CITY OF WEST COVINA

PLANNING COMMISSION

TUESDAY, APRIL 28, 2026- 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
Richard 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, March 24, 2026

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.

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.

PUBLIC HEARINGS

2. **GENERAL PLAN AMENDMENT NO. 25-01**
ZONE CHANGE NO. 25-01
PRECISE PLAN NO. 25-01
TENTATIVE TRACT MAP NO. 004618
TREE PERMIT NO. 25-10

CEQA MITIGATED NEGATIVE DECLARATION
APPLICANT: Louisa Feletto, Meritage Land Company
LOCATION: 1501 W. Del Norte Street
REQUEST: The applicant is requesting approval of a General Plan amendment, zone change, precise plan, and tentative tract map to construct 34 single-family detached homes, 198 attached townhomes, for a total of 232 residential units. The project includes attached garages, internal drive aisles, common open space, guest parking spaces, and other associated incidental improvements on a 13.62-acre site. A tree removal permit is required to remove one significant tree on the site. The applicant is proposing to donate 1.45 acres on the northeast section of the property to the City for park purposes.

The project also involves a request for a General Plan Amendment to change the general plan land-use designation from Civic: Schools to Neighborhood Medium Density and Parks and Open Space. In addition, the project involves a Zone Change to change the zoning from Single Family Residential (R-1) to Specific Plan No. 33 (Del Norte Specific Plan) and Open Space (O-S).

3. **CODE AMENDMENT NO. 26-01**
CEQA GENERAL EXEMPTION
LOCATION: Citywide
REQUEST: The Project includes amendments to Chapter 26 (Development Code) of the West Covina

Municipal Code to establish objective and reasonable development standards for supportive housing and transitional housing, amend the land use regulations to limit hotel and motel conversions to the Regional Mixed Use (RMU) zone, and amends the procedures for processing Planning applications, including the establishment of resubmittal deadlines. The proposed code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

NON-HEARING ITEMS

4. Fiscal Year 2026-27 Capital Improvement Program Finding of Conformance with the General Plan.

TEN-DAY APPEAL PERIOD: Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's Office before close of business on the tenth day.

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.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

CITY COUNCIL ACTION

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

ADJOURNMENT

AGENDA
ITEM NO. 2
DATE: 04/28/2026

PLANNING DIVISION STAFF REPORT

SUBJECT
GENERAL PLAN AMENDMENT NO. 25-01
ZONE CHANGE NO. 25-01
PRECISE PLAN NO. 25-01
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The project also involves a request for a General Plan Amendment to change the general plan land-use designation from Civic: Schools to Neighborhood Medium Density and Parks and Open Space. In addition, the project involves a Zone Change to change the zoning from Single Family Residential (R-1) to Specific Plan No. 33 (Del Norte Specific Plan) and Open Space (O-S).

BACKGROUND
The subject property is located on the northeast corner of Nora Avenue and Del Norte Street, with a small portion of the lot fronting on Sunset Avenue. The project site was previously developed and used as Del Norte Intermediate School, which closed in 1989. Following the closure, the subject property was used for the East San Gabriel Valley Regional Occupational Program (ROP) Technical Center. The Technical Center has been relocated, leaving the existing structures on the site vacant. The subject property is improved with school buildings, a surface parking lot, and sports fields. Vehicular access to the site is via Del Norte Street, which currently ends at a parking lot that also allows access from Sunset Avenue. The subject property is adjacent to Del Norte Park, located to the north of the site.

ITEM	DESCRIPTION
ZONING AND GENERAL PLAN DESIGNATION	"Single-Family Residential" (R-1 Area District 1) and Civic: Schools
SURROUNDING LAND USES AND ZONING	North: Del Norte Park; "O-S" Open Space South: Single-Family Residencies; "R-1" Single Family Residential East: Del Norte Park, Office Use, and Single-Family Residence; "O-S" Open Space, "OPMU" Office Professional Mixed Use West: Single-Family Residencies; "R-1" Single Family Residential

CURRENT DEVELOPMENT	Improved with School Buildings, but currently vacant.
LEGAL NOTICE	Notices of Public Hearing have been mailed to 741 owners and occupants of properties located within 1,000 feet of the subject site.

DISCUSSION

The applicant originally submitted a 282-unit residential project that included 2-story single-family houses, 3 story townhomes and 4-story stacked flats. A public hearing before the Planning Commission was scheduled for December 9, 2025. Prior to the hearing, the applicant decided to revise the site plan to reduce the number of units proposed to 260. The Commission heard public testimony from 19 speakers, who expressed concerns about parking, traffic, loss of recreation space, neighborhood compatibility, environmental and safety issues, and inadequate public outreach. The Planning Commission continued the public hearing to January 27, 2026, to allow the applicant to submit complete plans for the 260-unit project. Subsequently, prior to the January 27, 2026, the applicant determined to revise the project to 232 residential units and include the dedication of the northeast section of the property to the City for park purposes.

The applicant has revised the plan and now proposes to build a 232-unit residential project consisting of single-family houses on the frontage of Del Norte Street and Nora Avenue, three-story townhomes in the central and eastern part of the development, and a 1.45-acre park dedication where a little league baseball field is currently located. Each dwelling unit on the site includes a two-car garage, some of which are tandem garages. There will also be 62 guest parking spaces on the site, and additional street parking available on Nora Avenue and Del Norte Street. A common area for use by the residents is located in the center of the project and includes a swimming pool and other amenities. Del Norte Street will be extended through the subject property to intersect with Sunset Avenue.
The project requires the granting of the following entitlements:

- General Plan Amendment (GPA) to change the land use designation from Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre) and Parks and Open Space.
- Zone Change from "R-1" Single Family Residential to Del Norte Specific Plan (SP-33) and Open Space (O-S).
- Precise Plan to allow the development of the site.
- Tentative Tract Map to allow for the subdivision.
- Tree Removal Permit for the removal of 1 significant tree.

The Del Norte School site is 13.62 acres. The proposal includes a street dedication of .43 acres to extend Del Norte Street through to Sunset Avenue. This reduces the developable portion of the site to 13.19 acres. The proposal now includes a 1.45-acre dedication to the City to expand Del Norte park and retain the little league baseball field on the northeast portion of the site. This reduces the developable portion of the site to 11.74 acres.

Park Site Dedication

The applicant is offering the northeast section of the subject property for a park dedication. That portion of the Del Norte School site has been developed and used for a little league ballfield. The existing ballfield is adjacent to another ballfield to the north (Del Norte Park) and tennis courts to the east (Del Norte Park). To the west and south is the Del Norte School site which will be developed with residential units. To the northeast of the existing ballfield is the parking lot for Del Norte Park. A six-foot wall/fence will be constructed along the perimeter of the ballfield, three feet of solid wall and the three feet of tubular steel fencing above the wall. As the proposed units will be adjacent to the ballfield outfield, a condition has been included that the homeowner's association would be responsible for installing netting or fencing to protect the condominium units and vehicles and other private properties from errant balls.

Community Outreach

The applicant held five community outreach events, three in 2025 and two in 2026. For the 2025 events, two were held during summer in the multipurpose room at the Del Norte school facility, on Wednesday July 8, 2025, and Wednesday August 13, 2025. A third community outreach event was held on Thursday August 21st, 2025, at City Hall during a Town Hall meeting for Councilmember Brian Gutierrez. For the outreach events the applicant sent invitations for the community meetings to all properties within 500 feet of the project site. Based on the sign-in sheets (Attachment No. 6), attendance for the first two meetings were 8 and 26, respectively. Topics raised at the Community Meetings included the following.

- Traffic and congestion
- Guest Parking (On-site and along N Nora Ave and W Del Norte St) and whether it is sufficient
- Gating/fencing
- Price estimates for the units and lack of affordability
- When homes would be available for purchase and an interest list sign up
- If items from the school will be donated before demo
- Removing two fields from Little League access
- Not enough amenities provided for the density

Following the Planning Commission hearings scheduled in December and January, the applicant held two additional community outreach events. One was held on February 19, 2026, at City Hall as part of Councilmember Guiterrez's Town Hall meeting. The second was held on March 4, 2026, at the multipurpose room at Del Norte School. At this meeting there were 45 individuals in attendance.

Topics discussed at the March Community Meeting included the following:
The proposed type of residential units proposed, two-story developments in the area, and why high end homes were not proposed.

- Will there be RV parking be provided.
- The proposed pool for homeowners.
- The benefit to the park of the dedication, little league use, and existing dog park to remain.
- Police impacts, the requirements for impact fees and requirements for calculating impact fees.
- Traffic counts.
- Construction impacts.

General Plan Amendment
The site currently has a General Plan Land Use Designation of Civic: Schools, which does not allow for residential development. Approval of a General Plan Amendment (GPA) is required to allow for the proposed residential development and also the applicant's proposal to dedicate 1.45 acres to the City for the expansion of Del Norte park. The proposal requires the subject property to be amended to Neighborhood Medium Residential (up to 20 units per acre) for 11.74 acres and to Parks and Open space for 1.45 acres (Attachment No. 2).

The proposed designation of Neighborhood–Medium Residential (NM) allows up to 20 dwelling units per acre. The proposal is for 19.76 dwelling units per acre. This designation "anticipates a mixture of detached and attached dwellings and higher building types at approximately 9 to 20 dwelling units per acre…with small scale commercial at key locations, primarily at intersections and adjacent to corridors."

The proposed project is consistent with the following General Plan policies and actions:

- Policy 3.3 New growth will complete, enhance, and reinforce the form and character of unique West Covina neighborhoods, districts, and corridors.
- Policy 3.6 Reduce West Covina's production of greenhouse gas emissions and contribute to climate change and adapt to the effects of climate change.

- Goal 2, Housing Element Provide a variety of housing types to accommodate all economic segments of the City.
- Policy 8.6 Develop a network of open spaces.

Zone Change

The subject property is currently zoned Single-Family Residential (R-1), Area District 1. The applicant is requesting a zone change to Specific Plan No. 33 (Del Norte Specific Plan) to allow for higher density and multi-family residential units and to allow for the park dedication. For the 11.74-acre residential development the proposed development standards of the Specific Plan would replace those of the Municipal Code. A Specific Plan is a planning document that implements the goals and policies of the General Plan. Specific Plans contain development standards and implementation measures that are created for a project located in a specified geographic area. For the 1.45-acre park dedication, the zoning would be changed to Open Space (O-S) to be consistent with Del Norte Park and other parks in the City.

Properties to the west and south are zoned Single Family Residential (R-1). The property to the north is zoned Open Space (O-S), and the properties to the east are zoned Office Professional Mixed-Use (OPMU) and Residential-Agriculture (R-A). The proposed zone change to a Specific Plan will ensure that the project is developed in a manner compatible with the surrounding uses. The proposed zone change to Open Space (O-S) will ensure that the park site is compatible with other park sites in the City.

Precise Plan

The precise plan is for the review of the site plan and architecture of the residential project. The proposed park dedication would become part of the park and therefore would then be improved through the implementation of a Park Master Plan.

The proposed project is a 232-unit residential project consisting of detached and attached residences. The proposal includes 2-story single-family units and 3-story townhomes. For each type of unit proposed, there are a variety of plans. Below is a breakdown of the available plans for each proposed unit type.

Single-Family Units (2-Story)

16 Units (Plan 3222) – 1,678 sf – 3 Bedroom, 2.5 Bathrooms
18 Units (Plan 3522) – 1,957 sf – 4 Bedroom, 3 Bathrooms

Townhomes (3-Story)

44 Units (Plan 1) – 1,226 sf – 2 Bedroom, 2.5 Bathrooms
77 Units (Plan 2) – 1,470 sf – 3 Bedroom, 3 Bathrooms
77 Units (Plan 3) – 1,755 sf – 4 Bedrooms, 4 Bathrooms

Architecture

The proposal includes a variety of building types with two architectural styles: Spanish and Seaside. The Spanish architectural style is characterized by gable roofs with "s" roof tiles, stucco walls, shutters, clay vent end details, and window details. The Spanish architecture colors are earthtones with beige wall colors, terra cotta colored roof tiles, and brown accents. The Seaside architectural style is characterized by gable roofs with composite shingle roofs, stucco walls, accent areas of horizontal siding, shutters, exposed rafter tails, corbels under windows, and window details. The Seaside architecture colors are light gray wall colors, dark colored roofs, and blue accents.

Single Family Units

The detached single-family units are 2-stories and a maximum of 24 feet, 6 inches in height. Enhanced side elevations are included on the house adjacent to Del Norte Park, the house adjacent to Sunset Avenue, and on the houses on either side of the two drive entries. A condition of approval has been included requiring the location of the enhanced elevations.

The single-family houses each have front, side, and rear yards for private open space. Generally, these units have a minimum 18-foot front yards, 5-foot side yards and 10-foot rear yards, but there is some variety. Lot sizes range from 2,646 square feet to 3,379 square feet.

Townhomes

The townhome units are 3-stories and a maximum of 37 feet, 10 inches in height. Enhanced elevations for the townhomes are included on the side elevations that face Del Norte Park and on other side elevations that front onto the interior driveways.

The townhome units have a range of private open space between 88 and 214 square feet. Some units have ground floor patios; all units have second story balconies.

Site Plan

The design of the development includes single-family houses along Del Norte Street and Nora Avenue. Two drive lanes, one on Del Norte Street and one on Nora Avenue, allow vehicular access to the project site. A system of internal drive lanes provides access to the townhomes as well as their garages.

The detached units along Del Norte Street and Nora Avenue are set back 18 feet from the property line. Two-car-wide driveways are proposed along these frontages leading to two-car garages. A 12-foot parkway is proposed along the new Del Norte frontage, 10 feet along the existing Del Norte frontage and 10 feet along the Nora frontage. On the new Del Norte frontage along the south side of the new street, a 13-foot parkway is proposed and a 9-foot-wide parking area adjacent to the curb. The parkway will be improved with sidewalks and curbs. The single-family homes have front entrances facing the corresponding street. These houses would have minimum 5-foot side yard and 10-foot rear yard. The single-family properties would be subdivided to allow for the sale of the unit with the property (fee simple). The attached units would be condominiums, with the property owned in common (air space).
Air conditioning condensers for all dwellings are at the ground level located within the rear yard area for the detached units and in the front or side of the attached units. The condensers will be screened with low walls or landscaping.
Vehicular access to the subject property will be provided by two driveways, one on Del Norte Street and one on Nora Avenue. The entry driveways (26 feet in width) will route vehicles to private lanes (26 feet in width) throughout the site to the dwelling units, guest parking spaces, and the private recreation area.

The development is adjacent to Del Norte Park on its northern perimeter and on a portion of the eastern perimeter. Along both property lines, the buildings would be set back 10 feet minimum.

Parking

Each attached and detached unit has a two-car garage. A total of 464 parking spaces are provided in the garages. Of the 232 garages provided, 155 are two-car garages and 77 are tandem garages. All tandem garages are provided for the townhomes. In addition to the parking within the garages, the proposal includes 62 guest parking spaces. These guest parking spaces are spread out through the development in 90-degree parking spaces. A total of 526 parking spaces are provided for the units, which is 2.27 spaces per unit. In addition, the detached houses have driveways that will allow 2 cars (an additional 68 spaces). Street parking is allowed on the surrounding streets. In the newly developed portion of Del Norte Street, 11 parking spaces will be added on the south side of the street.

Comparison with Recent School Site Projects

Recently, two other former school site were approved and developed with housing. Below is a chart that provides a comparison of those projects. Both of the two former projects (Pioneer and Vincent school sites) were approved in 2021. Land values, construction costs and housing costs have increased since that time.

School Site	Pioneer (3/9/21)	Vincent (5/25/21)	Del Norte
Lot Size	9.14 acres	8.05 acres	11.74 acres
# of Units	158	119	232

Density	17.29 units per acre	14.8 units per acre	19.76 units per acre
Total Parking	415 parking spaces	285 parking spaces	526 parking spaces
Guest Parking	99 parking spaces	47 parking spaces	62 parking spaces
Parking Ratio	2.6 per unit	2.39 per unit	2.27 per unit
Central Open Space	10,450-square foot	8,578 square feet	21,000 square feet
Mailing Radius Noticing	300 feet	300 feet	1,000 feet

Code requirements for the mailing radius were changed in 2024. The Municipal code currently requires a mailing radius of 500 feet. The applicant voluntarily agreed to a 1,000-foot radius for noticing.

Walls/Fences, Lighting, and Landscaping

The proposal includes a variety of walls and fences in the project. The northern and eastern perimeter adjacent to Del Norte Park would have a 6-foot-tall fence, with 3-foot being a block wall and the upper 3 feet being tubular steel. This includes the area adjacent to the park dedication ballfield site. The area behind the existing medical use and single-family house on the eastern side would retain the existing 6-foot wall. A new 6-foot block wall would be constructed between the new houses and existing house along the extended Del Norte Street. The front yards of the single-family houses along Del Norte Street and Nora Avenue would be open. The side and rear yards of the houses would include 6-foot vinyl fences.
Light poles will be located along Del Norte Street and Nora Avenue and along the interior driveway network. Low bollards and tree uplighting will provide illumination throughout the rest of the site.

The proposal is to remove all trees from the site and from the surrounding parkways. The Arborist Report submitted for the project, indicates that there is one Coast Live Oak tree. The Coast Live Oak is a significant tree per the West Covina Municipal Code and therefore a Tree Removal Permit is required. The applicant is proposing to install landscaping on all non-paved/non-built surfaces of the site, primarily around the buildings. Street trees, approved by the City, will be planted along the Del Norte Street and Nora Avenue parkways. Additional trees of various species will be planted along the internal drive network and common open space areas. A variety of shrub and ground cover types will also be planted. The preliminary landscape plan provided indicates that the project will include 293 trees. Approval of a final landscape and irrigation plan is required by the conditions of approval.

Tree Removal Permit

There are a total of 16 on-site trees and 8 street trees along Nora Avenue and Sunset Avenue. Development of the site will require removal of all 26 trees. Of these, 1 tree is significant per City Ordinance (Section 26-294 Division 9 – Preservation, Protection and Removal of Trees – Protection of trees during development activity). Significant trees are defined as certain species or located within the front setback. The significant tree on site is a Coast Live Oak tree, which is located between buildings on the Del Norte frontage. The removal of the tree requires the approval of a tree removal permit. The applicant will be required to replace the significant trees on the site and the street trees at a 1:1 ratio, with the required replacement tree being a 36-inch box tree.

Community Open Space

The proposal includes 208,818 square feet of open space in the development. Open space is provided in a central open space, secondary open spaces, paseos, private yards, patios and decks, as well as the park dedication. A large community open space is proposed in the center of the project. This central open space is 21,000 square feet and would include amenities such as a swimming pool, spa, barbeque area, shade structure, and a turf area. Secondary open space areas are provided in smaller areas mainly along drive lane frontages and on the perimeter of the development. Paseos are in areas between buildings that provide front door access to units. The park dedication is 1.45 acres (63,349 square feet).

Community Benefit Contribution

As a part of the Precise Plan, the applicant would be required to establish a homeownership assistance program for no less than twenty-seven homes (10 percent). The homeownership assistance program will be made available to first-time homebuyers with priority given to existing West Covina residents, and/or low- or moderate-income individuals/families. A minimum of $15,000 a unit will be required to be dedicated to the program.

Regional Housing Needs Assessment (RHNA)

Since 1969, the State has required all local governments to plan for the housing needs of the community. The process starts with the State Department of Housing and Community Development (HCD), determining how much housing is needed. Each City in California is then required to adopt housing elements, which among other things, indicate how the City will meet their assigned local housing needs. The housing need is specified in different ranges of housing affordability including very low, low, moderate, and above moderate (market rate). West Covina was assigned 5,346 units for the City to allow between October 15, 2021, through October 15, 2029. Below is a chart that indicates the status of housing completed since October 15, 2021. The tally for 2025 has not yet been completed.

Housing Type	Required Units	2022	2023	2024	Total Units Completed	Units Needed
Very Low	1,653	0	19	33	52	1,601
Low	850	31	44	24	99	751
Moderate	865	21	24	12	57	808
Above Moderate	1,978	0	231	72	303	1,675
Total	5,346	52	318	141	511	4,835

Public Art
As a part of the Precise Plan, public art would be required. The applicant has the option of commissioning their own public art piece or paying the in-lieu contribution equal to one-half percent of the total project costs.

Development Impact Fees/Park Fees
The City adopted Development Impact Fees in December 2015. In this case, the fees are currently $2,059 (per unit) for single-family detached and $1,468 for attached/multi-family. The total development impact fees required would be $401,774.00. In addition, the applicant is required to pay a park dedication in-lieu fee of $961,350. The applicant has submitted an SB 330 application to "freeze" applicable fees at the amount they were at the date the application was submitted.

Tentative Tract Map

The applicant has applied for a Tentative Tract Map to subdivide the land. The 34 single-family houses would be for sale lots (fee simple). The remainder of the site will be an air rights subdivision with the townhomes available for sale as condominiums. The project will utilize a Homeowner's Association (HOA) that will be responsible for maintaining the project, except for the interior of the units. Covenants, Conditions, and Restrictions (CC&Rs) will be created to regulate the HOA. The HOA will maintain all streets, curbs, and gutters, utilities, perimeter walls, building exteriors, common open space areas, sidewalks, site walls, signage, and exterior lighting. For the single-family houses, the HOA will maintain their front yards and parkways in front of the houses. The owners of the property will maintain the rear yards.

REQUIRED FINDINGS
Findings are required to allow the Planning Commission to approve the precise plan and tentative tract map. The findings for entitlements are included in each of the resolutions (Attachment Nos. 4 and 5, respectively) and are also presented below. Factual support for several of the findings below is contingent upon the passage of the General Plan amendment and Zone Change in order to find consistency between the project and

legislative standards.

Findings necessary for the approval of a **Precise Plan** are as follows:

a. The proposed development plans and the uses proposed are consistent with the General Plan and any applicable specific plan.

The project is a request for a Precise Plan to allow for the construction of a 232-unit residential development with a Specific Plan. There will be 464 garage parking spaces and 62 guest parking spaces onsite as well as 2 parking spaces in each of the driveways of the 34 single-family houses and parallel parking spaces along Del Norte Street and Nora Avenue frontages. The applicant is also requesting approval of a General Plan Amendment from Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre) and Open Space (for the park dedication). The project also requests the approval of a Tentative Tract Map to create individual lots for sale. The proposed project is consistent with the following General Plan policies and actions:

Policy 3.3 New growth will complete, enhance, and reinforce the form and character of unique West Covina neighborhoods, districts and corridors.

The project is surrounded by single family residences, Del Norte Park, and a small office. The applicant is proposing to develop two-story single-family houses along the frontages of Del Norte Street and Nora Avenue. The higher density 3-Story Townhomes would be constructed "behind" the single-family houses. The design of the proposal allows for a transition between the existing single-family homes and the 3-Story Townhomes. A park dedication of an existing ballfield is proposed on the northeastern corner of the property. The project has been designed to be compatible and sensitive to the surrounding single-family residential neighborhood.

The project site is close to Sunset Avenue which is designated as a "Commercial Mixed-Use Thoroughfare" in the General Plan. It is appropriate to locate higher density development near streets such as this to reduce impacts to lower intensity neighborhoods. The project will be urban infill on a site suitable for residential development.

Policy 3.6 Reduce West Covina's production of greenhouse gas emissions and contribution to climate change, and adapt to the effects of climate change.

By promoting infill development, the project creates needed housing without sprawl. This helps reduce impacts to climate change. The site is served by transit, giving residents the option to reduce the use of automobiles.

The proposed project is consistent with the following Housing Element Goals:

Goal 2 Provide a variety of housing types to accommodate all economic segments of the City.

The project will provide detached and attached, for-sale housing. The detached units will be 3 or 4 bedroom units. The attached housing will range from 2 bedroom to 4 bedroom units. The variety of layouts and size will provide a range of price to the buyers and assist the City in meeting housing production requirements of the Housing Element.

The project creates infill residential development and utilizes a variety of architectural styles. It will provide for-sale housing at a density that should support a more affordable product. It will be compatible with the single-family neighborhood that surrounds the subject property.

b. The proposed development is consistent with adopted development standards for the zone and complies with all other applicable provisions of the Municipal Code.

The project will conform to the proposed General Plan designation of Neighborhood Medium Residential, the General Plan designation of Open Space, as well as the standards of the Del Norte Specific Plan, and all other applicable development standards in the Zoning Code.

c. Granting the permit would not be detrimental to the public interest, health, safety, and welfare and would not unreasonably interfere with the use or enjoyment of property in the vicinity of the subject property.

The proposed project is on a rectangular shaped lot that is improved with public school buildings that were previously used for classrooms. The site will be developed according to development standards provided in the Del Norte Specific Plan and standards in the Open Space land use designation. The project is designed to be compatible with adjacent residential development.

The project will include required parking. The site will be landscaped. Mitigation measures and conditions of approval will ensure that the site is developed such that it will not be detrimental to the public interest, health, safety, and welfare and would not unreasonably interfere with the use or enjoyment of property in the vicinity of the subject property.

d. The site is physically suitable for the type, density and intensity of the development being proposed, including vehicle access and circulation, utilities, and the absence of physical constraints.

The proposed project site is 13.62 acres, flat and is physically suitable for the proposed project and adequate to accommodate the size and shape of the buildings, parking, park dedication, and all required development standards set forth in the West Covina Municipal Code and the Del Norte Specific Plan. The site is served by all necessary utilities. Appropriate mitigation measures and conditions of approval will ensure that the site is improved in a manner consistent with City standards.

e. The architecture, site layout, location, shape, bulk and physical characteristics of the proposed development are compatible with the existing and future land uses, and do not interfere with orderly development in the vicinity.

The buildings utilize Traditional (Seaside) and Spanish architectural styles with a variety of finishes, materials, and colors. The two-story buildings are designed to be compatible with and complement the existing neighboring single-family residential homes. New open block walls/fencing will be constructed along the Del Norte Park perimeter. The proposed residences will have front doors facing the street, enhancing the sense of connectedness to the existing residential community. The design characteristics create an attractive project with architectural interest and substantial landscaping.

Findings necessary for the approval of a **Tentative Tract Map** are as follows:

a. The proposed map is consistent with the general plan and any applicable adopted specific plans.

An amendment to the City's General Plan land-use map to change the designation of the site from Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre) and Open Space is proposed. As noted in Finding A for the Precise Plan, the project is consistent with a number of Goals, Policies and Actions of both the General Plan and the proposed Del Norte Specific Plan.

b. The design or improvement of the proposed subdivision is consistent with the general plan and applicable adopted specific plans.

The tentative tract map conforms to the proposed General Plan designation of Neighborhood Medium Residential and Open Space, as well as the standards of the Del Norte Specific Plan, and all other applicable development standards in the Zoning Code.

c. The site is physically suitable for the type of development.

The proposed project site is flat and is physically suitable for the proposed project and adequate to accommodate the size and shape of the buildings, parking and all required development standards set forth in the West Covina Municipal Code and the Del Norte Specific Plan. The Del Norte School site is 13.62 acres. The proposal includes a street dedication of .43 acres to extend Del Norte Street through to Sunset Avenue. This reduces the developable portion of the site to 13.19 acres. The proposal now includes a 1.45-acre dedication to the City to expand Del Norte park and retain the little league baseball field on the northeast portion of the site. This reduces the developable portion of the site to 11.74 acres. The site is served by all necessary utilities. Appropriate mitigation measures and conditions of approval will ensure that the site is improved in a manner consistent with City standards.

d. The site is physically suitable for the proposed density of development.

The subject property is a former school site that is surrounded by single-family houses, Del Norte Park, and a medical office. The proposed development includes single-family houses on the Del Norte and Nora street frontages, across the street from existing single-family neighborhoods. The proposed development will be accessible from driveways along Del Norte Street and Nora Avenue. The site is 13.62 acres and, as conditioned, is physically suitable for the proposed project and adequate to accommodate the size and shape of the buildings, parking, park dedication, and all required standards of the proposed Specific Plan subject to the approval of the Zone Change and General Plan amendment. The proposed General Plan designations include Neighborhood Medium Residential which allows up to 20 units per acre and Open Space for the park dedication. The proposed project density of the developable 13.19 acres is 19.76 units per acre. Additionally, there is a condition that requires that CC&Rs be recorded as a part of this project to ensure orderly operation. The site will be developed in accordance with the grading and construction requirements of the West Covina Municipal Code and the City Engineer.

e. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat.

The site consists of a 13.62-acre property improved with school facilities that are currently vacant. No known endangered, threatened, rare species or habitats, or designated natural communities, wetlands habitat, or wildlife dispersal, or migration corridors are present on site. A mitigated negative declaration was prepared for

the project, which included required mitigation measures for Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, to ensure that the project will not cause substantial environmental damage or injure fish, wildlife, or their habitat.

f. Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems.

The proposed map and improvements will include access to a public sanitary sewer system for the removal and disposal of wastewater and to other necessary utility services. The site will be developed in accordance with the standards of the Engineering Division, the Municipal Code, the Uniform Building Code, and other applicable requirements.

g. The design of the subdivision or the type of improvements will either (i) not conflict with recorded or adjudged easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; or (ii) alternate easements, for access or for use, will be provided, and these will be substantially equivalent to ones previously acquired by the public.

There is one easement located on the property in favor of Southern California Edison. The easement for power lines that run along the south side of the property where Del Norte Street will be extended. These power lines serve the houses to the south of the subject property. The easement will be retained as the power poles will not be modified as part of this project. The project will not conflict with the existing easement.

ENVIRONMENTAL DETERMINATION

The City reviewed the environmental impacts of the project pursuant tothe California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). An Initial Study ("IS") was prepared (by Rincon) in accordance with the CEQA Guidelines § 15063 which shows that, if mitigated, the Project would not cause any significant environmental impacts. Accordingly, pursuant to CEQA § 21091, the City prepared a Mitigated Negative Declaration ("MND") of environmental impacts. Based on the IS findings, and with proposed mitigation measures for Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, the project would not result in significant environmental impacts.

To determine the potential impacts of the project, the following studies were completed and included as Appendices.

- Arborist Report
- Air Quality Analysis
- Preliminary Geotechnical Due Diligence Study
- Greenhouse Gas Analysis
- Cultural Resources Technical Report
- Noise Impact Analysis
- Vehicle Miles Traveled (VMT) Screening Evaluation
- Traffic Study Scoping Agreement
- Traffic Engineering and Construction Evaluation
- Sewer Area Study

The IS and MND, and a notice of intent to adopt the IS and MND was prepared, circulated, and made available for public review between Tuesday, October 28, 2025, and Monday, December 1, 2025. During this period, the City received two comment letters from area agencies. A Response to Comments was prepared and is attached as Attachment No. 7. Therefore, no further environmental review is required. The MND, Response to Comments, and other CEQA documents can be found on the City website at https://www.westcovina.gov/245/Projects-Environmental-Documents.

A Mitigation Monitoring Program is an exhibit of Attachment No. 1 and provides information on the mitigation measures and monitoring by responsible agencies.

The IS-MND was prepared for the original project, submitted with 282 units, and which included 4-story units.

Based on the revision of the project to 232 units, a Findings of Consistency (Findings) document was prepared to analyze whether the proposed residential project is consistent with the findings and assumptions in the circulated IS-MND. The Findings conclude that the revised project would not introduce new land use types or expand the previously analyzed development footprint. Therefore, the revised project would not result in any new or increased significant environmental effects beyond those identified in the circulated IS-MND. The Findings of Consistency are located in Attachment No. 8.

CONCLUSION

The Mitigated Negative Declaration of Environmental Impact (MND) prepared for the project disclosed that the project will not have a significant impact on the environment. Mitigation measures have been incorporated into the project's design as conditions of approval to reduce impacts on the environment to a less than significant level.

The applicant has reduced the number of units and density of the project. Their original proposal included 282 units and 110 four-story Stacked Flats. All the units are now two or three story and the density is under 20 units per acre and consistent with the other school site developments (Pioneer and Vincent Schools). The proposed development would provide 232 new housing units in a variety of housing types, including single-family houses and attached townhomes. Unit sizes would range from 1,226 square feet to 1,957 square feet. While the applicant did not provide any affordable units, they have agreed to contribute funding to the Homebuyer Assistance Program.

The project has been designed with a variety of unit types, with two-story single-family homes proposed along the street frontages of Del Norte Street and Nora Avenue. Behind the single-family homes to the east and north (adjacent to Del Norte Park), three-story townhomes are proposed. The Project's varied density has been designed to minimize potential impacts to existing single-family housing in the area.

The proposal includes a 1.45-acre park dedication. The site is on the northeastern corner of the site and has historically been used as a little league baseball field. The park dedication can be included in the Del Norte park site and is adjacent to another ballfield to the north and the tennis courts to the east.

STAFF RECOMMENDATIONS

Staff is recommending approval of the project.

LARGE ATTACHMENTS

- Plans are available for review by the public upon request of the West Covina Planning Division and at the City's Website at https://www.westcovina.gov/245/Projects-Environmental-Documents
- Technical studies are available for review on the City's Website at https://www.westcovina.gov/245/Projects-Environmental-Documents

Submitted by: Jeff Anderson, Contract Planner

Attachments

Attachment No. 1 - Mitigated Negative Declaration Resolution
Attachment No. 2 - GPA Resolution
Attachment No. 3 - Zone Change Resolution
Attachment No. 4 - Precise Plan Resolution
Attachment No. 5 - Tentative Tract Map Resolution
Attachment No. 6 - Community outreach
Attachment No. 7 - MND Response to Comments

Attachment No. 8 - Findings of Consistency

AGENDA
ITEM NO. 3
DATE: 04/28/2026

PLANNING DIVISION STAFF REPORT

SUBJECT
CODE AMENDMENT NO. 26-01
CEQA GENERAL EXEMPTION
LOCATION: Citywide
REQUEST: The Project includes amendments to Chapter 26 (Development Code) of the West Covina Municipal Code to establish objective and reasonable development standards for supportive housing and transitional housing, amend the land use regulations to limit hotel and motel conversions to the Regional Mixed Use (RMU) zone, and amends the procedures for processing Planning applications, including the establishment of resubmittal deadlines. The proposed code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

BACKGROUND
On February 20, 2024, the City Council approved Code Amendment No. 23-01, adopting Ordinance No. 2519 (the "Development Code Update"). This action amended the West Covina Municipal Code by merging the Subdivision Code (Chapter 20) and the Zoning Code (Chapter 26) into one unified Development Code.

The City of West Covina periodically reviews and updates the Development Code to ensure consistency with State law, implementation of General Plan policies, and the continued effectiveness of local land use regulations. California housing law requires that local jurisdictions regulate supportive housing and transitional housing in a manner consistent with the treatment of other residential uses of the same type in the same zone, while permitting objective standards that address site design, health, safety, and compatibility concerns.

Currently, the Development Code contains limited provisions addressing supportive and transitional housing and does not identify hotel and motel conversions within the land use tables. Also, the Development Code lacks clear language that states the amount of time inactive Planning applications may remain open, which can result in a backlog of abandoned applications.

Staff has identified the need to amend the Development Code to clarify regulations applicable to supportive and transitional housing and establish objective development standards consistent with State housing law; refine land use regulations related to hotel and motel conversions to ensure compatibility with the City's land use framework; and establish clear and consistent procedures governing application processing, including application requirements, completeness determinations, and resubmittal timelines.

The proposed amendments are intended to codify standards related to the development and operation of supportive and transitional housing, ensure such uses are integrated in a manner consistent with State law, and limit hotel and motel conversions to appropriate zoning districts. Additionally, the amendments establish an efficient application review framework for all Planning applications, which include defined resubmittal deadlines and extension requests.

DISCUSSION
The following is an outline of the proposed changes to the West Covina Development Code:

Supportive and Transitional Housing Standards
Add to Section 26-133 provisions authorizing the Community Development Director to establish eligibility criteria, development standards, operational and management standards, management plan requirements, and application submittal requirements. Such standards shall be set forth in written administrative guidelines and may be amended from time to time by the Community Development Director.

Land Use Tables
Amend Section 26-51 (Table 2-12) to specify that hotel and motel conversions are permitted only within the Regional Mixed Use (RMU) zone. Establishes a cross-reference to Section 26-135 for applicable development and operational standards.
This amendment ensures that such conversions occur only in areas planned for higher-intensity mixed-use development and supports consistency with the City's land use strategy.

Planning Applications Review Revisions
Amends Section 26-182 to standardize application submittal requirements by authorizing the Community Development Director to establish required forms, checklists, and supporting materials necessary for application review and CEQA evaluation. The amendment establishes a 180-day resubmittal deadline for incomplete applications, provides for deemed withdrawal if no response is received, and allows a one-time extension of up to six months upon written request. Withdrawn applications must be submitted as new applications and shall be subject to fees and regulations in effect at that time. This will improve efficiency in processing applications and will reduce the backlog of inactive applications.

REQUIRED FINDINGS
Before a Code Amendment is adopted, the following findings are required to be met:

(a) The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan, and, in the case of a Zoning Code amendment, will not create any inconsistencies with this Chapter.
The purpose of the proposed code amendment is to establish objective development standards for supportive and transitional housing consistent with State law, promote housing opportunities for special needs populations, preserve the City's lodging inventory by restricting hotel and motel conversions to appropriate zones, and implement procedures for planning applications to improve administrative efficiency. Therefore, Code Amendment No. 26-01 maintains internal consistency with the goals, policies, and strategies of the General Plan and will not create inconsistencies within Chapter 26.

(b) The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.
The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment provides clear standards for supportive and transitional housing consistent with State law, promotes their orderly integration while maintaining health and safety protections, preserves the City's lodging inventory by restricting hotel and motel conversions to appropriate zones, and establishes procedures for planning applications to improve efficiency and prevent the accumulation of inactive and abandoned project files.

(c) The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).
Code Amendment No. 26-01 is statutorily exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA applies only to projects with the potential to cause a significant effect on the environment. The proposed code amendment consists solely of text amendments to the Development Code and would not directly result in any physical change to the environment.

GENERAL PLAN CONSISTENCY

The proposed code amendment is consistent with the following General Plan Policies:

Our Prosperous Community Policy P2.1: Maintain and enhance the City's current tax base
Our Prosperous Community Policy P2.6 - Create a diversity of housing options.
Our Well Planned Community Policy P3.3 – New growth will complete, enhance, and reinforce the form and character of the unique West Covina neighborhoods, districts, and corridors.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds and determines that the ordinance is exempt from CEQA pursuant to Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. The ordinance consists solely of text amendments to the Development Code and does not authorize or approve any specific development project.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission: Conduct a duly noticed public hearing to receive public testimony on Code Amendment No. 26-01; Adopt the CEQA exemption; and Adopt Resolution No. 26-6181, recommending that the City Council approve Code Amendment No. 26-01.

Submitted by: Arturo Cervantes, Deputy Director

Attachments

Resolution No. 26-6181

AGENDA
ITEM NO. 4
DATE: 04/28/2026

PLANNING DIVISION STAFF REPORT

SUBJECT
Fiscal Year 2026-27 Capital Improvement Program Finding of Conformance with the General Plan.

BACKGROUND
Government Code Section 65401 requires that the Planning Commission annually review the list of proposed projects in the City's CIP and verify their conformance with the General Plan. Subsequent to the Planning Commission's adoption of the resolution for the CIP's General Plan Conformance, the City Council will then adopt the proposed CIP budget. Although the City adopts a yearly CIP program in conjunction with the City's yearly CIP budget, the State law requires the annual General Plan conformance finding.

DISCUSSION
The goals of the CIP are to enhance the quality of life in the community, to maintain the City's infrastructure, and to improve traffic systems within the City. For FY 2026–27, there are (53) existing/carryover CIP projects that were determined to be in conformance with the General Plan in previous years. The new projects proposed in the FY 2026-27 CIP are as follows:

Project#,Name Project Description Council Goal Addressed Budget FY 2026-27

- C17022 Azusa Sewer Lift Station 2700 Azusa Sewer Lift Station Enhance City Image and Effectiveness 3,743
- C18040 Cameron/Barranca Traffic Signal Traffic Signal at Cameron/Barranca Enhance City Image and Effectiveness 21,581
- C18040 Cameron/Barranca Traffic Signal Traffic Signal at Cameron/Barranca Enhance City Image and Effectiveness 70,562
- C19006 Azusa Ave Street Rehab Azusa Ave Street Rehabilitation (North - South City Limits) Enhance City Image and Effectiveness 2,400,268
- C19006 Azusa Ave Street Rehab Azusa Ave Street Rehabilitation (North - South City Limits) Enhance City Image and Effectiveness -
- C19006 Azusa Ave Street Rehab Azusa Ave Street Rehabilitation (North - South City Limits) Enhance City Image and Effectiveness -
- C19006 Azusa Ave Street Rehab Azusa Ave Street Rehabilitation (North - South City Limits) Enhance City Image and Effectiveness -
- C19038 Pre-Alerting System Fire Station Pre-Alerting System Protect Public Safety -
- C21002 Permitting System Community Development Permitting System A Well-Planned Community 115,540
- C21004 Del Norte Dog Park Renovation Del Norte Park Dog Park Renovation Enhance City Image and Effectiveness 62,566
- C21004 Del Norte Dog Park Renovation Del Norte Park Dog Park Renovation Enhance City Image and Effectiveness -
- C21005 PalmView, Aroma & Wal. Playgrounds PalmView, Aroma & Walmardo parks pour and play playgrounds. Enhance City Image and Effectiveness 4,219
- C21005 PalmView, Aroma & Wal. Playgrounds PalmView, Aroma & Walmardo parks pour and play playgrounds. Enhance City Image and Effectiveness -
- C21006 La Puente/Forecastle Traffic Signal Regional Project with City of Walnut to install a new traffic signal at La Puente Road and Forecastle (Walnut is Lead Agency) Enhance City Image and Effectiveness 158,973

- C21007 Lark Ellen & Grovecenter Ped. Imp Regional project with City of Covina to implement pedestrian improvements at Lark Ellen and Grovecenter (COWC is Lead Agency) Enhance City Image and Effectiveness 72,074
- C21008 Sewer System Mgmt. Plan Update Sewer System Management Plan Update Enhance City Image and Effectiveness 75,000
- C21009 CIPP Lining Program Cured-in-Place-Pipe Lining (CIPP) repairs to sewer pipes. Enhance City Image and Effectiveness 457,800
- C21010 Replace Glenview Sewer Main Sewer Main Replacement - Portions Glenview Rd, Michelle St & Azusa Ave Enhance City Image and Effectiveness 3,495,461
- C21011 Replace Azusa Ave Sewer Main Sewer Main Replacement - Portion of Azusa Ave. Enhance City Image and Effectiveness 60,530
- C21012 Replace Citrus St. Sewer Main Sewer Main Replacement - Portion of Citrus St. Enhance City Image and Effectiveness 161,582
- C21013 Sewer System Controls & Power Sewer System Controls & Power - Program Enhance City Image and Effectiveness 432,544
- C21014 Sidewalk, Curb & Gutter Repairs Annual Concrete Sidewalk & Curb & Gutter Repair Program Enhance City Image and Effectiveness -
- C21015 Sidewalk & Concrete Repairs Annual Concrete Sidewalk and Stamped Concrete Replacement Enhance City Image and Effectiveness 82,979
- C21016 Median Landscaping Median Landscaping Enhance City Image and Effectiveness 2,855
- C21016 Median Landscaping Median Landscaping Enhance City Image and Effectiveness 1,491,022
- C21019 Street Lights LED's Conversion Street Lights LED's Conversion Program Enhance City Image and Effectiveness 300,000
- C21020 Residential Street Rehab (20-21) Residential Street Rehab Program FY 20-21 Enhance City Image and Effectiveness -
- C21023 Video Detection Citywide Video Detection Citywide Enhance City Image and Effectiveness 100,000
- C21024 Traf Sig Controller & Bckp Battery Traffic Signal Controller Replacement & Backup Battery Enhance City Image and Effectiveness -
- C21024 Traf Sig Controller & Bckp Battery Traffic Signal Controller Replacement & Backup Battery Enhance City Image and Effectiveness 270,000
- C21025 Traffic Control Devices Install Installation of Traffic Control Devices Enhance City Image and Effectiveness 60,000
- C21027 Shadow Oak Playground Shadow Oak Park Playground Enhance City Image and Effectiveness -
- C21028 Lark Ellen House - Design & Demo Design & Demolition of Lark Ellen Park House Enhance City Image and Effectiveness 99,983
- C21029 Senior Center Entry Doors To replace sliding entry doors at Senior Center Enhance City Image and Effectiveness
- C21029 Senior Center Entry Doors To replace sliding entry doors at Senior Center Enhance City Image and Effectiveness 6
- C21031 Sidewalk Assessment & Repair Sidewalk Assessment & Repair Enhance City Image and Effectiveness 15,110
- C21032 Dispatch Center - New Roof Dispatch Center - New Roof Enhance City Image and Effectiveness 41,009
- C21032 Dispatch Center - New Roof Dispatch Center - New Roof Enhance City Image and Effectiveness 7,845
- C21033 Energy Efficiency Project Energy Efficiency Project Enhance City Image and Effectiveness 364,262
- C21034 Fire Bldg. Improvements Fire Bldg. Improvements Enhance City Image and Effectiveness 361,208
- C21035 Friendship Park Playground Installation of basketball court equipment, playground equipment, fitness equipment and entry signs at Friendship Park. Enhance City Image and Effectiveness 31,260
- C22001 Galster Park Playground Galster Park Playground Improvements Enhance City Image and Effectiveness 400,000

- C22002 Orangewood Park Restroom New Restroom at Orangewood Park Enhance City Image and Effectiveness 375,775
- C22004 Pedestrian & Vehicle Safety Imp. Citywide Pedestrian & Vehicle Safety Improvements Enhance City Image and Effectiveness -
- C22005 Residential Street Rehab (21-22) Residential CDBG Street Improvements Enhance City Image and Effectiveness 54,545
- C22005 Residential Street Rehab (21-22) Residential CDBG Street Improvements Enhance City Image and Effectiveness 21,716
- C22006 Catch Basin Cleaning Catch Basin Cleaning Enhance City Image and Effectiveness 31,455
- C22007 Cortez Park Playground Cortez Park Playground Enhance City Image and Effectiveness 9,558
- C22007 Cortez Park Playground Cortez Park Playground Enhance City Image and Effectiveness 12,528
- C22007 Cortez Park Playground Cortez Park Playground Enhance City Image and Effectiveness -
- C22008 Electrocardiograms Heart Monitors Electrocardiograms (EKG) Heart Monitors Protect Public Safety 9,243
- C22009 Police & Fire Radios Police & Fire Portable & Mobile Radios Protect Public Safety 1,322
- C22010 Fire Station Repairs Fire Station Repairs Enhance City Image and Effectiveness -
- C22010 Fire Station Repairs Fire Station Repairs Enhance City Image and Effectiveness -
- C22011 PSA for Health Dept. Services PSA for Health Dept. Services Protect Public Safety 225,990
- C22011 PSA for Health Dept. Services PSA for Health Dept. Services Protect Public Safety 41,151
- C22012 Job Training & Creating (Medians) Job training and creating (Median Landscaping) Enhance City Image and Effectiveness
- C22013 Microwave system infrastructure Microwave system infrastructure Enhance City Image and Effectiveness 82,411
- C22014 Financial Accounting System Financial Accounting Software/System Achieve Fiscal Sustainability and Financial Stability 597,969
- C22016 Sports Field Lighting Park Sports Field Lighting Enhance City Image and Effectiveness 197,068
- C22017 ADA Transition Plan ADA Transition Plan Enhance City Image and Effectiveness 517,758
- C22018 Remove Communication Tower Remove Communication Tower Enhance City Image and Effectiveness -
- C22019 Self-Contained Breathing Apparatus Self-Contained Breathing Apparatus (SCBA) Protect Public Safety 759
- C22020 Pumper Fire Trucks (two) Pumper Fire Trucks (two) Protect Public Safety
- C22020 Pumper Fire Trucks (two) Pumper Fire Trucks (two) Protect Public Safety 1,818
- C22021 Ladder Truck (Quint) Ladder Truck (Quint) Protect Public Safety
- C22021 Ladder Truck (Quint) Ladder Truck (Quint) Protect Public Safety
- C22022 New Ambulances New Ambulances Protect Public Safety 1,939
- C22023 City Hall Restroom Renovation of first floor restroom at City Hall Enhance City Image and Effectiveness 3,937
- C22024 Cameron Park Restroom Renovation of restrooms at Cameron Park. Enhance City Image and Effectiveness -
- C22025 Local Road Safety Plan (LRSP) Local Road Safety Plan (LRSP) Enhance City Image and Effectiveness -
- C22025 Local Road Safety Plan (LRSP) Local Road Safety Plan (LRSP) Enhance City Image and Effectiveness 60,611
- C22026 Walmardo Restrooms Walmardo Park Restroom Improvements Enhance City Image and Effectiveness 2
- C22027 Citrus Ave Rehab Azusa Ave Street Rehabilitation (North - South City Limits) Enhance City Image and Effectiveness 56,714
- C22028 City Hall Entry Signs Install new entry signs at City Hall. Enhance City Image and Effectiveness -
- C23001 Police Building Repairs Police Building - Forensic Lab Upgrade, Jail, Detective Bureau, Roof, HVAC Enhance City Image and Effectiveness -
- C23001 Police Building Repairs Police Building - Forensic Lab Upgrade, Jail, Detective Bureau, Roof, HVAC Enhance City Image and Effectiveness 659,292

- C23001 Police Building Repairs Police Building - Forensic Lab Upgrade, Jail, Detective Bureau, Roof, HVAC Enhance City Image and Effectiveness 10,700
- C23002 Fire Station 1 Replacement (Lease) Fire Station 1 - Headquarters Replacement Enhance City Image and Effectiveness 174,364
- C23002 Fire Station 1 Replacement Fire Station 1 - Headquarters Replacement Enhance City Image and Effectiveness 1,333,380
- C23002 Fire Station 1 Replacement Fire Station 1 - Headquarters Replacement Enhance City Image and Effectiveness -
- C23003 City Yard Renovations City Yard Renovations (Parking Lot, Block Wall and Roof) Enhance City Image and Effectiveness 230,742
- C23005 Parks Restroom Improvements City Parks Restroom Improvements & Upgrades Enhance City Image and Effectiveness 259,081
- C23006 Friendship Park Improvements Friendship Park Improvements Enhance City Image and Effectiveness 605,653
- C23006 Friendship Park Improvements Friendship Park Snack bar re-roof, dug-outs, office renovation Enhance City Image and Effectiveness 30,866
- C23006 Friendship Park Improvements Friendship Park Improvements Enhance City Image and Effectiveness 75,000
- C23007 Drinking Fountains & Picnic Areas Citywide Park drinking fountains, picnic area renovation Enhance City Image and Effectiveness 200,000
- C23008 Regional Signal Synchronization Regional project with Azusa, Covina, Industry, and LA County to Synchronize signals Enhance City Image and Effectiveness 1,572,686
- C23009 Lark Ellen/Badillo Traffic Signal Imp. Lark Ellen and Badillo - Traffic Signal Improvements with County of LA Enhance City Image and Effectiveness 200,000
- C23010 Cameron/Citrus Traffic Signal Traffic Signal at Cameron/Citrus Enhance City Image and Effectiveness 486,288
- C23011 Sportsplex Improvements Sportsplex: (Softball and soccer field repairs, Stadium facades, Spectator seating, Roofs - buildings and soccer field, HVAC, WiFi, phones, and cameras, Methane monitoring, and fire protection system, Additional restrooms, Playground equipment, Paint buildings inside and out, & Parking lot/lighting repairs) Enhance City Image and Effectiveness 300,000
- C23012 Skate park mural Skate park mural Enhance City Image and Effectiveness 99,999
- C23013 Citrus Ave Rehab Regional project with City of Covina to rehabilitate Citrus Ave Enhance City Image and Effectiveness -
- C23014 Residential Street Rehab (22-23) Residential Street Rehab Program FY 22-23. Enhance City Image and Effectiveness -
- C23014 Residential Street Rehab (22-23) Residential Street Rehab Program FY 22-23. Enhance City Image and Effectiveness 451,112
- C23015 City Yard Roof Repair roof at City Yard Enhance City Image and Effectiveness 250,000
- C23016 Traf. Signs, Stripping, Pvmt. Markers Annual Citywide Traffic Signage, Stripping, Pavement Markers Enhance City Image and Effectiveness 540,227
- C23016 Traf. Signs, Stripping, Pvmt. Markers Annual Citywide Traffic Signage, Stripping, Pavement Markers Enhance City Image and Effectiveness 400,000
- C23017 City Signage - Entry and Wayfinding City Signage - Entry and Wayfinding Enhance City Image and Effectiveness 99,999
- C23018 Digital Aerial Data Acquisition Digital Aerial Data Acquisition with Los Angeles Region Imagery Acquisition Consortium (LARIAC) cycle 7 Enhance City Image and Effectiveness -
- C23019 Security Cameras & Lights Parks security cameras & lighting @ $75,000 each Enhance City Image and Effectiveness 723,620
- C23020 Parks Security Cameras & Lighting Parks security cameras & lighting @ $75,000 each Enhance City Image and Effectiveness 149,690
- C23020 Parks Security Cameras & Lighting Parks security cameras & lighting @ $75,000 each Enhance City Image and Effectiveness 150,000
- C23021 BKK Detention Basin Repair fencing and detention basin at BKK Enhance City Image and Effectiveness 158,871

- C23022 Del Norte Tennis Courts Resurfacing of Tennis Courts at Del Norte Enhance City Image and Effectiveness 30
- C23023 Gingrich Basketball Courts Resurfacing of Basketball Courts at Gingrich Enhance City Image and Effectiveness 34,927
- C23024 Cortez Trash Enclosure & Goal Post Cortez Park - Repair Trash Enclosure & Replace Football Goal Post Enhance City Image and Effectiveness 37,469
- C23026 City Hall Entry Signs Install new entry signs at City Hall. Enhance City Image and Effectiveness -
- C23027 Pedestrian & Vehicle Safety Imp. 22-23 Pedestrian & Vehicle Safety Imp. 22-23 Enhance City Image and Effectiveness -
- C23028 HSIP Cycle 10 Improvements Traffic Improvements at 10 intersections: Sunset Ave & Merced Ave, Cameron Ave & Orange Ave, Vincent Ave & Puente Ave, Lark Ellen Ave & Badillo St, Lark Ellen Ave & Rowland Ave, Hollenbeck Ave & Cameron Ave, Azusa Avenue & Fairgrove Ave, Amar Road & Temple Ave, Amar Road & Shadow Oak Drive, Sentous Ave & La Puente Road Enhance City Image and Effectiveness 875,487
- C23029 Bus Shelter Replacement Bus Shelter Replacement Enhance City Image and Effectiveness 988,186
- C23030 Manhole Replacement-Cortez/Prospero Manhole Replacement-Cortez/Prospero Enhance City Image and Effectiveness 3,528
- C23031 PMP Update Pavement Management Program Update Enhance City Image and Effectiveness 80,886
- C23032 Azusa Pedestrian & Signal Imp. Azusa Pedestrian & Signal Improvements Enhance City Image and Effectiveness 7,000,000
- C23033 Workman Ave Rehab Workman Ave Rehab at Citrus Enhance City Image and Effectiveness 17,491
- C23034 Facilities Repairs & Improvements Facilities Improvements Enhance City Image and Effectiveness 56,985
- C24001 Del Norte Park Imp. & Dog Park Del Norte Park - Roof Replacement of Pony Snack Bar, Demo South West Snack Bar, Dog Park Improvements, restroom improvements, repair trash enclosure, and playground surface Enhance City Image and Effectiveness 1,127,304
- C24002 Emergency Generator at City Hall Replace Emergency Generator at City Hall Enhance City Image and Effectiveness 150,000
- C24004 Southside Sewer CIPP Lining Southside Sewer CIPP Lining Enhance City Image and Effectiveness 2,549,312
- C24005 Southside Sewer Replacement Southside Sewer Replacement Enhance City Image and Effectiveness 2,380,068
- C24008 Residential Street Rehab (23-24) Residential Street Rehab Program FY 23-24. Enhance City Image and Effectiveness -
- C24009 Senior Center Roof and HVAC Enhance City Image and Effectiveness 161,137
- C24009 Senior Center Roof and HVAC Enhance City Image and Effectiveness -
- C25001 Residential Street Rehab (24-25) Residential Street Rehab Program FY 24-25. Enhance City Image and Effectiveness 1,690,409
- C25001 Residential Street Rehab (24-25) Residential Street Rehab Program FY 24-25. Enhance City Image and Effectiveness 3,336,332
- C25003 Street Underpass Pumps Street Underpass Pumps Enhance City Image and Effectiveness 600,000
- C25004 Lift Station at Quail Valley/Cameron Lift Station at Quail Valley/Cameron Improvements and SCADA Enhance City Image and Effectiveness 200,000
- C25005 Sewer Master Plan Update Sewer Master Plan Update Enhance City Image and Effectiveness 500,000
- C25006 Closed Circuit TV inspection Sewer Master Plan Update Enhance City Image and Effectiveness 100,000
- C25007 Sewer Main Replacement Area 116-1 Sewer Master Plan Update Enhance City Image and Effectiveness 666,000

- C25008 Sewer Main Replacement Area 161-1 Sewer Master Plan Update Enhance City Image and Effectiveness 85,878
- C25010 Glendora/Vincent New Traffic project Glendora at Vincent Enhance City Image and Effectiveness 100,000
- C25011 Traffic Improvements at Intersections Placeholder for Traffic Improvements at various intersections Enhance City Image and Effectiveness 1,000,000
- C25012 Streetlight Replacement (annual) Streetlight Replacement (annual) Enhance City Image and Effectiveness 100,000
- C25013 Parks Master Plan Parks Master Plan Enhance City Image and Effectiveness 273,968
- C25014 Lark Ellen House - Site Improvements Improvements to demoed site. Enhance City Image and Effectiveness 50,000
- C25015 Street Sweeping Signs & Equip. Street Sweeping Parking Restriction Signs & Equipment Enhance City Image and Effectiveness -
- C25016 Trash Capture Device Install Trash Capture Device Installations Enhance City Image and Effectiveness 650,962
- C25017 Gingrich Park Tot Lot Gingrich Park Tot Lot Replacement Enhance City Image and Effectiveness 340,000
- C25018 Traffic & Engineering Surveys Update Traffic & Engineering Surveys Enhance City Image and Effectiveness 100,000
- C25019 City Hall Elevators City Hall Elevators Enhance City Image and Effectiveness 500,000
- C25020 Website Redesign Website Redesign Enhance City Image and Effectiveness -
- C25021 Palm View Park Roof Replacement Palm View Park Roof Replacement Enhance City Image and Effectiveness -
- C25024 Council Projector Council Projector Enhance City Image and Effectiveness -
- C25026 City Hall CCTV Project City Hall CCTV Project Enhance City Image and Effectiveness -
- C25023 City Hall ADA Improvements City Hall ADA Improvements Enhance City Image and Effectiveness 14,611
- C26001 Residential Street Rehab (25-26) Residential Street Rehab Program FY 25-26. Enhance City Image and Effectiveness -
- C26001 Residential Street Rehab (25-26) Residential Street Rehab Program FY 25-26. Enhance City Image and Effectiveness -
- C26002 City Council Chamber and ADA Improvement City Council Chamber Renovation Enhance City Image and Effectiveness -
- C26003 Senior Center Audio/Visual Improvements Senior Center Audio/Visual Improvements Enhance City Image and Effectiveness -
- C26003 Senior Center Audio/Visual Improvements Senior Center Audio/Visual Improvements Enhance City Image and Effectiveness -
- C26008 Paseo Lighting Replacement/Repairs Paseo Lighting Replacement/Repairs Enhance City Image and Effectiveness -
- C26008 Paseo Lighting Replacement/Repairs Paseo Lighting Replacement/Repairs Enhance City Image and Effectiveness -
- C26010 Sidewalk & Concrete Repairs Sidewalk & Concrete Repairs Enhance City Image and Effectiveness -
- C26012 Street Sweeping Materials Street Sweeping Materials Enhance City Image and Effectiveness -
- C26013 Sidewalk, Curb & Gutter Repairs FY 25-26 Annual Concrete Sidewalk & Curb & Gutter Repair Program FY25-26 Enhance City Image and Effectiveness -
- C26013 Sidewalk, Curb & Gutter Repairs FY 25-26 Annual Concrete Sidewalk & Curb & Gutter Repair Program FY25-26 Enhance City Image and Effectiveness -
- C26014 Pedestrian & Vehicle Safety Imp FY 25-26 Pedestrian & Vehicle Safety Imp FY 25-26 Enhance City Image and Effectiveness -
- C26015 Traffic Signal Cabinets with Controllers Traffic Signla Cabinets with Controllers Enhance City Image and Effectiveness -
- C26018 Arterial Road Rehabilitation Arterial Road Rehabilitation Enhance City Image and Effectiveness -

- C26019 Hillside Mitigation and Fire Prevention Hillside Mitigation and Fire Prevention Enhance City Image and Effectiveness -
- C26XXX California Park Tot Lot California Park Tot Lot Replacement Enhance City Image and Effectiveness -
- C26XXX Sewer Main Replacement Area 62 Sewer Master Plan Update Enhance City Image and Effectiveness -
- C26XXX Sewer Main Replacement Area 82 Sewer Master Plan Update Enhance City Image and Effectiveness -
- C27XXX City's Cybersecurity Network Infrastructure Upgrade City's Cybersecurity Network Infrastructure Upgrade Enhance City Image and Effectiveness -

The City reviews and updates the CIP on an annual basis. Capital improvements generally include major public facility improvements such as:

- Building construction/additions
- Road construction/widening and non-vehicular mobility
- Storm drain construction/replacement
- Landscape and irrigation improvements
- Park improvements
- Right-of-way improvements

The CIP represents the City's funding priorities for completing capital improvements necessary to implement the General Plan. The Planning Commission's role is to make a finding that the CIP for FY 2025-26 is consistent with the City's General Plan, not to consider the merits of each CIP project. Staff has reviewed the CIP list and found that each of the listed projects pertains to, and thus furthers, one or more of the following General Plan goals:

- A4.2b: Needs of non-motorized travelers.
- A4.9: Pedestrian access to transit and senior community transit needs.
- A8.9b: Park facility repair, upgrades, and replacements through the budget process.
- A8.9c: Capital improvements to mitigate the impact of new development on parks and open spaces.
- The General Plan generally authorizes the CIP as the mechanism to "to improve facilities and infrastructure within the city." (General Plan, p. 132.) Staff has found none of the listed CIP projects to be in conflict with any of the programs, goals or standards set forth in the General Plan.

RECOMMENDATION:
Staff recommends that the Planning Commission, acknowledging that the City Council has already adopted the CIP, ratify the General Plan consistency finding for the projects described therein.

ENVIRONMENTAL DETERMINATION
The CIP is a budgetary planning document and does not commit the City to any particular improvement project. The CIP does not have a legally binding effect on later activities. Thus, adoption of the City's CIP would be exempt from further environmental review pursuant to Section 15262 of the State CEQA Guidelines. Therefore, it would be appropriate for the Planning Commission to recommend that the City Council direct staff to prepare, execute, file and post a Notice of Exemption with the Los Angeles County Clerk within five working days of the approval of the CIP. Each individual project listed in the CIP will be subject to independent environmental review at the time of project design and funding.

Submitted by: Robert Ortega, CIP Project Manager

Attachments

Attachment No.1 - CIP FY 2026-27
