ABC). They are for the following locations:

- 1209 S. Sunset Avenue – Chevron (ABC License issued April 29, 2024)
- 246 N. Citrus Street – Mobil (ABC License issued June 7, 2024)
- 1333 W. Merced Avenue – Arco (ABC License issued January 30, 2025)

Review for Potential Concerns
In order to provide information to the Planning Commission, staff consulted with both the Public Safety (Code Enforcement) and Police Departments. There are no active code enforcement cases at any of the service stations issued ABC licenses. According to the Police Department, there have been no alcohol-related crimes or calls for service occurring at any of the gasoline stations issued ABC licenses observed from May 1, 2024 to May 26, 2025. A copy of the Police Department's call for service log for the three service stations during the specified timeframe is provided in this report as Attachment No. 2.

In addition, Planning staff also visited all three locations and determined that they are all in compliance with their conditions of approval.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission receive and file this report.

Submitted by: Jo-Anne Burns, Deputy Community Development Director

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Attachments

Attachment No. 1 - Ordinance No. 2515

Attachment No. 2 - Calls for Service Log
